RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M. **OCTOBER 7, 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/

Planning Commissioners 2020

1st District
Carl Bruce Shaffer
Vice-Chairman

2nd District
David Leonard

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric Kroencke
Chairman

Assistant TLMA Director
Charissa Leach, P.E.

Legal Counsel
Michelle Clack
Chief Deputy County Counsel

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

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

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

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

CALL TO ORDER:
SALUTE TO THE FLAG – ROLL CALL

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

1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326** – Applicant: Pete Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Watson Road, westerly of Pierson Road, easterly of Sultanas Road, and northerly of Triple Crown Road – 19.1 Acres – Zoning: Specific Plan (SP260/Menifee North) – Approved Project Description: Schedule "A" subdivision of 19.1 acres into 65 single family residential lots and one (1) drainage channel lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2022. Project Planner: Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
NONE

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

3.1 **TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration** – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035. Continued from September 23, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

4.1 **CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration** – CEQ200035 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance No. 348.4933 associated with Change of Zone No. 2000013** proposes alternative methodologies to deviate from the 1,000 foot minimum separation requirement between cannabis retailers, as stated in Ordinance No. 348 (Land Use), Section 19.519.A.2, which includes clustering based upon certain population characteristics, as well as proximity to freeways. **Conditional Use Permit No. 200010** (CUP200010) proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m.; with no deliveries scheduled after 9:00 p.m. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). **Development Agreement No. 2000002** is the associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: October 7, 2020

PROPOSED PROJECT

Case Number(s):	TR29326E03	**Applicant(s):**	
Area Plan:	Harvest Valley/Winchester	Peter Pitassi	
Zoning Area/District:	Homeland Area		
Supervisorial District:	Third District		
Project Planner:	Rob Gonzalez		
APN:	457-340-028, 457-340-018		
	457-340-019, 457-340-020		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 19.1 acres into 65 single family residential lots, and one drainage channel lot.

The project site is located northerly of Triple Crown Road, southerly of Watson Road, westerly of Pierson Road, and easterly of Sultanas Road.

PROJECT RECOMMENDATION

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326, extending the expiration date to December 13, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 29326 was originally approved at Planning Commission on December 13, 2006. It proceeded to the Board of Supervisors where the application was approved on March 13, 2007. The project has received the following extensions:

1. CA Senate Bill No. 1185 extended the expiration date to December 13, 2010.
2. CA Assembly Bill No. 333 extended the expiration date to December 13, 2012.
3. CA Assembly Bill No. 208 extended the expiration date to December 13, 2014.
4. CA Assembly Bill No. 116 extended the expiration date to December 13, 2016.
5. County of Riverside Extension of Time No. 1 extended the expiration to December 13, 2017.
6. County of Riverside Extension of Time No. 2 extended the expiration to December 13, 2020.

The Third Extension of Time was received on August 17, 2020 ahead of the expiration date of December 13, 2020. The applicant and the County discussed conditions of approval and reached a consensus on September 2, 2020.

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

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension of approved tentative maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved tentative maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of approved tentative maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved tentative maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of approved tentative maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved tentative maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of approved tentative maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved tentative maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Tentative Map Extensions

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

As a result, the total number years a map may be extended is 6 years. The 1st extension of time granted 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the second extension of time granted another 3 years, pushing the tentative tract map's expiration date to December 13, 2020. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant another 2 years, pushing the final expiration date of the tentative tract map to December 13, 2022.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

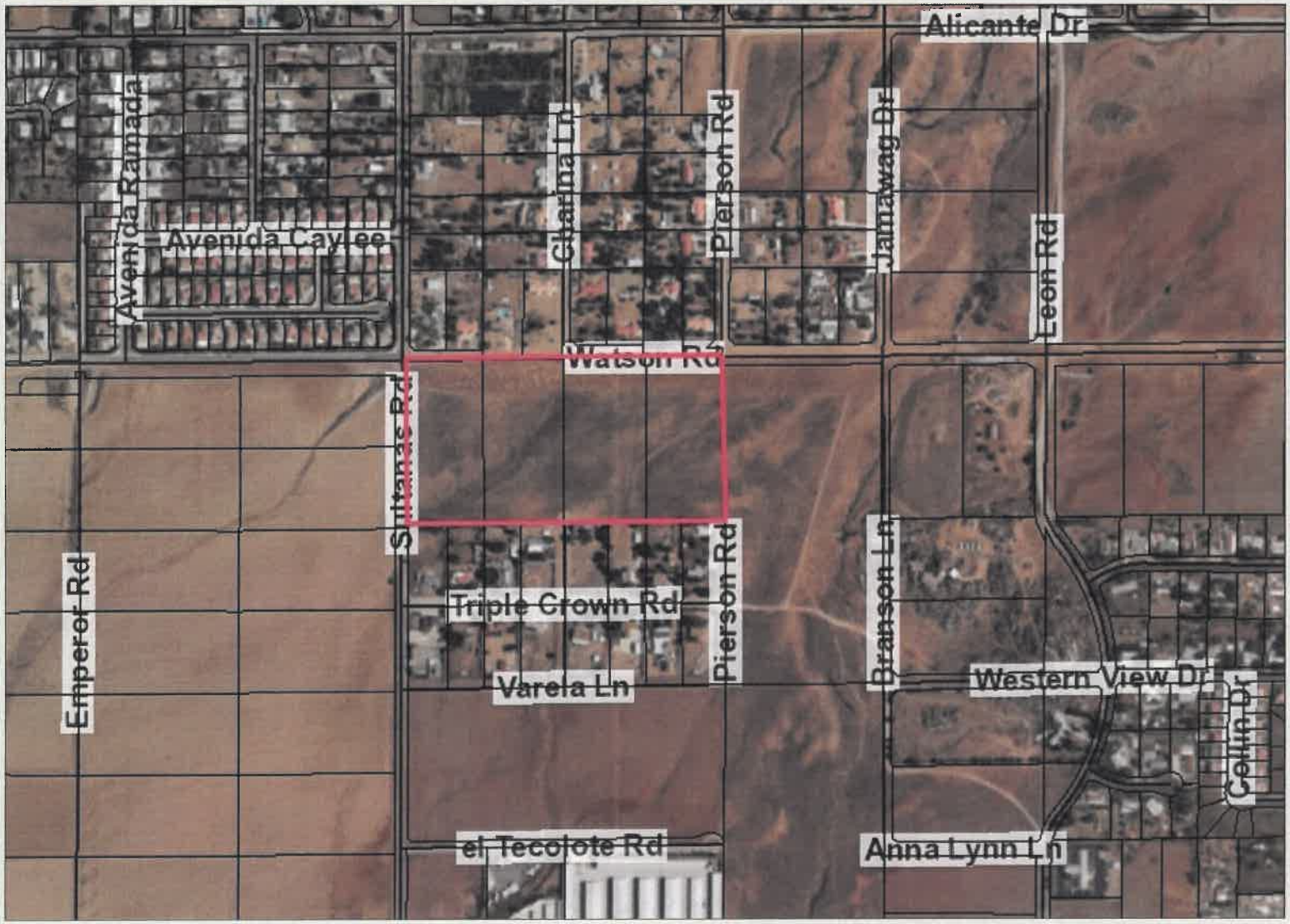
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

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

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

2nd EOT for TR29326

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

0 752 1,505 Feet

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

REPORT PRINTED ON... 12/14/2017 4:37:47 PM

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Notes

TENTATIVE MAP
TRACT No.29326

GENERAL NOTES

APPLICANT/OWNER
FIESTA DEVELOPMENT, INC.
410 E. HOSPITALITY STREET
CORONA, CA. 92879
TEL NO. (909) 845-1466

ENGINEER
PSOMAS
ATTN: TOM LOVE
3010 IVES AVE STE. 110
RIVERSIDE, CALIFORNIA 92507
PH (951) 787-9421

ACREAGE
18.1 AC. GROSS: 17.3 AC. NET
MINIMUM LOT SIZE: 7200 S.F.
22 RESIDENTIAL LOTS
1 OPEN SPACE LOT
23 LOTS TOTAL

ASSESSOR'S MAP NO.
457-240-018,019,020,026

LAND USE
EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: MENIFEE NORTH S.P. 260/ R-1
PROPOSED ZONING: MENIFEE NORTH S.P. 260/ R-1

PORTION OF PA 41
MAXIMUM LOTS ALLOWED
IN PA 41 IS 120

UTILITIES
WATER - EASTERN MUNICIPAL WATER DISTRICT
SEWER - EASTERN MUNICIPAL WATER DISTRICT
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - GENERAL TELEPHONE
TELEVISION - INDIVIDUAL RECEPTION

SCHOOL DISTRICT
ROMOLAND ELEMENTARY SCHOOL AND
PERRIS UNION HIGH SCHOOL DISTRICT

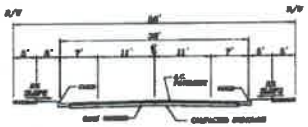
TOPOGRAPHY
RIVERSIDE COUNTY FLOOD CONTROL TOPO
DATED 10-30-87

LEGAL DESCRIPTION
A PORTION OF PARCEL 4 OF PARCEL MAP NO. 7708 RECORDED IN BOOK 32 PAGE 2-7 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 7 T. 5S., R.2W., S.B.B.M.

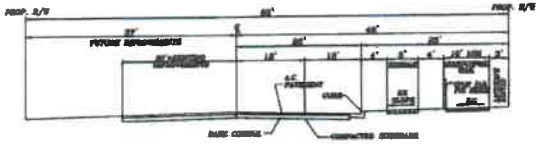
NOTES
1. 2004 THOMAS BROS. MAP BOOK PAGE 808, GRID A7
2. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460.
3. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.
4. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
5. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
6. FEMA PANEL 060245 0008B DATED SEPT. 30, 1980 AREA IN ZONE C AREAS OF MINIMAL FLOODING.
7. —·—·— INDICATES DRAINAGE SWALES.
8. (TBM) INDICATES PRELIMINARY PAD ELEVATION.
9. SITE IS NOT SUBJECT TO LIQUEFACTION OR GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
10. SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
11. PROJECT IS WITHIN MENIFEE NORTH SPECIFIC PLAN No. 260 AND PA 41 SEE No. 260
12. NO KNOWN EXISTING WELLS ON PROPERTY.
13. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
14. NO PROPOSED STRUCTURES OR DWELLINGS ON SITE.
15. THIS PROJECT IS NOT BONED R-2.
16. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
17. PROJECT IS WITHIN COMMUNITY SERVICES AREA 43.
18. THERE ARE NO EASEMENTS OF RECORD
19. THERE ARE NO PROPOSED OR EXISTING PUBLIC UTILITY EASEMENTS, TRANSMISSION LINES, POWER POLES, TELEPHONE POLES, OR UNDERGROUND UTILITIES ON OR ADJOINING THE PROPERTY.
20. THERE ARE NO COMMON AREAS, OPEN SPACE, OR RECREATIONAL AREAS ON SITE
21. EQUIV. MONUMENTATION PER DESIGN AND LANDSCAPING GUIDELINES IN THIRD AND FOURTH SUPERVISORIAL DISTRICT.
22. INDICATES PROPOSED RETAINING AREA/OR FREESTANDING WALL
23. ACCESS SHALL BE RESTRICTED ON SULTANAS ROAD.
24. ALL STREETS ARE PROPOSED PUBLIC STREETS.
25. THE FINAL GRADING DESIGN WILL CONFORM AND COMPLY WITH SFHZ SUPPLEMENT A
26. ALL OF THE DRAINAGE FACILITIES WILL INCLUDE FOREBAY FILTERS AT CATCH BASINS.

DRAINAGE NOTE
LINE 1 OF THE HOMELAND/ROMOLAND ADP SHALL BE IN PLACE FROM AN OUTLET ACCEPTABLE TO RCFC ON THE SOUTH SIDE OF HIGHWAY 74 AT BRISON ROAD TO BRAMSON LANE AND WATSON ROAD, PRIOR TO CONSTRUCTION OF ANY RESIDENTIAL UNITS.

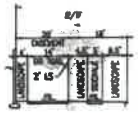
VICINITY MAP
Primary Access: Sultanas Road to Hwy 74
Secondary Access: Watson Road to Bridge Road
NTS

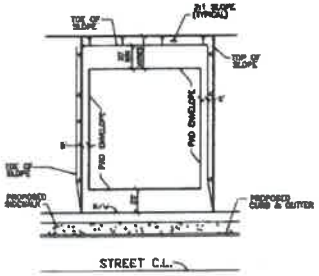


TYPICAL SECTION
NTS
GENERAL LOCAL STREET
STD. No. 105A
THIRD SUPERVISORIAL DISTRICT STANDARDS
"A" DRIVE THRU "E" DRIVE

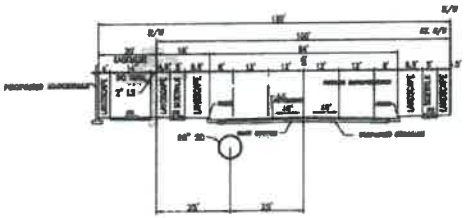


TYPICAL SECTION
NTS
COLLECTOR STREET
STD. No. 103A
THIRD SUPERVISORIAL DISTRICT STANDARDS
SULTANAS ROAD

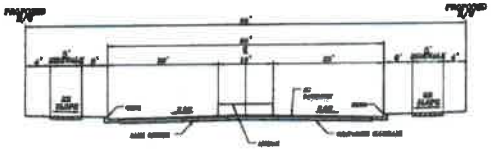




TYPICAL LOT DRAINAGE DETAIL
N.T.S.



TYPICAL SECTION
N.T.S.
SECONDARY HIGHWAY
STD. No. 108
WATSON ROAD



TYPICAL SECTION
NTS
GENERAL LOCAL STREET
MODIFIED STD. NO. 105A
THIRD SUPERVISORIAL DISTRICT STANDARDS
PIERSON ROAD ENTRY

LOT NO.	LOT AREA	PAD AREA	LOT NO.	LOT AREA	PAD AREA	LOT NO.	LOT AREA	PAD AREA
1	7,200 SF	7,200 SF	20	8,001 SF	8,000 SF	39	7,201 SF	7,200 SF
2	7,210 SF	6,800 SF	21	10,000 SF	10,000 SF	40	7,201 SF	7,200 SF
3	7,210 SF	6,810 SF	22	8,013 SF	8,101 SF	41	7,201 SF	7,200 SF
4	7,210 SF	6,800 SF	23	7,200 SF	6,910 SF	42	7,201 SF	7,200 SF
5	7,210 SF	6,800 SF	24	7,200 SF	7,100 SF	43	10,100 SF	
6	7,210 SF	6,700 SF	25	7,201 SF	7,100 SF			
7	7,210 SF	6,807 SF	26	17,200 SF	15,600 SF			
8	7,210 SF	6,700 SF	27	15,610 SF	14,300 SF			
9	7,200 SF	6,800 SF	28	16,000 SF	15,000 SF			
10	8,200 SF	6,800 SF	29	20,400 SF	20,700 SF			
11	11,000 SF	11,200 SF	30	20,000 SF	20,000 SF			
12	8,700 SF	7,800 SF	31	16,400 SF	17,200 SF			
13	8,000 SF	7,800 SF	32	15,000 SF	14,200 SF			
14	12,301 SF	11,100 SF	33	10,200 SF	9,200 SF			
15	11,000 SF	9,000 SF	34	10,000 SF	7,000 SF			
16	11,000 SF	10,000 SF	35	10,000 SF	8,000 SF			
17	12,000 SF	10,000 SF	36	10,000 SF	8,000 SF			
18	7,010 SF	7,000 SF	37	10,000 SF	8,000 SF			
19	7,011 SF	6,000 SF	38	10,000 SF	8,000 SF			
20	7,001 SF	7,000 SF	39	10,000 SF	8,000 SF			
21	11,000 SF	11,000 SF	40	8,000 SF	6,700 SF			
22	8,000 SF	6,000 SF	41	7,000 SF	7,000 SF			
23	7,000 SF	7,000 SF	42	7,000 SF	7,000 SF			
24	7,000 SF	6,000 SF	43	7,000 SF	7,000 SF			
25	6,000 SF	7,000 SF	44	7,000 SF	7,000 SF			

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

PREPARED UNDER THE DIRECTION OF:

REGISTERED CIVIL ENGINEER NO. 52555

EXPIRATION DATE: 6-30-07 DATE: _____

PLANS PREPARED BY:
PSOMAS
3010 Ives Avenue
Suite 101
Riverside, CA 92507
(951) 787-9421 Fax (951) 682-3379

SCALE: AS SHOWN
DATE: OCTOBER 2006

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

SCHEDULE "A"

TRACT 29326
TENTATIVE MAP
A PORTION OF PARCEL 4 OF PARCEL MAP NO. 7708 RECORDED IN BOOK 32 PAGE 2-7 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 7, T. 5S., R.2W., S. B. M.

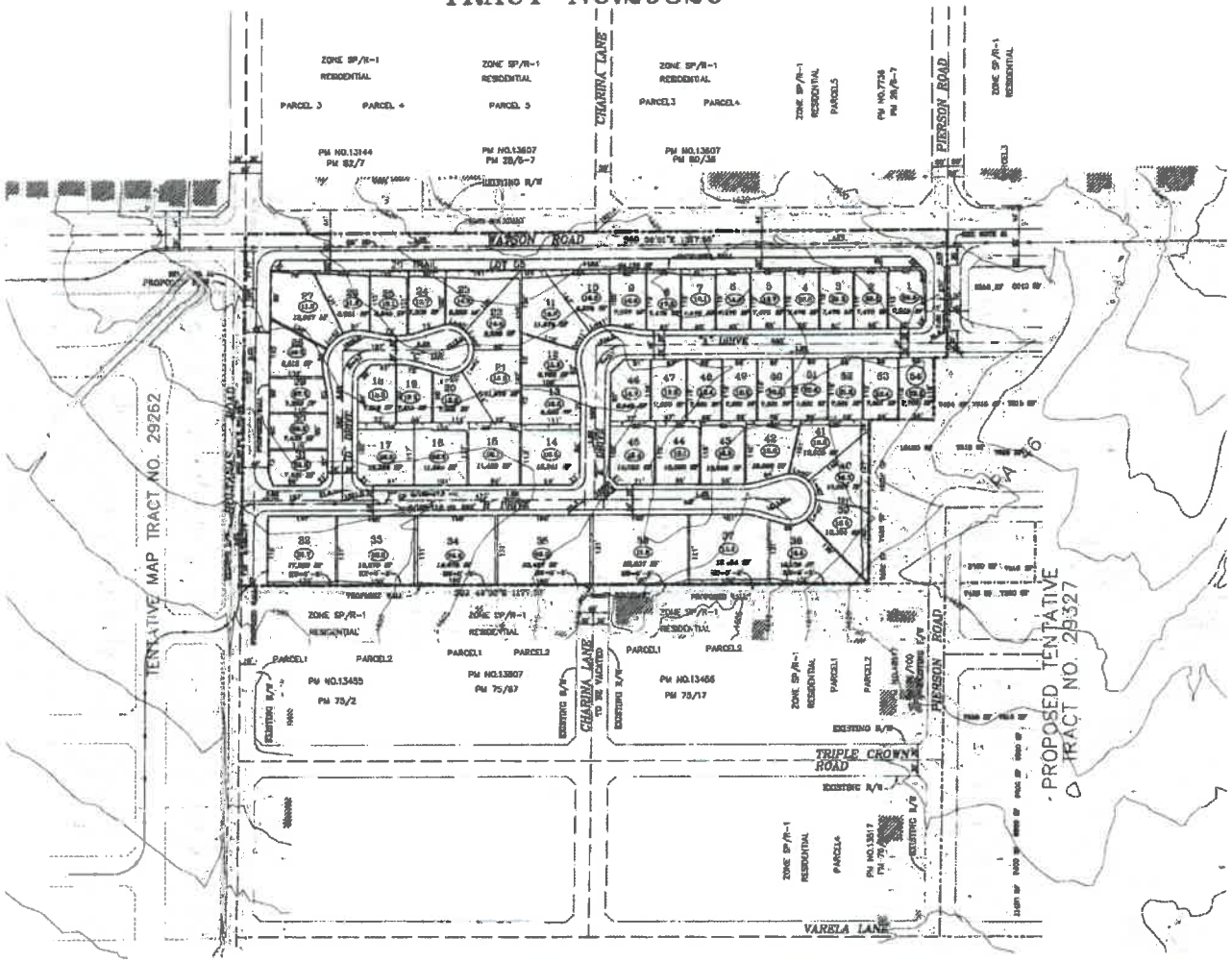
FOR: FIESTA DEVELOPMENT

PROJ. NO.

SHEET 1 OF 2

FILE NO.: 1089-010

TENTATIVE MAP
TRACT No.29326



Underground Service Alert
CALL TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 53555
EXPIRATION DATE: 6-30-07 DATE:

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue
Suite 101
Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3378

SCALE: AS SHOWN
DATE: OCTOBER 2006

REVISIONS
DESIGNED BY DRAWN BY CHECKED BY

TRACT 29326
TENTATIVE MAP
A PORTION OF PARCEL 4 OF PARCEL MAP NO. 7726 RECORDED IN BOOK 26 PAGE 6-7 OF PARCEL MAPS, COUNTY OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 9, T. 6S., R.2E., S. B. M.

FOR: FIESTA DEVELOPMENT

PROJ. NO.
SHEET 2 OF 2
FILE NO.: 1089-010

Extension of Time
Environmental Determination

Project Case Number: TR29326E03

Original E.A. Number: EA38511

Extension of Time No.: 3nd EOT

Original Approval Date: March 13, 2007

Project Location: South of Watson Road, west of Pierson Road, and east of Sultanas Road

Project Description: Third extension of time for a schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot

On September 4, 2020, this Tentative Tract Map and its original environmental assessment/ environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____ Date: _____

Rob Gonzalez, Project Planner For Charissa Leach, Assistant TLMA Director

Gonzalez, Roberto

From: Peter Pitassi <PPitassi@diversifiedpacific.com>
Sent: Wednesday, September 2, 2020 1:05 PM
To: Gonzalez, Roberto
Cc: Nolan Leggio; Jason Holt
Subject: Re: TR29326E01 Invoice - Riverside County

Robert

The additional conditions are acceptable for the EOT regarding TTM 29326.

Thanks
Pete

Peter J Pitassi
SVP
Diversified Pacific Communities

Sent from my iPhone

On Sep 1, 2020, at 10:16 AM, Jason Holt <JHolt@diversifiedpacific.com> wrote:

> Good morning Gentlemen,
>
> I am working through the EOT for TTM29326 and the County is recommending the addition of 7 conditions of approval. I read through them and recommend that we approve the additional conditions, they are identical to the additional conditional that are seen on TTM29327 and they are nothing out of the ordinary. Please see the attached and let me know if you approve.
>
> Pete if you do approve I will need you to reply with an email to Rob accepting the agreements since you are listed as the applicant.
>
> Thanks,
>
> **Jason Holt**
> **Project Manager**
> 10621 Civic Center Drive
> Rancho Cucamonga, CA 91730
> **Main**/909-481-1150 x252
> **Mobile**/951-956-8760
> **Fax**/909-481-1151
> jholt@diversifiedpacific.com
>
> **From:** Gonzalez, Roberto <RGonzalez@Rivco.org>
> **Sent:** Tuesday, September 1, 2020 9:38 AM
> **To:** Jason Holt <JHolt@diversifiedpacific.com>
> **Subject:** RE: TR29326E01 Invoice - Riverside County

Hello Jason,

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

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant accepts these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING
80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

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

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

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

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

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

Sincerely,

Rob Gonzalez, MURP
Urban Regional Planner II
TLMA's Planning Department
County of Riverside
4080 Lemon Street – 12th Floor

Riverside, CA 92501

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

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

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

Due to the COVID-19 Pandemic, I am currently telecommuting on Tuesdays and Thursdays until 9/7/2020.

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

From: Jason Holt [mailto:JHolt@diversifiedpacific.com]
Sent: Tuesday, September 1, 2020 8:30 AM
To: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello Rob,

Thank you for getting back to me and sharing where it is in the process. I will wait to hear back from you on when it will be heard.

Thank you,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Gonzalez, Roberto <RGonzalez@Rivco.org>
Sent: Tuesday, September 1, 2020 8:28 AM
To: Jason Holt <JHolt@diversifiedpacific.com>
Subject: RE: TR29326E01 Invoice - Riverside County

Hello Jason,

Thank you for sending me this email. Extensions of time require some processing. Our usual course is that I will need to draft a brief staff report and submit it as a consent calendar item on a Planning Commission hearing. Then the item needs to be submitted as a received and file item on a Board of Supervisors meeting. Once it goes through that process, the case is considered completed. I will work on this and will let you know when we can schedule the Planning Commission meeting.

Sincerely,

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

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

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From: Jason Holt [mailto:JHolt@diversifiedpacific.com]
Sent: Tuesday, September 1, 2020 8:15 AM
To: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

Good morning Roberto,

Could I get your help on following up on OAPL200111, please? Its an EOT for TTM29326, I check the PLUS system and it shows it complete, but there are no supporting documents or letters of approval that I usually receive when it gets approved. Just want to see if the EOT was approved and the entitlements are extended or if there is something else that needs to occur.

Thank you,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Jason Holt
Sent: Friday, August 28, 2020 11:22 AM
To: 'Gonzalez, Roberto' <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

Good morning Roberto,

With Melissa no longer in the Planning Department can I follow up with you on checking the status of this application?

Thanks,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Jason Holt
Sent: Thursday, August 27, 2020 9:31 AM
To: Manzo, Melissa <MelManzo@rivco.org>
Cc: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

Good morning Melissa,

Could I get a status update on this application please? Has it been approved?

Thanks,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Jason Holt
Sent: Monday, August 17, 2020 3:19 PM
To: Manzo, Melissa <MelManzo@rivco.org>
Cc: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: RE: TR29326E01 Invoice - Riverside County

Hello Melissa,

Thank you for this the payment is in the mail and will be delivered this Wednesday. Let me know if you need anything else to complete the EOT.

Thanks,

Jason Holt
Project Manager
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x252
Mobile/951-956-8760
Fax/909-481-1151
jholt@diversifiedpacific.com

From: Manzo, Melissa <MelManzo@rivco.org>
Sent: Monday, August 17, 2020 3:03 PM
To: Jason Holt <JHolt@diversifiedpacific.com>
Cc: Gonzalez, Roberto <RGonzalez@Rivco.org>
Subject: TR29326E01 Invoice - Riverside County

Hello –

Attached you will find the invoice for TR29326E01, please log in to PLUS Online to submit payment or call our cashier at 951-955-1814 during regular business hours.

Please reply to this thread once paid, thanks!

PLEASE NOTE: YOUR CASE WILL NOT BE REVIEWED OR ASSIGNED UNTIL PAYMENT IS SUBMITTED

Best Regards,

Melissa Manzo

Land Use Technician I
COUNTY OF RIVERSIDE
Planning Department
Direct: (951) 955-8254
Website: http://planning.rctlma.org
<image002.jpg><image003.jpg>
www.IECounts.org
Please take our survey at:
How are we doing? Click the link to tell us

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<PL_Conditions_Of_Approval-9-1-2020 9.35.10 AM.PDF>

09/03/20, 2:35 pm **TR29326E03**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR29326E03. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 **0010-BS-Grade-MAP-G1.2 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 & Safety Department.

BS-Grade. 2 **0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT**

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

BS-Grade. 3 **0010-BS-Grade-MAP-G1.6 DUST CONTROL**

All necessary measures to control dust shall be implemented by the developer during grading.

BS-Grade. 4 **0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS**

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

BS-Grade. 5 **0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO**

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

BS-Grade. 6 **0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD**

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 7 **0010-BS-Grade-MAP-G3.3RETAINING WALLS (cont.)**

BS-Grade. 7 **0010-BS-Grade-MAP-G3.3RETAINING WALLS**

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

BS-Grade. 8 **0010-BS-Grade-MAP-G3.4CRIB/RETAIN'G WALLS**

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing/first course installation, properties of materials to be used [i.e. Fc=2500 p.s.i.]. Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 9 **0010-BS-Grade-MAP-GIN INTRODUCTION**

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

BS-Grade. 10 **0010-BS-Grade-SP -100YR DRAINAGE FACIL**

All drainage facilities shall be designed to accommodate 100 year storm flows or as approved by the Riverside County Flood Control District.

BS-Grade. 11 **0010-BS-Grade-SP -ARCHAEOLOGY**

ARCHAEOLOGY

Given the element of uncertainty of any archaeological survey due to the "underground" dimension, it is required that should archaeological materials be found during

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11 **0010-BS-Grade-SP -ARCHAEOLOGY (cont.)**

grading activities, a qualified archaeologist shall be retained for their evaluation.

BS-Grade. 12 **0010-BS-Grade-SP -COMPLIANCE W/SP 260**

All subsequent subdivisions and specific land uses related to SP 260 shall comply with the recommendations of SP 260 and all its conditions of approval and shall reference themselves to it.

BS-Grade. 13 **0010-BS-Grade-SP -DRAIN FAC & TERR IN CONF**

Provide drainage facilities and terracing in conformance with Section 7012 of the Uniform Building Code.

BS-Grade. 14 **0010-BS-Grade-SP -DRAINAGE GRADE**

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

BS-Grade. 15 **0010-BS-Grade-SP -DUST CONTROL**

During the actual grading, all necessary measures to control dust shall be implemented by the developer.

BS-Grade. 16 **0010-BS-Grade-SP -EROSION CONTROL**

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

BS-Grade. 17 **0010-BS-Grade-SP -FURTHER COM AND CONDI**

Further comments and conditions of approval will be forthcoming in conjunction with the application for individual subdivisions related to this specific plan.

BS-Grade. 18 **0010-BS-Grade-SP -GENERAL GRADING CONDITIO**

GENERAL GRADING CONDITIONS:

Notwithstanding anything to the contrary proposed by SP 260 all grading shall conform to the Uniform Building Code, County General Plan, Ordinance 457 and all other relevant

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 18 0010-BS-Grade-SP -GENERAL GRADING CONDITIO (cont.)

laws, rules and regulations governing grading in Riverside County.

ORDINANCE 457 NOW REQUIRES A GRADING PERMIT PRIOR TO CLEARING, GRUBBING OR ANY TOP SOIL DISTURBANCES RELATED TO CONSTRUCTION GRADING

NOTICE: EFFECTIVE OCTOBER 1, 1992 OWNER OPERATORS OF CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE National Pollutant Discharge Elimination System (NPDES) CONSTRUCTION PERMIT FROM THE STATE WATER RESOURCE CONTROL BOARD (SWRCB).
THE CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR MAY OBTAIN COMPLIANCE BY SUBMITTING A NOTICE OF INTENT (NOI) AND MONITORING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146.

BS-Grade. 19 0010-BS-Grade-SP -GEOT/SOILS TO GEOLOGIST

Geotechnical/soils reports shall be submitted to the County Geologist for 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. A pregrading meeting, certifications, approvals and inspection procedures will be implemented per the COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY GRADING INSPECTION PROCESS.

BS-Grade. 20 0010-BS-Grade-SP -GEOTECH AND SOILS REP

All grading shall be done in conformance with the recommendations of the included geotechnical/soils reports.

BS-Grade. 21 0010-BS-Grade-SP -SLOPE SETBACKS

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 21 **0010-BS-Grade-SP -SLOPE SETBACKS (cont.)**

Observe slope setbacks per Section 2907, figure 29-1
Section 7011, and figure 70-1 of the Uniform Building Code.

Fire

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

Fire. 2 **0010-Fire-MAP-#50-BLUE DOT REFLECTORS**

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

Fire. 3 **0010-Fire-SP -PUB RES CODE 4290 REG**

The project is within State response area and is subject to Public Resource Code 4290 regulations.

Fire. 4 **0010-Fire-SP -WATER MAINS AND HYDRANTS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.

Fire. 5 **0010-Fire-SP-#101-DISCL/FLAG LOT**

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 **0010-Fire-SP-#101-DISCL/FLAG LOT (cont.)**

submitting a fuel modification plan.

NOTICE:
The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

Fire. 6 **0010-Fire-SP-#56-IMPACT MITIGATION**

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Fire. 7 **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/develpers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.
The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Fire. 8 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

Fire. 9 **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 10 **0010-Fire-SP-#87-OFF-SET FUNDING (cont.)**

Fire. 10 **0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately $100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

Fire. 11 **0010-Fire-SP-#95-HAZ FIRE AREA**

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

Fire. 12 **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in ection 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

Fire. 13 **0010-Fire-SP-#97-OPEN SPACE**

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Fire. 14 **0010-Fire-SP*-#100-FIRE STATION**

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units,and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 14 **0010-Fire-SP*-#100-FIRE STATION (cont.)**

service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

Flood

Flood. 1 **0010-Flood-MAP BMP - ENERGY DISSIPATOR**

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

Flood. 2 **0010-Flood-MAP BMP - TRASH RACKS**

Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris.

Flood. 3 **0010-Flood-MAP CONSTRUCT DRAINAGE FAC**

The District will not allow the issuance of grading permits nor allow recordation of the final map until the plans for Line 1, Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for these facilities are awarded. Occupancy will not be granted for any unit until all downstream facilities are functional.

The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the District or the Community Facilities District.

A separate means of mitigating for increased runoff would not be necessary for onsite flows that drain to Line A given that said facility is considered to be an adequate outlet.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4 **0010-Flood-MAP CONSTRUCT INLETS (cont.)**

Flood. 4 **0010-Flood-MAP CONSTRUCT INLETS**

An alluvial fan type watershed of about 460 acres would impact the proposed development from the north. In order to protect this tract from flooding, the developer proposes to construct Homeland Line 1 along the northern perimeter of the property. This facility is proposed as an underground storm drain and not as an open channel as proposed in the MDP. Inlets shall be provided upstream of Watson Road to protect it from tributary flows. This may require the construction of upstream master drainage plan facilities such as Homeland Line 1A.

Flood. 5 **0010-Flood-MAP CONT DIST PRIOR-ADP DWGS**

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Homeland/Romoland Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

Flood. 6 **0010-Flood-MAP DESIGN INTERIM OUTLET**

If this tract precedes Tract 29262 than an adequate interim outlet for onsite flows must be devised. This outfall would need to be designed to the satisfaction of the General Manager-Chief Engineer.

Flood. 7 **0010-Flood-MAP FLOOD HAZARD RPT**

This is a proposal to subdivide 19.1 acres into residential lots in the Homeland area. The site is located on the southeast corner of Watson Road and Sultanas Road.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7 **0010-Flood-MAP FLOOD HAZARD RPT (cont.)**

This tract is located within the Homeland/Romoland Area Drainage Plan (ADP), which currently proposes Line 1 to be constructed along the southern side of Watson Road. The development of this site is not only dependent on the construction of Homeland Line 1, but also on the construction of Romoland MDP Line A and Briggs Road detention basin. These facilities are the major backbone of the Homeland/Romoland plan given that they convey runoff from the entire valley to San Jacinto River. Without the construction of these facilities Tract 29326 lacks an adequate outlet for the onsite flows generated by this development.

The developer shall construct Homeland Line 1, Briggs Road detention basin, and Romoland Line A as shown in the revised Master Drainage Plan (MDP). Line 1 shall be constructed from the Briggs Road Detention basin up to a point located about 500 feet easterly of Pierson Road along Watson Road. The ultimate version of Romoland Line A shall be constructed from Briggs Road detention basin to the I-215 freeway, and the interim version of Line A from the I-215 freeway to the San Jacinto River. Interim Line A shall be defined as the version proposed by the CFD presently being formed.

An alluvial fan type watershed of about 460 acres would impact the proposed development from the north. In order to protect this tract from flooding, the developer proposes to construct Homeland Line 1 along the northern perimeter of the property. This facility is proposed as an underground storm drain and not as an open channel as proposed in the MDP. Inlets shall be provided upstream of Watson Road to protect it from tributary flows. This may require the construction of upstream master drainage plan facilities such as Homeland Line 1A.

Onsite storm runoff is proposed to be collected by a storm drain located within the interior streets. This storm drain would tie into a storm drain proposed by Tract 29262 immediately to the west. Ultimately storm flows would discharge to Homeland Line 1 along Briggs Road. If this tract precedes Tract 29262 than an adequate interim outlet for onsite flows must be devised. This outfall would need

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7 **0010-Flood-MAP FLOOD HAZARD RPT (cont.)**

to be designed to the satisfaction of the General Manager-Chief Engineer.

The District will not allow the issuance of grading permits nor allow recordation of the final map until plans for Line 1, Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the District or the Community Facilities District. A separate means of mitigating for increased runoff would not be necessary for onsite flows that drain to Line 1 given that such facility is considered to be an adequate outlet.

Flood. 8 **0010-Flood-MAP WQMP CONDITIONS FOR EOT**

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

Flood. 9 **0010-Flood-SP -FLOOD IMPROVEMENTS**

All improvements shall be constructed in accordance with the standards of the Riverside County Flood Control District.

The proposed Master Drainage Plan (Figure V-7) incorporates MDP improvments designed to reduce the impacts of increased surface runoff and provide 100-year flood protection to the project. It is anticipated that many of those facilities will be constructed as part of the conditions of approval and at the discretion of the RCFCD. Credit against drainage fees will be given to the developer for all ADP facilities constructed.

The site lies within the boundaries of the Homeland and Romoland Area Drainage Plans and will be subject to a per acre assessment fee, thereby contributing to regional drainage mitigation programs in the area.

If required by RCFCD, a floodplain analysis for existing

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 9 **0010-Flood-SP -FLOOD IMPROVEMENTS (cont.)**

conditions will be performed to the satisfaction of the RCFCD utilizing the Corps of Engineers HEC-2 computer program. As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions.

Flood. 10 **0010-Flood-XXM-10 YR CURB - 100 YR ROW**

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. All lots shall be graded to drain to the adjacent street or an adequate outlet.

Flood. 11 **0010-Flood-XXM-100 YR SUMP OUTLET**

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

Flood. 12 **0010-Flood-XXM-COORDINATE DRAINAGE DESI**

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading.

Flood. 13 **0010-Flood-XXM-DRAIN TO STREET**

All lots shall be graded to drain to the adjacent street or an adequate outlet.

Flood. 14 **0010-Flood-XXM-MAJOR FACILITIES-CONT DI**

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

General

ADVISORY NOTIFICATION DOCUMENT

General

General. 1 **0100-Planning-SP - PA 48 Park Construction (cont.)**

General. 1 **0100-Planning-SP - PA 48 Park Construction**

PRIOR TO THE ISSUANCE OF THE 1435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 48 shall be constructed and fully operable.

Planning

Planning. 1 **0010-Planning-MAP - CW & SP DESIGN STDS**

The land divider shall comply with the "COUNTYWIDE DESIGN STANDARDS AND GUIDELINES AND THE SPECIFIC PLAN DESIGN GUIDELINES. If the standards differ, the Specific Plan shall take precedence.

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

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 3 **0010-Planning-MAP - GEO NO.1538**

County Geologic Report (GEO) No. 1538 was prepared for this project (TR29326) by Sid Geotechnical, Inc and is entitled: "Preliminary Soils Investigation Report, Tract 29326, 65 Lots, Ballard, Southeast of Watson and Sultanas Road, Homeland, Riverside County, California", dated July 17, 2002, in addition Sid Geotechnical, Inc prepared "Liquefaction Potential Review, Tracts 29326, 65 Lots, Ballard, Southeast of Watson and Sultanas Road, Riverside County, California", dated September 20, 2005.

GEO No. 1538 concluded that the potential for liquefaction within the property is considered unlikely, due to the shallow bedrock, dense to very dense nature of the soil materials encountered during the site investigation, and the lack of groundwater.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 **0010-Planning-MAP - GEO NO.1538 (cont.)**

GEO No. 1538 satisfies the requirement for a Liquefaction study for Planning/CEQA purposes. GEO No. 1538 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Planning. 4 **0010-Planning-MAP - IF HUMAN REMAINS FOUND**

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

Planning. 5 **0010-Planning-MAP - INADVERTENT ARCHAEO FIND**

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)

meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

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

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

Planning. 6 0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

Planning. 7 0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

Planning. 8 0010-Planning-MAP - NO OFF-ROAD USES ALLOWED

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

Planning. 9 0010-Planning-MAP - NPDES COMPLIANCE (1)

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 **0010-Planning-MAP - NPDES COMPLIANCE (1) (cont.)**

applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

Planning. 10 **0010-Planning-MAP - OFFSITE SIGNS ORD 679.4**

No offsite subdivision signs advertising this land

ivision/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 **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

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

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

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

Planning. 12 **0010-Planning-MAP - ORD NO. 659 (DIF)**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

Planning. 13 0010-Planning-MAP - REQUIRED MINOR PLANS

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

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Planning

Planning. 13 0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 14 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

a. Lots created by this map shall conform to the design standards of the SP zone (SP 260 PA 41).
b. The minimum front yard setback shall be 15 feet, as approved by the Planning Commission to allow for variable setbacks and side-facing garages pursuant to pages 10 and 11 of the Countywide Design Standards and Guidelines. Garages shall be setback a minimum of 20 feet
c. The side yard setback is 5 feet.
d. The street side yard setback is 10 feet.
e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
f. The minimum average width of each lot is 60 feet.
g. The maximum height of any building is 35 feet.
h. The minimum parcel size is 7,200 square feet.
i. No more than 50% of the useable pad area shall be covered by structure.
j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

Planning. 15 0010-Planning-MAP - TRAIL MAINTENANCE

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Planning

Planning. 15 0010-Planning-MAP - TRAIL MAINTENANCE (cont.)

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

Planning. 16 0010-Planning-SP -PHASING OR FINANCING

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

Planning. 17 0010-Planning-SP - PROJ PA STANDARDS

This implementing project is within Planning Area 41 of the SPECIFIC PLAN (Menifee North). Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 7,200 square feet.
2. The maximum number of dwelling units in this planning area is 120.
3. Roadway landscaping is required along Watson Road in accordance with Figure IV-9 of the Specific Plan.
4. This implementing map is conditioned to build the park designated as Planning Area 48 prior to the 1,435th building permit in the SPECIFIC PLAN.
5. Residential buildings must conform substantially to the design guidelines on pages IV-48 to IV-64 of the SPECIFIC PLAN.

Planning. 18 0010-Planning-SP -RESIDENTIAL LOTS W/SP260

All residential lots within SPECIFIC PLAN NO. 260 shall have minimum lot sizes and minimum usable pad areas as follows:

a. All lots within Planning Area No. 10 shall have a minimum lot size fo 1/2 acre gross.

b. (Deleted by Board of Supervisors tentative approval on 8/23/94.)

c. All lots within Planning Areas 22, 24, 33, and 34 shall

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Planning

Planning. 18 0010-Planning-SP -RESIDENTIAL LOTS W/SP260 (cont.)

have a minimum lot size of 5,000 square feet, with a minimum usable pad area of not less than 5,000 square feet. (Amended by Board of Supervisors tentative approval on 8/23/94.)

d. All lots within Planning Areas 4, 9, 15, 18, 41, 45, and 46 shall have a minimum lot size of 7,200 square feet, with a minimum usable pad area of not less than 7,200 square feet. (Amended by Board of Supervisors tentative approval on 8/23/94.)

e. All lots within Planning Areas 25, 35, 37, and 40 shall have a minimum lot size of 6,000 square feet, with a minimum usable pad area of not less than 6,000 square feet. (Added by Board of Supervisors tentative approval on 8/23/94.)

f. All lots within Planning Areas 5, 6, and 9 shall have a minimum lot size of 7,200 square feet, with a minimum usable pad area of not less than 7,200 square feet. This standard notwithstanding, the minimum lot size within Planning Areas 5, 6, and 9 may be 5,000 square feet, with a minimum usable pad area of not less than 5,000 square feet, in either of the following two circumstances:
1. The project is designed for and restricted to senior citizen housing, or
2. The project is a mobile home park or mobile home subdivision.

(Added by Board of Supervisors tentative approval on 8/23/94.)

Planning. 19 0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 20 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the ounty of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 0020-Planning-MAP - EXPIRATION DATE (cont.)

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. 21 0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 22 0040-Planning-MAP - PRELIMINARY PHASE GRADIN

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a preliminary grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The preliminary grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

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Planning

Planning. 22 **0040-Planning-MAP - PRELIMINARY PHASE GRADIN (cont.)**

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved preliminary grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning-All

Planning-All. 1 **0010-Planning-All-MAP - 90 DAYS TO PROTEST**

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning-All. 2 **0010-Planning-All-MAP - DEFINITIONS**

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 29326 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 29326, Amended No. 6, dated 12/26/06.

PRELIMINARY LANDSCAPING = Tentative Tract Map No. 29326, Exhibit L, dated November 13, 2006.

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

Planning-All. 3 **0010-Planning-All-MAP - HOLD HARMLESS**

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal

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Planning-All

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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

The land division hereby permitted is to subdivide 19.1 acres into 54 single family residential lots with a minimum lot size of 7,200 square feet and one lot for a storm drain easement and trail.

Planning-All. 5 0010-Planning-All-SP -10 COPIES SUBMITTED

Prior to the submittal of any applications or the issuance of any permits ten (10) copies of the final specific plan document shall be submitted to the Planning Department for distribution. The documents shall include the final Board of Supervisors resolution, the final specific plan conditions of approval and zoning ordinance, and the Final EIR. A detailed list of required items and their order can be obtained from the Planning Department.

Planning-All. 6 0010-Planning-All-SP -COMPLY W/ORD AND LAWS

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances Nos. 348 and 460 and state laws; and shall conform substantially with adopted SPECIFIC PLAN NO. 260 as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Planning-All. 7 0010-Planning-All-SP -COMPLY W/SP 260

The subdivider or any successor-in-interest shall comply with the provisions of Specific Plan 260.

Planning-All. 8 0010-Planning-All-SP -CONSTRUCTION TIMES OF OPE

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Planning-All

Planning-All. 8 0010-Planning-All-SP -CONSTRUCTION TIMES OF OPE (cont.)

Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.

Planning-All. 9 0010-Planning-All-SP -DEVEL STANDARDS SP 260

Lots created by a tentative map shall be in conformance with the Development Standards of Specific Plan 260.

Planning-All. 10 0010-Planning-All-SP - HOLD HARMLESS

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning he SPECIFIC PLAN NO. 260. The COUNTY will promptly notify the subdivider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 11 0010-Planning-All-SP -LEGAL DESCRIPTION

No portion of the specific plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

Planning-All. 12 0010-Planning-All-SP -PRECEDENCE

If any of the following conditions of approval differ from the specific plan text or exhibits, the conditions enumerated herein shall take precendence.

Planning-All. 13 0010-Planning-All-SP -VALIDITY DATES

SPECIFIC PLAN NO. 260 shall remain valid for twelve (12) years as indicated in the Phasing portion of the specific

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 13 0010-Planning-All-SP -VALIDITY DATES (cont.)

plan text. Should the entire project not be built out in that period of time, a specific plan amendment will be required for any portion of the project which has not yet received tentative approval.

Transportation

Transportation. 1 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. 2 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. 3 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and

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Transportation

Transportation. 3 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)**

all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 4 **0010-Transportation-MAP - TS/CONDITIONS 1**

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions.

Briggs Road (NS) at: SR-74 (EW)

Sultanas Road (NS) at: SR-74 (EW)

Pierson Road (NS) at: SR-74 (EW)

Leon Road (NS) at: SR-74 (EW)

Juniper Flats Road at: SR-74 (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 5 **0010-Transportation-SP -ACCESS FOR THE DEVELOP**

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Transportation

Transportation. 5 **0010-Transportation-SP -ACCESS FOR THE DEVELOP (cont.)**

Access is a concern regarding portions of this proposal, particularly with regard to areas remote from State Route 74. The project proponent shall be required to provide appropriate paved access as may be required by the Transportation Department throughout the development of the project.

Transportation. 6 **0010-Transportation-SP -ROAD IMPROVEMENTS**

All roads shall be improved, per the recommended General Plan designation, as approved by the County Board of Supervisors.

Transportation. 7 **0010-Transportation-SP -TRAFFIC SIGNAL MIT PROG**

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

Transportation. 8 **0040-Transportation-MAP - OFF-SITE PHASE**

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1- ECP CLEARANCE Not Satisfied

The applicant shall obtain written clearance from DEH Environmental Cleanup Programs(ECP). Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion, PRIOR TO MAP RECORDATION. For further information, please contact ECP at (951) 955-8982.

050 - E Health. 2 0050-E Health-EOT1- SOLID WASTE SERVICE Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 3 0050-E Health-EOT1- WATER & SEWER WILL SERVE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION. Please call (951)955-8980 for additional details.

050 - E Health. 4 0050-E Health-EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - E Health. 5 0050-E Health-MAP - ANNEX FINALIZED Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

E Health

050 - E Health. 6 0050-E Health-MAP - SEWER PLAN - COUNTY Not Satisfied

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

050 - E Health. 7 0050-E Health-MAP - WATER PLAN Not Satisfied

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

Fire

050 - Fire. 1 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "A" material as per the California Building Code.

050 - Fire. 2 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Fire. 4 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

Flood

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

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

050 - Flood. 2 0050-Flood-MAP BMP - MAINT & INSPECT Not Satisfied

Unless an alternate viable maintenance entity is identified, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all privately owned catch basin to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

050 - Flood. 3 0050-Flood-MAP CONSTRUCT DRAINAGE FAC Not Satisfied

The District will not allow the issuance of grading permits nor allow recordation of the final map until the plans for Line 1, Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for these facilities are awarded. Occupancy will not be granted for any unit until all downstream facilities are functional.

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

Flood

050 - Flood. 3 0050-Flood-MAP CONSTRUCT DRAINAGE FAC (cont.) Not Satisfied

The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the District or the Community Facilities District.

A separate means of mitigating for increased runoff would not be necessary for onsite flows that drain to Line A given that said facility is considered to be an adequate outlet.

050 - Flood. 4 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 5 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 6 0050-Flood-MAP WQMP CONDITION FOR EOT Not Satisfied

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

050 - Flood. 7 0050-Flood-XXM-3 ITEMS TO ACCEPT SD Not Satisfied

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

If the District is willing to maintain the proposed

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

Flood

050 - Flood. 7 0050-Flood-XXM-3 ITEMS TO ACCEPT SD (cont.) Not Satisfied

drainage system items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 8 0050-Flood-XXM-SUBMIT PLANS Not Satisfied

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

050 - Flood. 9 0050-Flood-XXM-WATERS OF U.S.-HEC, PERM Not Satisfied

A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and

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50. Prior To Map Recordation

Flood

050 - Flood. 9 0050-Flood-XXM-WATERS OF U.S.-HEC, PERM (cont.) Not Satisfied

final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70 and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) should be provided to the District prior to the final District approval of the project.

Planning

050 - Planning. 1 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District.

050 - Planning. 2 0050-Planning-MAP - COMMON AREAS OWN AND MNT Not Satisfied

Common areas identified in the specific plan shall be owned and maintained as follows:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - COMMON AREAS OWN AND MNT (cc Not Satisfied

required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provide for in these conditions of approval, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.).

This implements condition 30.PLANNING.40 of the SPECIFIC PLAN.

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

This implements conditions 30.PLANNING.47, 48, 49, and 54 of the SPECIFIC PLAN.

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER (cont.) Not Satisfied

050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 8 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

This condition implements condition 30.PLANNING.7 of the Specific Plan

050 - Planning. 9 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone (SP 26 PA 41), and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area shall be shown as a numbered lot on the FINAL MAP.

050 - Planning. 10 0050-Planning-MAP - TRAIL MAINTENANCE Not Satisfied

The developer shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a fourteen foot (14') wide trail along Watson Road and a ten foot (10') wide trail located along Sultanas Road. The developer, or the developer's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 11 0050-Planning-PRJ - SP AGNECY REQD Not Satisfied

A Master Homeowner's Association, County Service Area, or the Valley-Wide Recreation and Park District will maintain the Neighborhood and Community Parks, Open Space and the Drainage Control.

This condition implements condition 30.PLANNING.08 of the SPECIFIC PLAN.

050 - Planning. 12 0050-Planning-PRJ - SP CC&R PUB COMN AREA Not Satisfied

If the permanent master maintenance organization referenced in Condition of Approval No. 3.6 of the Specific Plan document is a public organization, the developer shall comply with the following condition:

a. Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the subdivider shall submit the following documents to the Planning Department and the Office of the County Counsel. 1. A declaration of Office of the County Counsel.

1. A declaration of document conveying title to the

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

Planning

050 - Planning. 12 0050-Planning-PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.

b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

1. The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '__' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County Riverside.

2. In the event that the common area, or any part thereof, is conveyed to the property owner's association, the association, thereafter shall own such 'common area', shall manage and continuously maintain such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

3. This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the

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50. Prior To Map Recordation

Planning

050 - Planning. 12 0050-Planning-PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'.

4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

This condition implements condition 30.PLANNING.38 of the SPECIFIC PLAN.

050 - Planning. 13 0050-Planning-PRJ - SP COMMON AREA MAIN Not Satisfied

Common areas identified in the specific plan shall be owned and maintained as follows:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provide for in these conditions of approval, common areas shall be conveyed to the maintenance organization as implementing development is approved or ay subdivision is recorded.

c. The maintenance organization shall be established

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50. Prior To Map Recordation

Planning

050 - Planning. 13 0050-Planning-PRJ - SP COMMON AREA MAIN (cont.) Not Satisfied

prior to or concurrent with the recordation of the first land division, or issuance of a building permits for any approved development permit (use permit, plot plan, etc.).

d. A maintenance organization shall be established to maintain the trail on the north side of the flood control channel. This organization shall also indemnify the public use of this trail. CSA #146 is the preferred entity for maintenance of this trail. Other organizations may be acceptable with the approval of the Planning Department.

This condition implements condition 30.PLANNING.40 of the SPECIFIC PLAN.

050 - Planning. 14 0050-Planning-PRJ - SP FINAL ZONING MAP Not Satisfied

PRIOR TO MAP RECORDATION, the planning area for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning area.
2. The project proponent shall file a change of zone with this land division application along with a legal description defining the boundaries of the planning area[s] affected by this land division application. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning area. This change of zone shall be approved and adopted by the Board of Supervisors.

This condition implements condition 30.PLANNING.37 of the SPECIFIC PLAN.

Transportation

050 - Transportation. 1 0050-Transportation-EOT2 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-EOT2 - FINAL ACCESS AND MAINT (c Not Satisfied

features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - Transportation. 2 0050-Transportation-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Sultanas Road and Watson Road and so noted on the final map.

050 - Transportation. 3 0050-Transportation-MAP - ASSESSMENT DIST Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Pierson Road (entry) shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103, Section A. (50'/80')(modified)

Watson Road along tract boundary shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94 (1 of 2). (32'/50')

All remaining interior streets shall be improved within the dedicated right-of-way in accordance with Riverside County Draft Standard 105, Section A. (36'/56')

050 - Transportation. 5 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - EASEMENT/SUR (cont.) Not Satisfied

map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8 0050-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Watson Road, Sultanas Road, and Pierson Road (entry). Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 9 0050-Transportation-MAP - LANDSCAPING APP. ANNEX Not Satisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 10 0050-Transportation-MAP - 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - MAP.CORNER CUT-BACK I (cor Not Satisfied

per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 11 0050-Transportation-MAP - OFF-SITE ACCESS 1 Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed in accordance with County Draft Standard No. 106, Section "A" (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Watson Road from Sultanas Road to Briggs Road.

050 - Transportation. 12 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 13 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Sultanas Road along tract boundary is a paved County maintained road and shall be improved with 34 feet of asphalt concrete pavement within a 63'part-width dedicated right-of-way in accordance with County Draft Standard No. 103, Section A. (modified)

050 - Transportation. 14 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 15 0050-Transportation-MAP - STREET LIGHTS-L&LMD Not Satisfied

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.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - STREET LIGHTS-L&LMD (cont.) Not Satisfied

3. (2)Sets of street lighting plans approved by Transportation Department.

4. "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 16 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 17 0050-Transportation-MAP - STREET SWEEPING Not Satisfied

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 18 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 19 0050-Transportation-MAP - STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 20 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of a traffic signal at the intersections of:

Sultanas Road/SR-74

Leon Road/SR-74

or as approved by the Transportation Department.

Plan: TR29326E03 Parcel: 457340019

50. Prior To Map Recordation

Transportation

050 - Transportation. 20 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied

050 - Transportation. 21 0050-Transportation-MAP- UTILITY PLAN Not Satisfied

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT2 - REQ BMP SWPPP WQMP 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.

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.

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.

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT2 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 2 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: EFFECTIVE OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OR LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR CAN COMPLY BY SUBMITTING A NOTICE OF INTENT (NOI), DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PROGRAM AND REPORTING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146.

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR SUBDIVISION) SHALL COMPLY WITH THEM.

060 - BS-Grade. 3 0060-BS-Grade-MAP-G2.1 GRADING BONDS Not Satisfied

Grading in excess of 199 cubic yards will require 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-G2.14OFFSITE 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. 5 0060-BS-Grade-MAP-G2.2 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

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT (cont.) Not Satisfied

from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit 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.

060 - BS-Grade. 6 0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN Not Satisfied

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 7 0060-BS-Grade-MAP-G2.4GEOTECH/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. 8 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied

Tract 29329 is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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

060 - Flood. 2 0060-Flood-MAP BMP - FILTRATION Not Satisfied

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

060 - Flood. 3 0060-Flood-MAP CONSTRUCT DRAINAGE FAC Not Satisfied

The District will not allow the issuance of grading permits nor allow recordation of the final map until the plans for Line 1, Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for these facilities are awarded. Occupancy will not be granted for any unit until all downstream facilities are functional.

The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the District or the Community Facilities District.

A separate means of mitigating for increased runoff would not be necessary for onsite flows that drain to Line A given that said facility is considered to be an adequate outlet.

060 - Flood. 4 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD (cont.) Not Satisfied

immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 5 0060-Flood-MAP PHASING Not Satisfied

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

060 - Flood. 6 0060-Flood-MAP WQMP CONDITION FOR EOT Not Satisfied

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

060 - Flood. 7 0060-Flood-XXM-SUBMIT PLANS Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land ivider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied

Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal respresentative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

060 - Planning. 2 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE (cont.) Not Satisfied

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 5 0060-Planning-MAP - NPDES COMPLIANCE (2) Not Satisfied

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont. Not Satisfied
activity to allow recovery of paleontological resources.

060 - Planning. 7 0060-Planning-MAP - SLOPE LS PLANS Not Satisfied

Landscaping plans for landscaping on any private side or rear yard slope greater than three feet (3') in height shall be approved.

060 - Planning. 8 0060-Planning-MAP - TRAIL GRADING Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to Leon Road, as delineated on EXHIBIT A. Said grading must conform to the trail standards of the Comprehensive General Plan for a regional trail along Watson Road and for a community trail along Sultanas Road.

060 - Planning. 9 0060-Planning-MAP - TRAIL PLAN Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Planning Department for review and approval. This trails plan shall show the trail with all topography, grading, fencing, cross sections, signage program, street crossings and under crossings. The applicant shall arrange for an inspection of the constructed trail with the Regional Park and Open-Space District.

060 - Planning. 10 0060-Planning-MAP*- CULTURAL RES. DISP. AG. Not Satisfied

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of an agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Soboba Tribe for proper treatment and disposition.

060 - Planning. 11 0060-Planning-MAP*- NATIVE AM. MONITORING Not Satisfied

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Soboba Tribe.
Prior to issuance of a grading permit, the developer shall

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP*- NATIVE AM. MONITORING (cont.) Not Satisfied

submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses teh treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

060 - Planning. 12 0060-Planning-PRJ - SP SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 19.1 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be

Plan: TR29326E03 Parcel: 457340019

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Transportation

060 - Transportation. 1 0060-Transportation-EOT2 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-EOT1- 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

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-EOT1- ROUGH GRADE APPROVAL (cont.) Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

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

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

Flood

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

Tract 29326 is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Flood

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

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

080 - Flood. 2 0080-Flood-MAP WQMP CONDITION FOR EOT Not Satisfied

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

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

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

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

This condition implements condition 30.PLANNING.46 of the

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY (cont.) Not Satisfied

Specific Plan.

080 - Planning. 2 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 4 0080-Planning-MAP - EXT ROW LS PLANS Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for all exterior landscaping within the right-of-way and any open space lots/areas adjacent to the right-of-way shall be approved. Landscaping plans shall provide adequate wall screening along Briggs Road and Sultanas Road within the right-of-way and adjacent open space area. Plans shall be in conformance with PRELIMINARY LANDSCAPING.

080 - Planning. 5 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 6 0080-Planning-MAP - FNL SITE DEV PLOT PLAN Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines and the Specific Plan design guidelines.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - FNL SITE DEV PLOT PLAN (cont.) Not Satisfied

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.

5. The proposed structures and foundation shall be designed to resist seismic forces in accordance with the criteria contained in the Uniform Building Code, Section 2312.

6. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPENT plot plan conditon of approval shall be cleared individually.

This condition implements conditions 30.PLANNING.48, 30.PLANNING.50, and 30.PLANNING.54 of the Specific Plan.

080 - Planning. 7 0080-Planning-MAP - FRONT YARD LANDSCAPING Not Satisfied

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 8 0080-Planning-MAP - INT ROW LS PLANS Not Satisfied

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-MAP - INT ROW LS PLANS (cont.) Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for this map phase for all project interior landscaping within the right-of-way and open space lots/areas adjacent to the right-of-way shall be approved prior to the first building permit within this phase. Plans shall be in conformance with PRELIMINARY LANDSCAPING.

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to the landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley Wide Recreation and Park District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.

2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

11. Dual water systems shall be provided in common open space areas for the use of reclaimed water when made available by the water district.

12. Landscaping shall be designed in conformance to

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied

PRELIMINARY LANDSCAPING.

NOTES:

The Landscape plot plan my include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation and Planning Departments.

This condition implements condition 30.PLANNING.43 of the Specific Plan.

080 - Planning. 10 0080-Planning-MAP - LS COMMON OS PLANS Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with PRELIMINARY LANDSCAPING. Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING.4 - COMMON AREA MAINTENANCE.

080 - Planning. 11 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

2. Show front, side and rear yard setbacks.

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 12 0080-Planning-MAP - NEIGHB REAR YARD LS Not Satisfied

The project proponent or any successors-in-interest shall seek installation of landscape screening within the rear yards of the properties that border the project to the south. Letters of approval/denial of the proposed landscaping from these properties' owners shall be supplied to the Planning Department. This landscaping shall be shown on the project final landscaping plan.

080 - Planning. 13 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 14 0080-Planning-MAP - SINGLE STORY Not Satisfied

All lots along the southern boundary (lots 34-40 of the TENTATIVE MAP) shall be limited to single-story homes.

080 - Planning. 15 0080-Planning-MAP - SUBMIT BUILDING PLANS Not Satisfied

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 0080-Planning-MAP - SUBMIT BUILDING PLANS (cont.) Not Satisfied

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 16 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 17 0080-Planning-MAP - WALLS/FENCING PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

3. All walls and fencing shall be designed in accordance with the Design Guidelines of the SPECIFIC PLAN.

NOTE: The requirements of this plot plan may be incorprorated with any minor plot plan required by the conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually.

080 - Planning. 18 0080-Planning-PRJ - SCHOOL MITIGATION Not Satisfied

Impacts to the Romoland School district and the Perris Union High School District shall be mitigated in accordance with the provisions of the School Mitigation Agreement by and among Romoland School District, Perris Union High

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 18 0080-Planning-PRJ - SCHOOL MITIGATION (cont.) Not Satisfied

School District and Menifee North executed July 8, 1992.
All school sites shall meet the requirements of the
district in terms of size, location, access, and absence
from environmental constraint.

This condition implements condition 30.PLANNING.45 and 51
of the SPECIFIC PLAN.

Transportation

080 - Transportation. 1 0080-Transportation-EOT2 -WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

080 - Transportation. 2 0080-Transportation-MAP - GARAGE DOOR 1 Not Satisfied

Garage door setbacks for all residential zones shall be 20
feet for roll up doors, measured from the street
right-of-way to the face of garage. If conventional swing
out doors are used, an additional 4 feet will be required.
Side entry garages shall comply with minimum building
setback requirements.

080 - Transportation. 3 0080-Transportation-MAP - TS/GEOMETRICS 1 Not Satisfied

The intersection of Sultanas Road/SR-74 shall be improved
to provide the follow geometrics:

Northbound: One through lane.

Southbound: One through lane.

Eastbound: One left turn lane, two through lanes.

Plan: TR29326E03 Parcel: 457340019

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-MAP - TS/GEOMETRICS 1 (cont.) Not Satisfied

Westbound: One left turn lane, two through lanes, one right turn lane.

The intersection of Leon Road/SR-74 shall be improved to provide the following geometrics:

Northbound: One through lane.

Southbound: One through lane.

Eastbound: One left turn lane, two through lanes.

Westbound: One left turn lane, two through lanes.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT1- PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Plan: TR29326E03 Parcel: 457340019

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT1- PRECISE GRDG APPROVAL (cont.) Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-EOT2 - 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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

090 - BS-Grade. 3 0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building &

Plan: TR29326E03 Parcel: 457340019

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER (cont.) Not Satisfied
Safety Department's Erosion Control Specialist.

090 - BS-Grade. 4 0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

Flood

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

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

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

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

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

The District will not release occupancy permits for any residential lot within the map or phase within the map until the downstream master drainage plan facilities (Line 1, Line A, and Briggs Road detention basin) are functional.

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

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved

Plan: TR29326E03 Parcel: 457340019

90. Prior to Building Final Inspection

Flood

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied

project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative block wall on lots along the western boundary along Sultanas Road and a six (6) foot half wall and half view fence on lots along the northern boundary along Watson Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - EXT ROW LS INSTALL Not Satisfied

Landscaping for all exterior/perimeter right-of-way and any open space lots/areas adjacent to the right-of-way shall be installed prior to the first building final inspection clearance (not including models). Landscaping shall be installed in conformance with the approved landscaping plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

090 - Planning. 4 0090-Planning-MAP - FENCING/WALL COMPLIANCE Not Satisfied

Fencing and walls shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 5 0090-Planning-MAP - INT ROW LS INSTALL Not Satisfied

Landscaping for all interior right-of-way and any open space lots/areas adjacent to the right-of-way lot shall be installed adjacent to each lot prior to the building final inspection clearance (not including models) for each lot.

Plan: TR29326E03 Parcel: 457340019

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-MAP - INT ROW LS INSTALL (cont.) Not Satisfied

Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

090 - Planning. 6 0090-Planning-MAP - LS COMMON OS INSTALL Not Satisfied

Landscaping and all other improvements for the following common open space areas shall be installed prior to the building final inspection clearances as follows:

Lot 58 - first non-model Final Inspection Clearance within the whole project

Lot numbers shall refer to the TENTATIVE MAP.

Installed landscaping shall conform with the approved landscape plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

090 - Planning. 7 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.

090 - Planning. 8 0090-Planning-MAP - RECYCLING PLAN COMPLIANC Not Satisfied

Each planning area shall comply with the Riverside County recycling program upon the recycling plan's adoption.

090 - Planning. 9 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

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

Plan: TR29326E03 Parcel: 457340019

90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

development project which is anticipated to be 19.1 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This implements condition 30.BS GRADE.9 of the SPECIFIC PLAN.

090 - Planning. 10 0090-Planning-MAP - SLOPE LS INSTALL Not Satisfied

Landscaping required on any private side or rear yard slope greater than three feet (3') in height shall be fully installed.

090 - Planning. 11 0090-Planning-MAP - TRAIL CONSTRUCTED Not Satisfied

Prior to the first non-model building permit final inspection, the trails along Watson Road and Sultanas Road shall be fully constructed as show on the TENTATIVE MAP, PRELIMINARY LANDSCAPING, and the approved trails plans.

090 - Planning. 12 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 0090-Transportation-EOT2 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

090 - Transportation. 2 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

Plan: TR29326E03 Parcel: 457340019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 3 0090-Transportation-MAP - STREET LIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation

Plan: TR29326E03 Parcel: 457340019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-MAP - STREET LIGHTS INSTALL (cont Not Satisfied
Department shall be completed.

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

090 - Transportation. 4 0090-Transportation-MAP - STREET SWEEPING Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 5 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations and with the accompanying conditions:

Sultanas Road/SR-74

Leon Road/SR-74

or as approved by the Transportation Department.

090 - Transportation. 6 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

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

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

090 - Transportation. 7 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.

3.1

Planning Commission Hearing: October 7, 2020

PROPOSED PROJECT

Case Number(s):	TR36784, CZ07862	**Applicant(s):**	
Environmental:	Negative Declaration (ND)	Rod Arsalan	
Area Plan:	Southwest	**Representative(s):**	
Zoning Area/District:	Rancho California Area	AC Engineering Group Inc.	
Supervisorial District:	Third District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	917-310-034 & 917-310-035	Charissa Leach, P.E.	
Continued From:	September 23, 2020	Assistant TLMA Director	

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 7862 is a proposal to alter the zoning classification of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1).

TENTATIVE TRACT MAP NO. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.

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

The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislanca. The project is located right outside of the City of Temecula's city boundaries to the west and the Pechanga Reservation to the south and east.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42764**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7862, to change the zoning of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1) in accordance with Exhibit No. 3, based upon the findings and conclusions adopted in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36784, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) (2 – 5 du/ac)
East:	Medium Density Residential (MDR) (2 – 5 du/ac)
South:	City of Temecula
West:	City of Temecula
Existing Zoning Classification:	Residential Agricultural, 5 Acre Minimum (R-A-5)
Proposed Zoning Classification:	One-Family Dwelling (R-1)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Open Area Combining Zone – Residential Developments (R-5) and One-Family Dwelling (R-1)
South:	City of Temecula
West:	City of Temecula
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Residential
South:	Single-Family Residential
East:	Single-Family Residential
West:	Single-Family Residential

Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	10.08 Gross Acres	N/A
Proposed Minimum Lot Size:	7,200 sq. ft.	Min. = 7,200 sq. ft.
Total Proposed Number of Lots:	30	50 maximum pursuant to Medium Density Residential maximum of 5 dwelling units per acre
Map Schedule:	Schedule "A"	

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Tract Map No. 36784 and Change of Zone No. 7862 were originally scheduled for the Planning Commission hearing on September 23, 2020. During the 20-day public noticing period prior to the

scheduled hearing, planning staff received numerous inquiries from concerned neighbors with properties adjacent to or nearby the proposed subdivision. In light of some of the comments and concerns received, planning staff recommended to the Planning Commission that the hearing item be continued to the next Planning Commission hearing of October 7, 2020, to allow time to respond to some of the comments received by the public. Below are some of the comments, as well as, responses provided by the applicant and planning staff regarding the proposed subdivision.

1. Biological Resources (Gnatcatchers) – *The Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) establishes priority areas for conservation throughout western Riverside County that would adequately conserve certain sensitive species. The California gnatcatcher is one of those species that the MSHCP conservation adequately addresses to not require conservation on a project by project basis where habitat may exist. For this reason local mitigation for gnatcatcher is not required.*

2. Project Specific Air Quality Analysis – *Through our work on various projects of this size we are familiar with what level of impact of a project of this type and size would produce and for that reason we utilized another project's air quality analysis that is comparable to this project to provide adequate analysis applicable to this project's anticipated impacts to draw a supported and reasoned conclusion that less than significant impacts would occur for air quality.*

3. Sensitive Receptors and Noise – *Any construction noise at the reference distances noted in the tables would not exceed the NIOSH threshold of 85 dBA at 30'. Those activities that have a reference distance of 50' (concrete mixer) would not be located at the project boundaries for the 35' closest distance to apply and would be located more than the 50' used in the reference table. Therefore, with less than significant impacts no mitigation is necessary to be included.*

4. Landscaping and Screening – *The northeastern portion of the project where the landscaping is being requested to screen the project from the homes below cannot be supported in the area as the northeastern corner of the proposed project's boundaries includes a drainage easement that shall not be impeded upon. Additionally, the immediate area in the northeast includes both natural and manufacture slopes up to the proposed project pads. These slopes do not typically accommodate tree planting well. We are continuing to work with the applicant to see what other measures can be incorporated to provide some screening.*

5. Home Owner's Association (HOA) – *Per condition of approval 050 – Transportation. 1, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&Rs) prior to recordation of a final map. For the purposes of landscaping and maintenance the following minimum elements shall be incorporated into the CC&Rs: Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any Agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.*

6. Water Runoff – *BMPs have been established through the preliminary Water Quality Management Plan (WQMP) to address water runoff. An approved WQMP shall be completed prior to recordation of a final map with all details necessary to build the proposed BMPs to be included on the grading plans. Per standard conditions of approval and state drainage law, final engineering for the project shall prohibit any increase in the amount of runoff downstream.*

7. Waste Water and Sewage – *The proposed project shall connect to Eastern Municipal Water District (EMWD) for sanitary sewer services but prior to doing so the applicant must first complete the Local Area Formation Commission (LAFCO) fringe annexation process with Rancho California Water District (RCWD). EMWD will provide will serve letters once the LAFCO annexation process has been completed. At the time of writing of this staff report, the applicant has yet to determine the specific design of the sewer line for the project to connect to existing sewer facilities in Anza Road. Although those details are not currently available, the project as proposed is dependent on such connection being made for the project to be developed.*

8. Dust Control – *The project shall be conditioned to control fugitive dust during grading activities pursuant to the conditions of approval on the project and pursuant to SCAQMD Rule 403.*

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

As of the date of writing of this staff report, no comment letters in response to the circulated IS and ND were received. Therefore, no new mitigation measures were required and the IS/ND was not recirculated per California Environmental Quality Act Statue and Guidelines Section 15073.5(c).

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 Community Development: Medium Density Residential (CD:MDR) which allows between 2 to 5 dwelling units per acre. The proposed Tentative Tract Map is consistent with this land use designation since the Tentative Tract Map proposes a residential use with a density of 2.97 dwelling units per acre, which is between the allowed density of 2 to 5 dwelling units per acre.

2. The existing zoning is Residential Agricultural – 5 acre minimum (R-A-5) and the Change of Zone proposes to change the zoning to One-Family Dwellings (R-1). The proposed Tentative Tract Map is consistent with the proposed zoning as the R-1 zone allows single family residential uses. Additionally, the proposed Tentative Tract Map is consistent with the development standards of the One-Family Dwellings (R-1) zone, which is detailed below in the Development Standards Findings.

Change of Zone

Change of Zone No. 7862 is a proposal to change the project site's Zoning Classification from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1) and is subject to the following findings, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The requested change of zone does not involve a change in or conflict with:

    a. The Riverside County vision because the proposed change in zone would make the project's zoning classification and proposed density consistent with the Riverside County's General Plan. The specified density of the Medium Density Residential (MDR) is 2 to 5 dwelling units per acre, the proposed project would implement a density of approximately 2.97 dwelling units per acre as there are 30 proposed sing-family residential lots over a 10.08 project site. The density of the proposed subdivision is consistent with the existing General Plan and the proposed zoning of One-Family Dwellings (R-1) which requires that lot areas shall not be less than 7,200 square feet.

    b. Any General Planning Principle set forth in General Plan Appendix B, because the project has been developed in conformance with the Riverside County General Plan and Zoning Ordinances. The project in fact supports some of the General Planning Principles set forth in Appendix B, specifically Section I.G.1 which states the county should encourage compact and transit-adaptive development on regional and community scales by permitting and encouraging increased densities and intensities.

2. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change would not add any additional environmental impacts to the general area that have not already been accounted for through the implementation of the General Plan and the proposed density/land use for the area. The Initial Study/Negative Declaration addresses the projects impacts to areas such as air quality, noise, and other potential health hazards to be considered as potential impacts of the project, and a determination was made that impacts would be less than significant.

3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project has been determined through the Initial Study/Negative Declaration of having a less than significant impact on the environment. The project has been designed and conditioned to address possible environmental impacts such as drainage and storm water runoff through the Best Management Practices (BMPs) to be implemented per the preliminary Water Quality Management Plan (WQMP) submitted for this project. In addition, through the biological resources assessments performed for this project site, it has also been determined to have a less than significant impact on fish or wildlife habitat as no riverine/riparian areas or wildlife habitats such as burrowing owl burrows were observed on-site.

4. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of predominantly single-family homes on medium density residential lots meaning there shall be no more or less than 2 to 5 dwelling units per acre in the area. The proposed zoning change to One-Family Dwellings (R-1) would be consistent with the existing land use density and General Plan land use designation and thus would be consistent with the surrounding land sues.

Tentative Tract Map

Tentative Tract Map No. 36784 is a proposal to subdivide 10.08-acres into 30 residential lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Subdivision Ordinance No. 460, are as follows:

1. The proposed map, subdivision design, and improvements are consistent with General Plan, specifically General Planning Principle IV. A.1 which states that the intent is to foster variety and choice

in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. In addition, the proposed development also adheres to General Planning Principle IV.A.4 which states communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Lastly, the proposed project also adheres to General Planning Principle IV.A.6 which states that existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Furthermore, the project is not located within a specific plan.

2. The site of the proposed map is physically suitable for the type of development and the proposed density of the development because the subdivision proposes to provide individual lots for single-family dwellings. Furthermore, the site is adjacent to existing single-family dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads, sewer, water). The topography of the site is has slopes that would require some cut and fill to the proposed subdivision and development of the site, although the proposed grading will follow the natural landform that exists for the site.

3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, as detailed in the Initial Study/ Negative Declaration prepared for the project, which determined the project would not have a significant impact on the environment.

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study/ Negative Declaration prepared for the project the project would not have a significant impact related to air quality, hazardous materials, hydrology, or noise. Other impacts to the environment related to public health would be less than significant.

5. As indicated in the project Conditions of Approval and the Advisory Notification Document, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 36784 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.

    a. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Anza Road. Curb and gutter and sidewalks are included for all proposed improved streets.

    b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.

    c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.

    d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District.

e. Fences. At minimum the project is required to install six-foot high chain link galvanized wire fencing along any canal, drain, expressway, or other feature deemed hazardous. There are no canal, drain, expressway, or other feature deemed hazardous along the project, however, the project site will provide walls along the north, south, east, and west property lines to separate the project site from the surrounding area.

f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service, which shall be installed in conformity with the provisions of Article XIII of Ordinance No. 460.

6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. There are currently two existing easements located on-site per PM25184 (P.M. 190/36), access is restricted in this slope easement.

7. Tentative Tract Map No. 36784 is consistent with the minimum size allowed by the project site's proposed Zoning Classification of R-1, as proposed by the Change of Zone. The minimum lot sizes for R-1 is 7,200 square feet. The project is proposing a minimum lot size of 7,200 square feet.

Development Standards Findings:

1. The lots as shown on the Tentative Tract Map are consistent with Ordinance No. 348 in particular with the development standards of Planned Residential (R-1) Zone as stated in Section 6.2 as detailed below:

   a. *Building height shall not exceed three stories, with a maximum height of 40 feet.* The proposed project is anticipated to consist of two-story single-family dwellings. The proposed project will be required to comply with the maximum height requirement at time of building permit review.

   b. *Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* The project complies with this lot standard because the minimum lot size for the project site is 7,200 square feet.

   c. *The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.* The proposed project is consistent with the minimum lot dimension requirements of the R-1 zone shown on site plan, Exhibit A.

   d. *The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* The proposed project is consistent with the minimum lot dimension requirements of the R-1 zone shown on site plan, Exhibit A.

   e. *Minimum yard requirements are as follows:*

      1. *The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is*

nearer the proposed structure. The project will be required to comply with a 20-foot setback at time of building permit review.

2. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.* The project will be required to comply with the applicable setback at time of building permit review.

3. *The rear yard shall not be less than ten feet.* The project will be required to comply with a 10-foot setback at time of building permit review.

4. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this Ordinance.* Structural encroachments, such as patio covers, will comply with setback requirements at the time of building permit review.

f. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* A two-car garage is anticipated for each individual lot to meet the parking requirements set forth in Ordinance No. 348 which would be verified at the time of building permit review.

g. *Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling.* Lot coverage will be reviewed for compliance with this requirement at time of building permit review.

Other Findings:

1. The project site is not located within Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.

2. The project site is located within the City of Temecula's Sphere of Influence. This project was provided to the City of Temecula 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. AB 52 - On August 17, 2015, the Pechanga Band of Luiseno Indians formally requested to be included in the discussions regarding the project due to the location of the project site within aboriginal territory deemed to be culturally sensitive. The Phase I Cultural Resources Assessment prepared for the project, referred to as PDA04988, was received by the Planning Department on May 26, 2016 but was not accepted by the County Archaeologist as revisions were requested and sent to the consultant. The Revised County Archaeological Report (PDA) No. 4988r1 was received by the county and accepted on October 7, 2016. The report recommended no further research or mitigation beyond what was stated in the report due to no cultural resources being observed within the boundaries of the project site. The Pechanga Tribe requested to be involved in the entire CEQA environmental review

process and in developing all monitoring and mitigation plans and measures for the duration of the project. In addition, a request for professional Pechanga tribal monitors to be present during all ground-disturbing activities, government to government consultation with the Lead Agency, and for an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the project applicant/developer and the Pechanga Tribe.

In total, notifications were sent to four separate tribes on July 14, 2015, including Pechanga, Soboba, Agua Caliente, and Rincon. Of the four tribes who were notified, three deferred consultation and only Pechanga initiated consultation which was concluded on September 28, 2017.

5. The project site is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.

6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

    a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

    b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

    c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, such as road width, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for minimum water supply reserves for emergency fire use for adequate water pressure and flow.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has received written communication/phone calls from residents who indicated opposition to the proposed project and who have reached out for further information regarding the proposed project.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: September 22, 2020

TO: Riverside County Planning Commission

FROM: Gabriel Villalobos, Project Planner

RE: September 23, 2020 Planning Commission

ITEM: 4.1 – Change of Zone No. 7862 and Tentative Tract Map No. 36784

Planning Staff is submitting the attached opposition and comment letters as part of the official staff report package.

Thank you.

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 Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

September 15, 2020

Re: Change of Zone No. 7862

Hello Mr. Villalobos,

I have reviewed the County of Riverside's *Environmental Assessment Form: Initial Study*, by Gabriel Villalobos, its project planner.

Based on my review of the document, there were a few items that struck me as odd, or insufficient. They are these:

Page 1, item **I., E** (description of existing environmental setting), wherein Villalobs advises that "... the land is mostly comprised of coastal sage scrub [sic]", and at *Page 13*, **Biological Resources**, items **7., a), b), and c).**

The items mentioned seem to be in gross conflict with each other; the first item describes the prevalence of *Coastal Sage Scrub*, while each of the latter items is characterized as having a *Less Than Significant Impacts.*

The actual conflict presents itself when you consider that *Coastal Sage Scrub* provides critical habitat for the California gnatcatcher. This little bird has been listed as "threatened" (and thus enjoys state and federal protections), by the U.S. Fish and Wildlife Service since 1993.

It turns out that *Coastal Sage Scrub* is the preferred nesting habitat for the gnatcatcher, and thusly requires mitigation to address the proposed removal/destruction of its habitat.

Oddly, at **Page 3**, item **III.**, none of the twenty-four "Environmental Factors Potentially Affected" were checked, or noted, as having any "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated".

The developer must show quantifiable evidence that his actions won't [further] endanger the California gnatcatcher.

The third paragraph at Page 10 struck me as peculiar, where it notes that: "Although a project specific [sic] air quality analysis was not performed for this project..." It seems to beg the Why the exemption -question of Villalobos.

At **Page 15**, item **c)**, the report states that "The project shall not have a substantial adverse effect, either directly or through habitat modification, 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…"

This sounds good, until you contrast it against the fact that USF&W *does*, in fact, consider the gnatcatcher to be threatened.

On **Page 31**, the report describes the nearest "sensitive receptors" of noise being approximately 35 feet from the project site, which would put noise levels from construction at disturbingly high levels. At minimum, a sound wall should be built to properly mitigate noise pollution to the existing residents.

While the 30'-defensible space setbacks meet the fire department's standards (see item **c)**. on **Page 45)**, it's going to be a very, undesirablely snug fit.

Even without the loss of value to my property and the other adjacent properties should this development go forward, it is without hesitation that I formally object to this proposed development.

Thank you for your consideration.

Sincerely,

Jake Ralston

The undersigned are residents adjacent to the proposed development and wish to be formally recognized as objecting to the proposed development.

Signature	Date 9-17-20
Christian Craig Name	45984 Corte Mislanca Address

Signature	Date 9/17/20
Javier Murillo Name	45994 Corte Mislanca Address

Signature	Date 9/20/20
Amy Huang Name	45894 Corte Mislanca Address

Signature	Date 9/20/20
BRIAN SHARP Name	45914 CORTE MISLANCA Address

Signature	Date: 9/20/2020
Name: Brandon Johnson	Address: 45934 Corte Mislanca Temecula, Ca 92592

Signature	Date: 9-20-2020
Name: Stephanie Marlow	Address: 45904 Corte Mislanca Temecula, CA 92592

Signature	Date
Name	Address

Signature	Date
Name	Address

Signature	Date
Name	Address

Villalobos, Gabriel

From: Roger Fitness <rfitness2@gmail.com>
Sent: Monday, September 21, 2020 6:36 PM
To: Villalobos, Gabriel
Cc: Nancy Kaplan
Subject: Re: Tract Map No. 36784 - Change of Zone No. 7862

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gabriel, first let me thank you for all your time this afternoon to discuss the proposed zoning change regarding Tract Map No 36784. It certainly helps to be able to talk with someone who understands the issues regarding the proposed changes. Having listened to your comments I would like to record the following comments and concerns regarding this proposal.

1. Landscaping: As you know, our home borders the site on the northeastern edge, on the east edge of proposed Lot 18. Lot 18 is one of the larger parcels in this proposed sub-division and will have very steep grading towards the northeast corner. I understand there is a landscape plan to replant this slope along with some other areas in the new sub-division. Please can we request that the developer be required to plant some large trees in the replanting area, so as to soften the impact of the slope and the home being built some 55 feet above our elevation.

2. HOA Requirement: Please can we ask that the owners of this sub-division are required to establish an HOA, that will maintain those areas within the sub-division that are replanted and outside of the building envelopes, so they are regularly watered and cut, dead plants are removed and replaced, because our fear is that this area will be allowed to go unattended and unmaintained and look as bad or worse than it does currently. Currently this entire 10 acres is a huge fire hazard. Most homeowners are not going to maintain parts of their lots outside of their fenced building pads. In order to maintain the integrity and look of the areas surrounding this 10 acres parcel, it would seem prudent that this proposed development be under similar strict HOA provisions, providing maintenance and water to the planted areas, just like the adjacent subdivisions. There would at least then be some level of consistency in the area. Additonally as I understand it, the roads are not going to be adopted by the county and will therefore be private. If that is the case, there has to be an HOA to maintain the roads and the plantings along the roads. Please can we ask the developer to address this issue before tentative agreement is given regarding this parcel.

3. Water Runoff: With the grading of these parcels come some issues with storm water runoff during the winter and spring seasons. We have seen first hand the erosion caused on our street by improper grading and poor design of water retention areas. My biggest concern is the area #4 detailed in the Erosion & Sediment notes, located in the very far Northeast corner of the proposed subdivision. The storm water here has nowhere to go except our property and the one directly to the north. I simply do not believe it is adequate to deal with the volumes of storm water that will come from the storm drains located at street level with a gradient of 6% fronting Lots 14, thru 18. Please can you ask the developer to address the storm water runoff once they have regraded the entire 10 acre parcel. Looking at the details provided it seems that the riprap provided at location B, some 10 x 60 ft, is designed to run into the water retention area of the Terracina sub-division. Has the developer consulted with the Terracina HOA and developer and had approval to do do this? This water retention area and drainage system is already overloaded during the rainy season.

4. Waste Water and Sewage. I am sure the developer is aware that most of the proposed building pads on this sub-division will be below the Anza Street level, where they will presumably want to connect to the sewer

system. Lot 18 in the far back northeast corner is 25 feet below this level. What provisions is the developer taking to provide adequate waster water removal and how will this be accomplished. If a waste water pumping station is required, where will it be located and how will it impact the surrounding properties?

5. Dust Control: I do not believe the accompanying notes to the proposed site development adequately address the issue of dust control, either during "cut & fill" when grading is done, or during construction of the 30 proposed home sites. Please can we ask that the developer is required to reduce dust and contamination to an absolute minimum and provide details of how they plan on doing this.

Gabriel, please confirm receipt of these notes and that you will include them as recorded comments in the planning meeting on Wednesday 9/23/2020.

Our property address is as follows, please can I ask you to make sure we are included in any notices that are sent to surrounding homeowners.

Roger & Nancy Fitness
45819 Cebalo Street
Temecula, CA. 92592

Thank you,
Roger

Roger Fitness
rfitness2@gmail.com
602-980-4099

On Sep 21, 2020, at 4:11 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Here is a copy of the grading plan submitted.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184
<image001.jpg><image002.jpg>www.IECounts.org

How are we doing? Click the Link and tell us

From: Roger Fitness [mailto:rfitness2@gmail.com]
Sent: Thursday, September 17, 2020 2:47 PM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: Fwd: Tract Map No. 36784 - Change of Zone No. 7862

Dear Gabriel,

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07862 TR36784

Supervisor: Washington
District 3

LAND USE

Date Drawn: 09/01/2020
Exhibit 1

Zoning Area: Rancho California

Author: Vinnie Nguyen

N

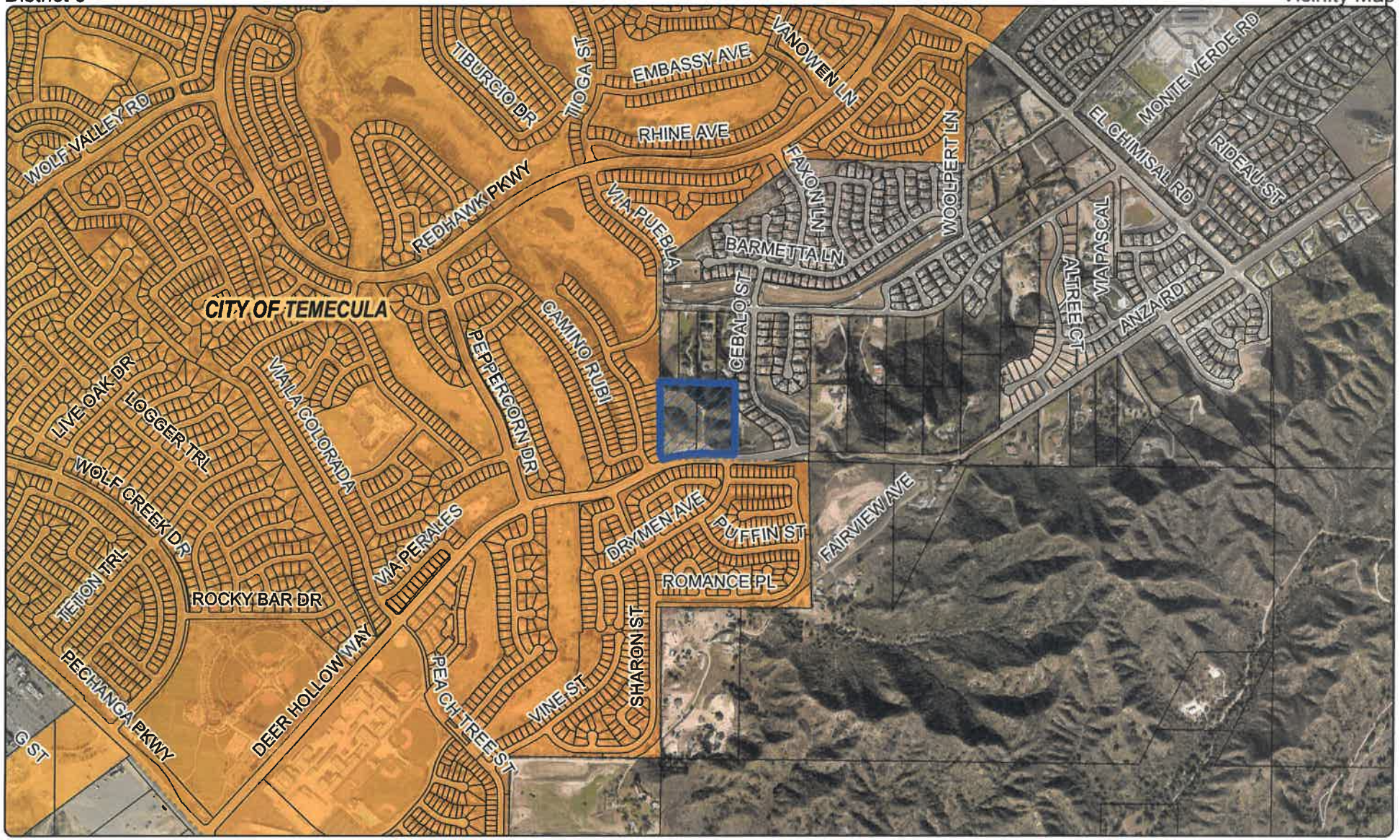
0 300 600 1,200
Feet

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
CZ07862 TR36784
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 09/01/2020
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 600 1,200 2,400
Feet

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

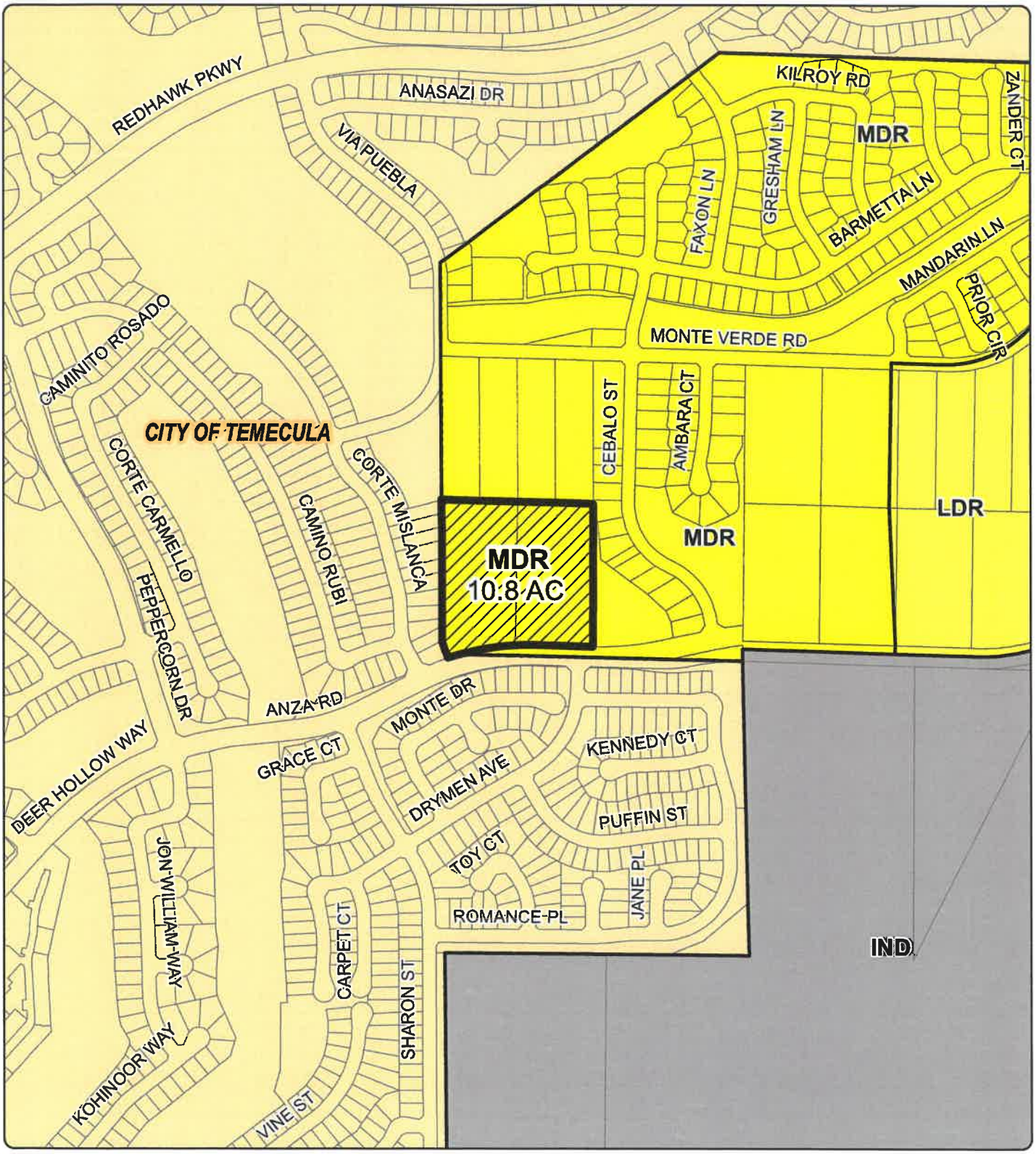
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Washington
District 3

CZ07862 TR36784

EXISTING GENERAL PLAN

Date Drawn: 09/01/2020
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 300 600 1,200
Feet

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

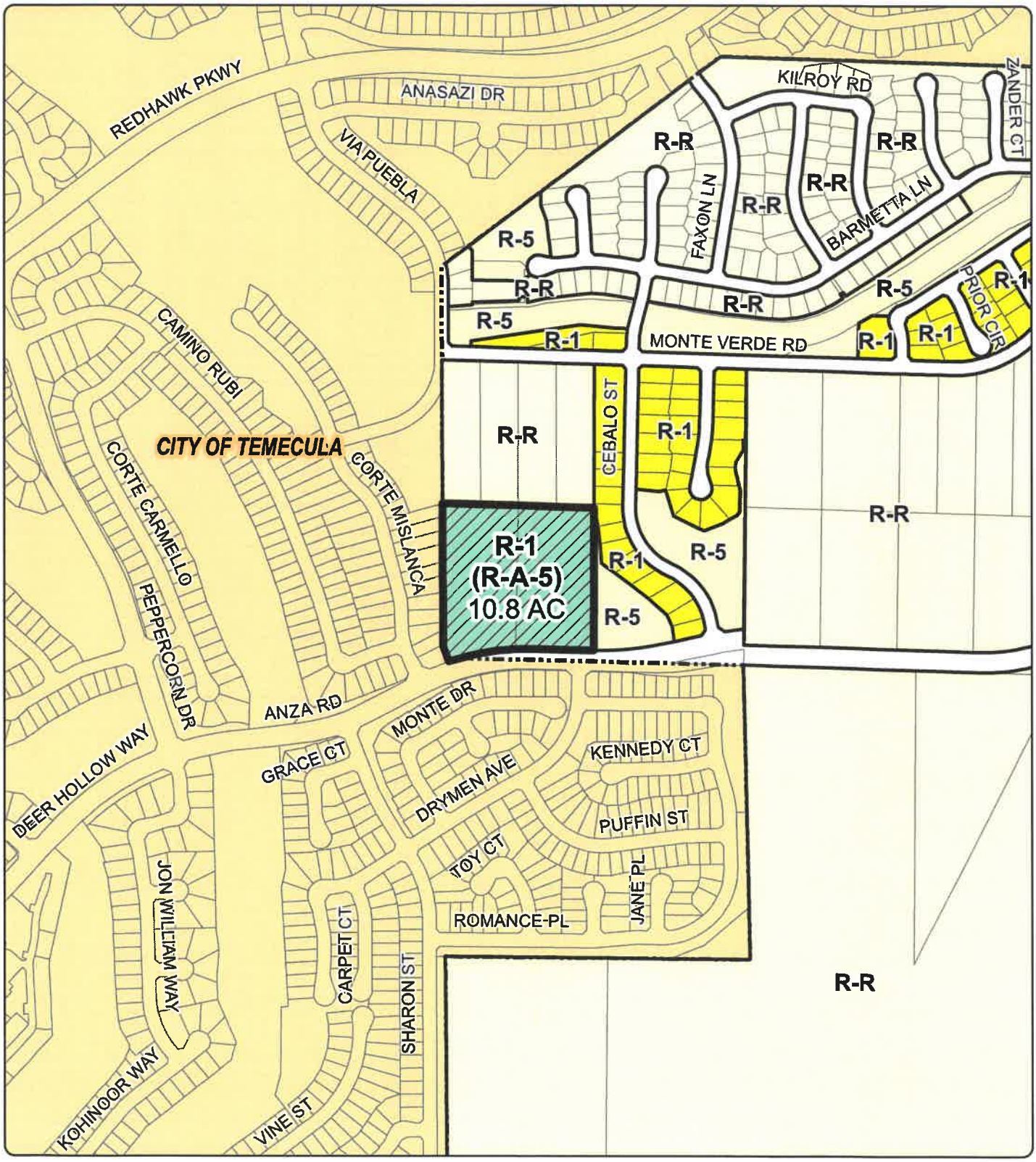
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Washington
District 3

CZ07862 TR36784

EXISTING ZONING

Date Drawn: 09/01/2020
Exhibit 3



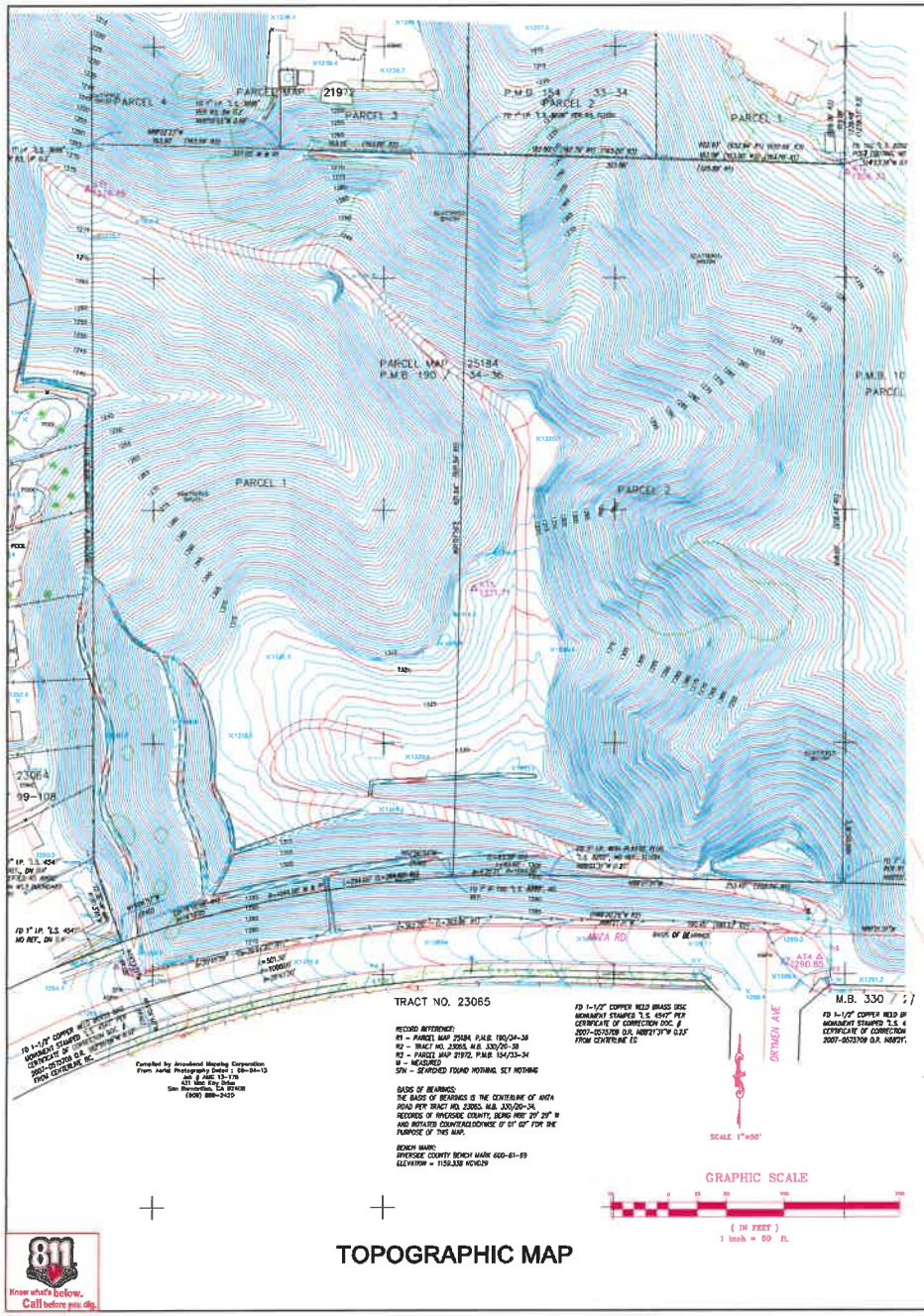
Zoning Area: Rancho California

Author: Vinnie Nguyen

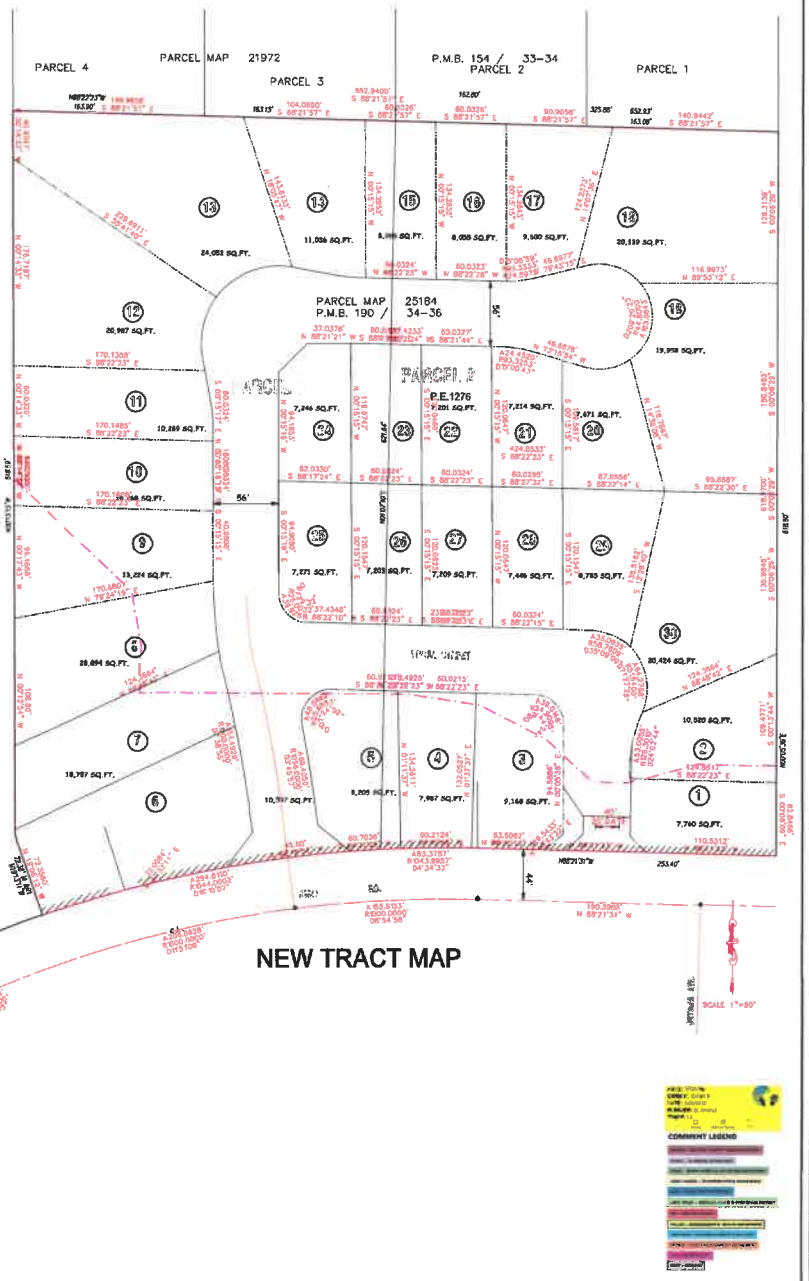
N

0 300 600 1,200
Feet

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



TOPOGRAPHIC MAP



NEW TRACT MAP

ACE Group, Inc.
750 S. LINCOLN AVE. #104-167
CORONA, CA 92882
(951) 272-8181, (951) 272-8794 FAX

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF:

REVISIONS	APPD	DATE

TENTATIVE TRACT MAP
46365 ANZA ROAD
TEMECULA, CA 92592

0430-2414-WO

DATE:02/20/18

SCALE: N.T.S.

SHEET 2 OF 2

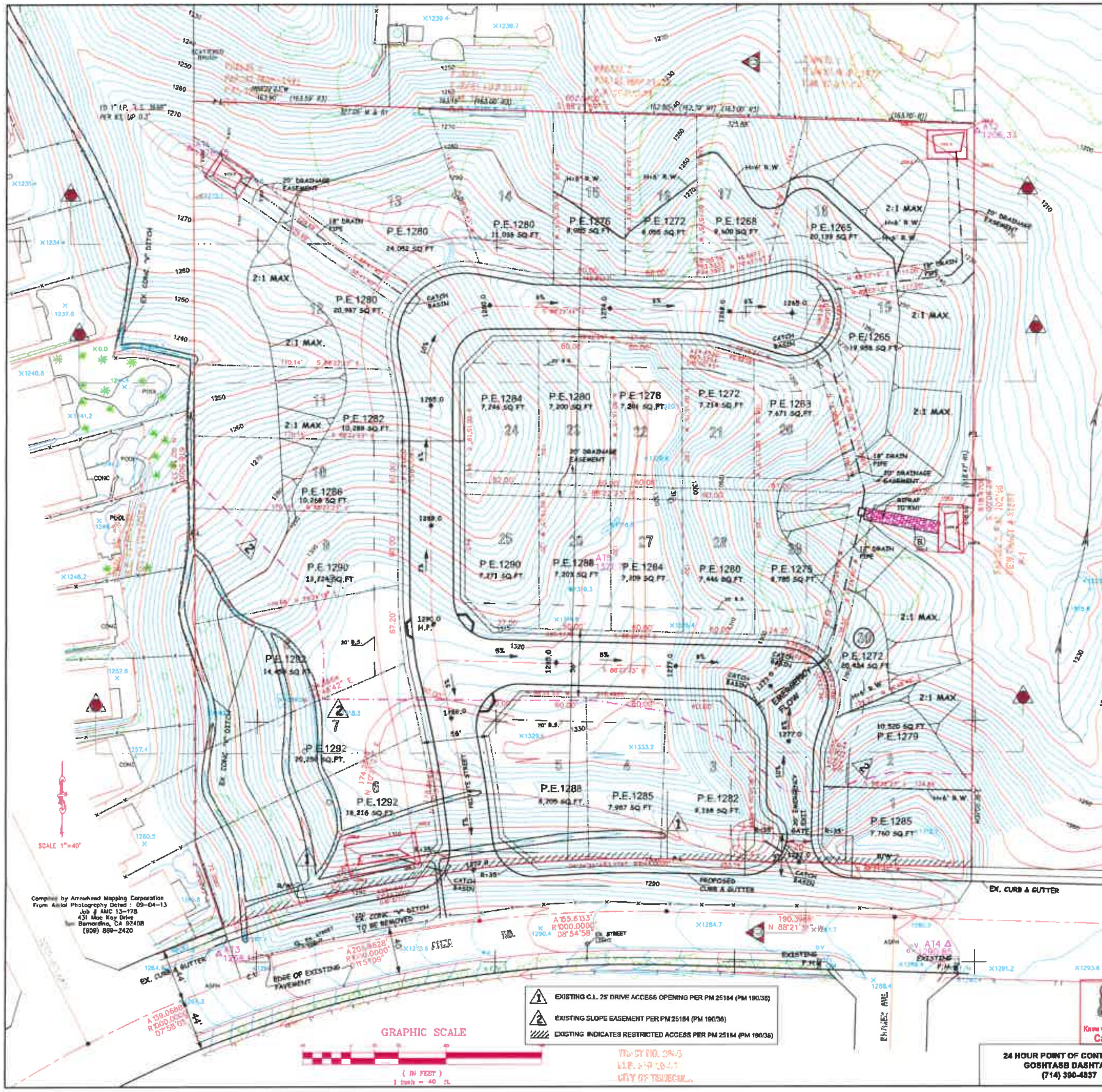
Know what's below. Call before you dig.

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

TENTATIVE TRACT MAP 36784

BEING A DIVISION OF THE SECTION 22 & 27, T8S, R2W & SOUTHEAST ¼ OF SECTION 6, T7S, R3W, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SEPTEMBER 2014



PROPERTY DATA:
PARCEL 1: 5.03 ACRES GROSS
4.74 ACRES NET
PARCEL 2: 5.05 ACRES GROSS
4.71 ACRES NET
TOTAL AREA : 10.08 ACRESS GROSS
TOTAL AREA: 9.45 ACRES NET

EXISTING ZONING: RA-5
NEW ZONING: R-1
RESIDENTIAL 7,200 Sq.Ft. MIN.
MINIMUM DEPTH: 100 FEET
MINIMUM PARCEL WIDTH 60 FEET

SETBACKS:
FRONT : 20 Ft.
SIDE (EACH) : 10 Ft.
STREET SIDE: 20 Ft.
REAR : 20 Ft.
MAX. PARCEL COVERAGE: %
MAX. HEIGHT LIMIT: 35 Ft.

VICINITY MAP
THOMAS 979-G5 (N.T.S.)

ASSESSOR PARCEL NO.:
917-310-034 & 035, RIVERSIDE COUNTY

LEGAL DESCRIPTION:
PARCEL 1 AND 2 OF THE PARCEL MAP NO. 25184, RECORDED IN BOOK 190 OF PARCEL MAPS, PAGES 34, 35 AND 36, RECORD OFFICE OF RIVERSIDE COUNTY, CALIFORNIA

TOWNSHIP /RANGE:
T8S, R2W, SEC. 21, 22 & 27

FEMA FLOOD PLAIN:
NOT IN A FLOOD ZONE

FAULT ZONE:
WITHIN A ½ MILE OF WILDOMAR FAULT

LIQUEFACTION POTENTIAL: VERY LOW

WATERSHED: SANTA MARGARITA

PALEONTOLOGICAL SENSITIVITY:
HIGH SENSITIVITY (HIGH A)

HIGH FIRE AREA:
IN HIGH FIRE AREA

BASIS OF BEARINGS:
THE MOST WESTERLY LINE OF SEC. 22, T8S., R2W, PER PARCEL MAP 184/6-20 BEING N.00°14'33"W

BUILDING DATA:

OCCUPANCY:	R-3/U
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NOT REQUIRED
APPLICABLE CODE YEAR:	2013 CBC, CPC, CMC, CEC, CALIFORNIA ENERGY CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE

UTILITY SERVICES:

THE GAS COMPANY
SOUTHERN CALIFORNIA GAS CO.
1-800-427-2200

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
1-800-684-8123

WATER:
EASTERN MUNICIPAL WATER DISTRICT
1-800-695-0400

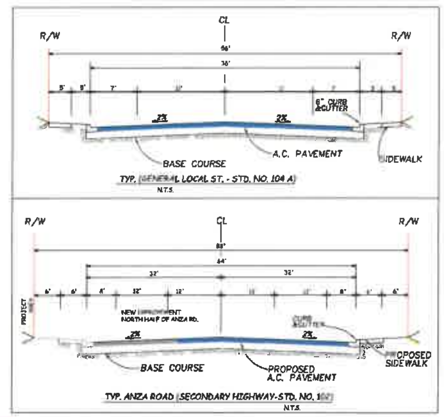
SEWER:
RANCHO CALIFORNIA WATER
951-296-6900

CABLE COMPANY:
TIME WARNER
1-888-892-2253

TRASH:
CR&R
1-800-755-8112

SCHOOLDISTRICT:
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT 951-695-1800

TELEPHONE COMPANY:
VERIZON
1-800-483-5000



Know what's below. Call before you dig.

24 HOUR POINT OF CONTACT
GOSHTASB DASHTAKI
(714) 390-4837

OWNER:
GOSHTASB DASHTAKI & MERBAN YAZDANI
14885 GREENBRAE ST.
IRVINE, CA 92604
714-390-4837/ 949-786-8753

ASSESSOR PARCEL NO.:
917-310-034 & 035, RIVERSIDE COUNTY

THIS MAP PREPARED BY:
AC ENGINEERING GROUP, INC.
UNDER DIRECTION OF :
MOKSUDUR RAHMAN P.E. RCE # 69263 EXP. 6-30-2018
750 S. LINCOLN AVE. # 104-167
CORONA, CA 92882
951-272-8181 FAX: 951-272-8794
DATE OF PREPARATION: 6-19-2017

ACE Group, Inc.
750 S. LINCOLN AVE. #104-167
CORONA, CA 92882
(951) 272-8181, (951) 272-8794 FAX

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF :

REVISIONS	APPD	DATE

TENTATIVE TRACT MAP
46385 ANZA ROAD
TEMECULA, CA 92592

0430-2414-WO

DATE: 2/19/18

SCALE: N.T.S.

SHEET 1 OF 1

PRELIMINARY
ROUGH GRADING PLAN
FOR TENTATIVE TRACT MAP # 36784
A.P.N. #917-310-034 & 035, RIVERSIDE COUNTY
46385 ANZA RD., TEMECULA, CA 92592

GRADING NOTES

GENERAL

1. All grading shall conform to the 2016 California Building Code chapters 17, 18 & Appendix chapter-"J", as amended by Ord. 457.
2. All property corners shall be clearly delineated in the field prior to commencement of any construction/grading.
3. All work under this grading permit shall be limited to work within the property lines. All work within the road Right-of-Way will require separate plans and separate review/approval (permit) from the Transportation Department.
4. Grading shall be done under the supervision of a soils engineer in conformance with recommendations of the preliminary soils investigation by ____________, dated ____________
5. Compacted fill to support any structues shal comply with section 1803.5. Project without preliminary soils report shall have detailed specifications satisfying the requirements in section 1803.5 prepared by the EOR.
6. The contractor shall notify the Building and Safety Department at least 24 hours in advance to request finish lot grade and drainage inspection. This inspection must be approved prior to building permit final inspection for each lot.
7. The contractor shall notify Underground Service Alert, two days before digging at 1-800-442-4133.

CUT/FILL

8. Maximum cut and fill slope = 2:1.
9. No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil and other deleterious material. Fills should be placed in thin lifts (8-inch max or as recommended in soils report), compacted and tested as grading process until final grades are attained; all fills on slopes steeper than 5 to 1 (H/V) and a height greater than 5 feet shall be keyed and benched into firm natural soils for full support. The bench under the toe must be 10 feet wide, minimum.
10. The slope stability for cut and fill slopes over 30' in vertical height, or slopes steeper than 2:1 have been verified with a safety factor of at least 1.5.
11. No rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills closer than 10 feet to the finished grade.

DRAINAGE AND EROSION/DUST CONTROL

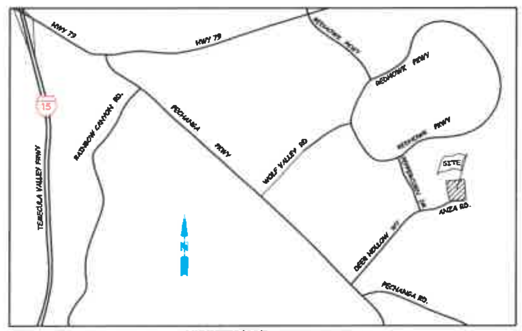
12. Drainage across the property line shall not exceed that which existed prior to grading. Exces or concentrated drainage shall be contained on site or directed to an approved drainage facility.
13. Provide a slope interceptor drain along the top of cut slopes where the drainage path is greater than 40 feet towards the cut slope.
14. Provide 5' wide by 1' high berm or equivalent along the top of all fills slopes steeper than 3:1.
15. The ground immediately adjacent to the building foundation shall be sloped away with 5% min for a min distance of 10 horizontal feet. Swales within 10 feet from building shall have 2% min slope.
16. No obstruction of natural water courses shall be permitted.
17. During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control (Best Management Practices, BMPs) shall be provided to prevent ponding water and damage to adjacent properties.
18. Dust shall be controlled by watering or other approved methods.
19. All existing drainage courses on the project site must continue to function. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.
20. For slopes 3 to 1 (H/V) or steeper:
    All slopes equal to or greater than 3 feet in vertical height, are required to be planted with grass or rosea ice plant (or equal) ground cover at a maximum spacing of 12" on center. Slopes exceeding 15 feet in vertical height shall be planted with approved shrub not to exceed 10 feet on center, or trees spaced not to exceed 20 feet on center or shrubs not to exceed 10 feet, or a combination of shrubs and trees not to exceed 15 feet in addition to the grass or ground cover. Slopes that require planting shall be provided with an in-ground irrigation system equipped with an appropriate backflow device per U.P.C., Chapter 10. The slope planting and irrigation system shall be installed prior to precise grading final.

COMPLETION OF WORK

21. A Registered Civil Engineer shall prepare final compaction report/ grading report and it shall be submitted for review and approval. The report shall also provide building foundation design parameters including allowable soil pressures, expantion index and remedial measures if EI>20, water soluble sulfate content, corrosivity and remedial measures if necessary.
22. Except for non-tract single residential lot grading, the compaction report shall include the special inspection verifications listed in Table 1704.7 of 2010 CBC.
23. A registered Civil Engineer shall submit to the building and safety department written certification of completion of grading in accordance with the approved grading plan prior to requesting inspection and issuance of the building permit. Certificationshall include line grade, surface drainage, elevation, and location of permitted grading on the lot.

GRADING LEGEND

R/W		RIGHT OF WAY
F.L.	- - →	FLOW LINE
R.W.	▬▭▬	RETAINING WALL
T.W.		TOP OF WALL
B.W.		BOTTOM OF WALL
MIN.		MINIMUM
P.E.		PAD ELEVATION
F.F.		FINISHED FLOOR
F.S.		FINISHED SURFACE
T.C.		TOP OF CURB
N.G.		NATURAL GROUND
S.F.	~→	SHEET FLOW
H.P.		HIGH POINT
N.T.S.		NOT TO SCALE
C		CUT
F		FILL
C.L.		CENTER LINE
P.L.		PROPERTY LINE
T.F.		TOP OF FOOTING
D.L.	—o—o—	DAYLIGHT
F.G.		FINISHED GRADE
SLOPE (CUT/FILL)		



VICINITY MAP
THOMAS 979-G5 (N.T.S.)

OWNER/DEVELOPER
GOSHTASB DASHTAKI
14865 GREENBRAE ST.
IRVINE,CA 92604
(714) 390-4837

SITE ADDRESS
46385 ANZA RD.
TEMECULA,CA 92592

ASSESSOR PARCEL NO.
917-310-034 & 035, RIVERSIDE COUNTY,CA

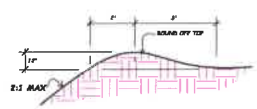
ESTIMATED EARTH QUANTITIES

CUT	52,200 CU.YDS±
FILL	28,500 CU.YDS±
EXPORT	23,700 CU.YDS±

TOTAL ACREAGE: 10.08± ACRES-GROSS
TOTAL ACREAGE: 9.45± ACRES-NET
TOTAL DISTURBED: 8.85 ACRES
PERCENTAGE OF TOTAL ACREAGE DISTURBED: 88%

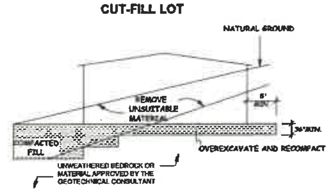
SOURCE OF TOPO
ARROWHEAD MAPING CORPORATION
AERIAL SURVEY AND PHOTOGRAPHY
DATED 09-04-13
431 MAC KAY DRIVE
SAN BERNARDINO, CA 92408
SCALE : 1"=40'

BENCH MARK
RIVERSIDE COUNTY BENCH MARK 900-61-69
ELEV. 1159.338
NGVD29



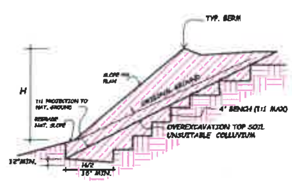
TYP. DETAIL OF BERM AT TOP OF FILL SLOPE
N.T.S.

CUT-FILL LOT

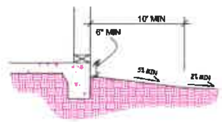


NOTE:
DEEPER OVEREXCAVATION AND RECOMPACTION SHALL BE PERFORMED IF DETERMINED TO BE NECESSERRY BY THE GEOTECHNICAL CONSULTANT.

GRADING DETAIL
N.T.S.



TYP. FILL OVER NAT. SLOPE
N.T.S.



TYPICAL SIDE YARD SWALE DETAIL
N.T.S.

811
Know what's below. Call before you dig.

NOTE:
A PRE-GRADING/PRE-CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE ARRANGED FOR BY THE SITE DEVELOPER PRIOR TO COMMENCING GRADING OPERATIONS. THOSE PARTIES REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING SHALL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPER, PRIOR SUPERINTENDENT, ENGINEER OF RECORD, SOIL ENGINEER, GRADING CONTRACTOR AND THE UNDERGROUND UTILITIES CONTRACTOR. REPRESENTING THE DEPARTMENT OF BUILDING AND SAFETY SHALL BE THE GRADING PLAN-CHECKER AND/OR GRADING INSPECTOR. THE FOCUS OF THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS ASPECTS AND RESPONSIBILITIES OF THE GRADING PROJECT AND TO PROVIDE AN APPROXIMATE TIME-TABLE FOR THE COMPLETION OF ROUGH GRADING. ARRANGE FOR A PRE-GRADING/ PRE-CONSTRUCTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR GRADING AND BUILDING INSPECTIONS.

NPDES: When one acre or more is being disturbed:

1. Construction site Best Management Practices (BMPs) for the management of storm water and non-storm water discharges shall be documented on the grading plan which thereby becomes the site Storm Water Pollution Prevention Plan (SWPPP). Arrangements shall be made by the developer to maintain those BMPs throughout the time of construction.
2. Erosion control BMPs shall be implemented and maintained to minimize the entrainment of soil in runoff from disturbed soil areas on construction sites.
3. Sediment control BMPs shall be implemented and maintained to minimize the transport of soil from the construction site.
4. Grading shall be phased to limit the amount of disturbed areas exposed to the extent feasible.
5. Areas that are cleared and graded shall be limited to only the portion of the site that is necessary for construction. The construction site shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading and the use of temporary and permanent soil stabilization.
6. Once disturbed, slopes (temporary or permanent) shall be stabilized if they will not be worked within 21 days. During the storm season, all slopes shall be stabilized prior to a predicted storm event. Construction sites shall be re-vegetated as early as feasible after soil disturbance.
7. Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking or wind.
8. Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than storm water (non-storm water discharges) are prohibited, except as authorized by an individual NPDES permit, the statewide General Permit-Construction Activity. Potential pollutants include but are not limited to solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives, and asbestos fibers, paint flakes or stucco fragments; fuels, oils lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine; equipment steam cleaning or chemical degreasing; wastes from street cleaning; and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential storm water runoff with ultimate disposal in accordance with local, state and federal requirements.
9. Runoff from equipment and vehicle washing shall be contained at construction site and must not be discharged into receiving waters or the local storm drain system.
10. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities or adjoining properties by wind or runoff.
11. All construction contractors and subcontractor personnel are to be made aware of the required BMPs and good housekeeping measures for the project site and any associated construction staging areas.
12. Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-system (NPDES) permit from the Regional Quality Control Board.
13. BMPs shall be maintained at all times. In addition, BMPs shall be inspected prior to predicted storm events and following storm events.
14. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in trash or recycle bins.

24 HOUR POINT OF CONTACT
GOSHTASB DASHTAKI
(714) 390-4837/(949) 735-5292

BGR #

ACE Group, Inc.
750 S. LINCOLN AVE. #104-167
CORONA, CA 92882
(951) 272-8181, (951) 272-8794 FAX

C 069283
EXP. 06-30-14
CIVIL
CA

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF :

REVISIONS	APPD	DATE

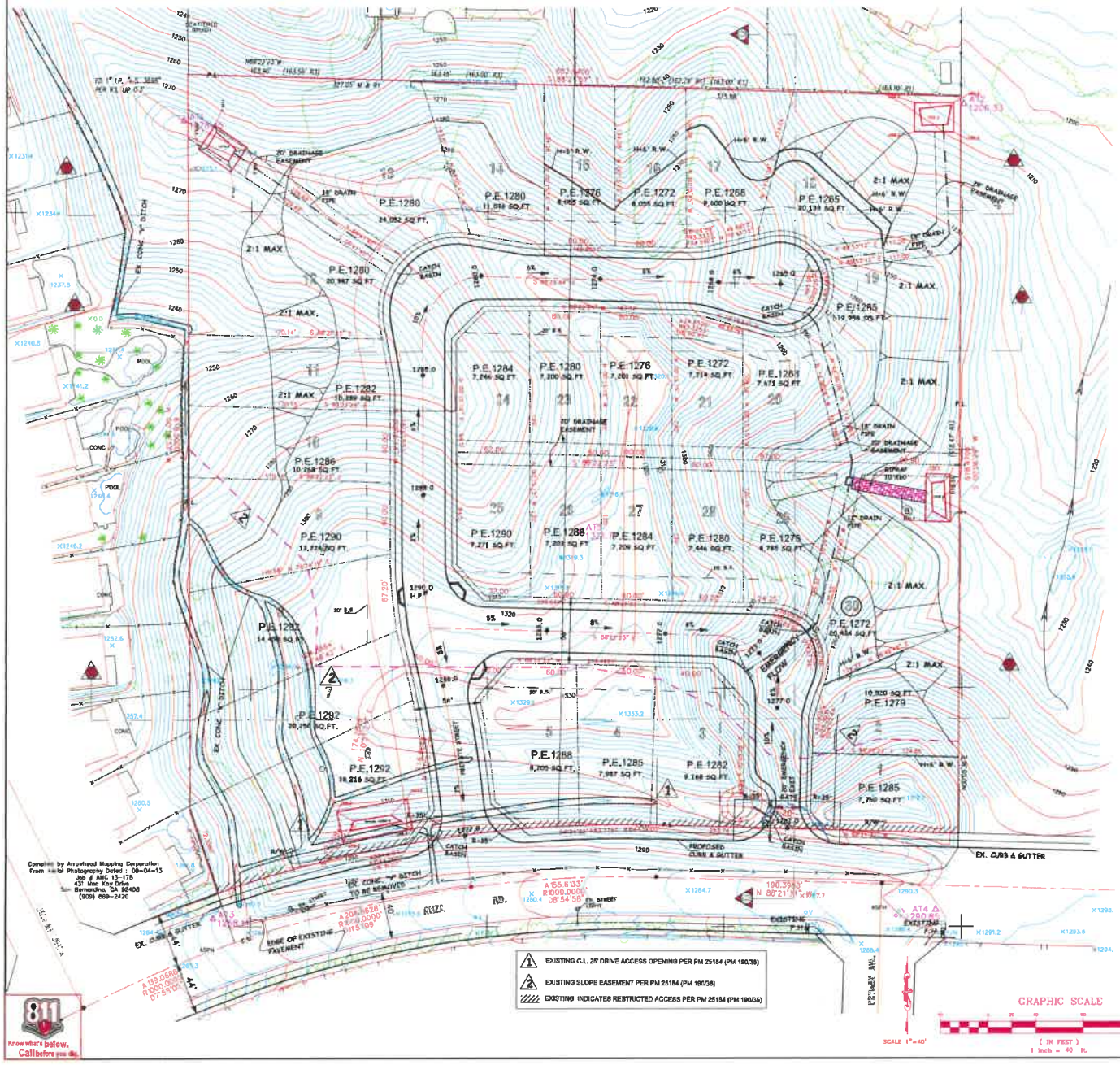
GRADING PLAN
46385 ANZA ROAD
TEMECULA ,CA 92592

0430-2414-WO

DATE:2/20/18

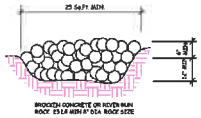
SCALE: N.T.S.

SHEET 1 OF 4



Compiled by Arrowhead Mapping Corporation
From Aerial Photography Dated : 09-04-13
Job # AMC 13-178
431 Mac Kay Drive
Bernardino, CA 92408
(909) 889-2420

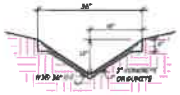
Know what's below. Call before you dig.



VELOCITY REDUCER (B)

NOTE:
THE FILL MATERIAL SHALL BE COMPACTED AT LEAST 90% OF MAXIMUM DENSITY. FOR SECTION 2 109.3 2013CBC

NOTE:
CUT AREA UNDER BUILDING SHOULD BE OVER -EXCAVATED (3 FEET BELOW FOOTING AND 5 FEET BEYOND THE BUILDING LINE) AND RECOMPACTED WHEN A BUILDING FOOTPRINT CROSSES CUT-FILL TRANSITION.



DOWNDRAIN V-DITCH DETAIL (A)

UNAUTHORIZED CHANGES AND USES:
CAUTION: THE ENGINEER PREPARING THESE PLANS, WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLAN MUST BE IN WRITING AND APPROVED BY THE PLAN PREPARER.

NOTE:
THE ENGINEER PREPARED THE GRADING PLAN HAS VERIFIED THE CONSISTENCY BETWEEN ON- SITE GRADING INFORMATION AND THE WORK WITHIN THE R/W APPROVED BY THE TRANSPORTATION DEPT.

NOTE:
THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION & MONITORING OF EFFECTIVE EROSION & SEDIMENT CONTROLS.

IMPORTANT NOTE TO OWNER/CONTRACTOR:
EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND DO NOT INCLUDE SHRINKAGE OR SUBSIDENCE. THEY ARE ESSENTIALLY FOR PERMIT PURPOSES ONLY AND NOT INTENDED FOR BIDDING.
IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT QUANTITIES FOR THE PURPOSES OF PAYMENT AND CONTRACT DOCUMENTS. THE UNDERSIGNED ENGINEER ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES IN THE EARTHWORK QUANTITIES.

OWNER/DEVELOPER
GOSHTASB DASHTAKI
14865 GREENBRAE ST.
IRVINE,CA 92604
(714) 390-4837

SITE ADDRESS
46395 ANZA RD.
TEMECULA,CA 92592

ASSESSOR PARCEL NO.
917-310-034 & 035, RIVERSIDE COUNTY,CA

ESTIMATED EARTH QUANTITIES

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FILL	28,500 CU.YDS±
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C 089283
EXP. 06-30-18
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STATE OF CALIFORNIA

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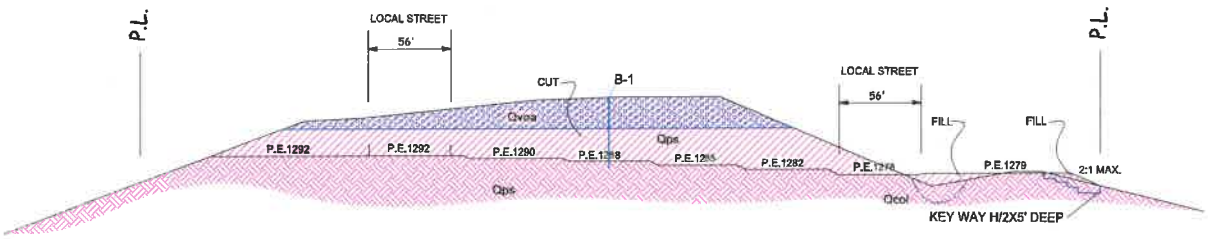
GRADING PLAN
46395 ANZA ROAD
TEMECULA, CA 92592

0430-2414-WO

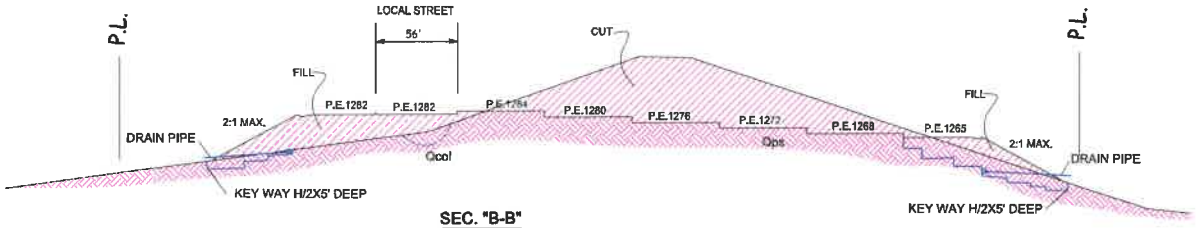
DATE:02/20/18

SCALE: N.T.S.

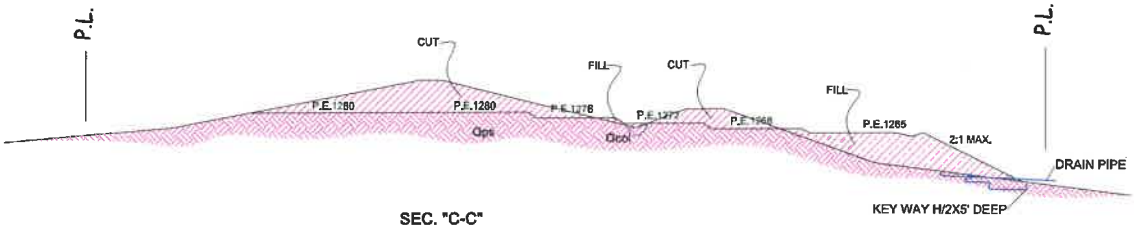
SHEET 2 OF 4



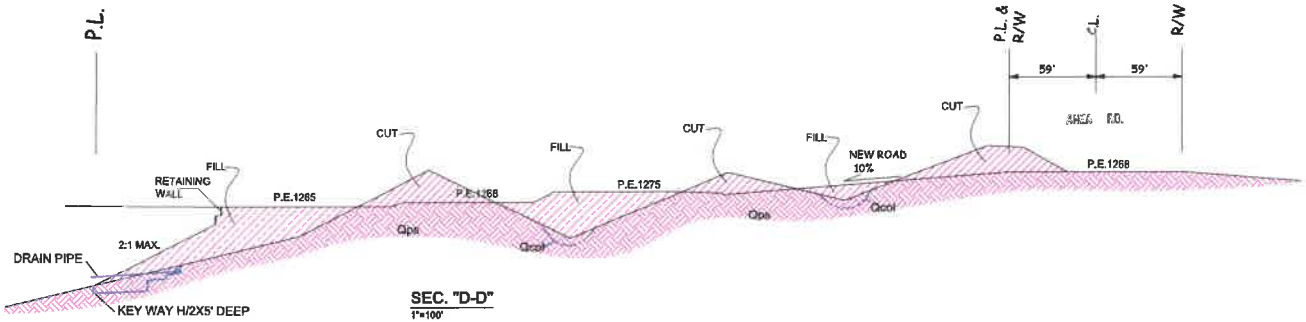
SEC. "A-A"
1"=100'



SEC. "B-B"
1"=100'



SEC. "C-C"
1"=100'



SEC. "D-D"
1"=100'

811
Know what's below.
Call before you dig.

ACE Group, Inc.
750 S. LINCOLN AVE. #104-167
CORONA, CA 92882
(951) 272-8181, (951) 272-8794 FAX

C 08263
EXP. 01-31-18

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF :

REVISIONS	APVD	DATE

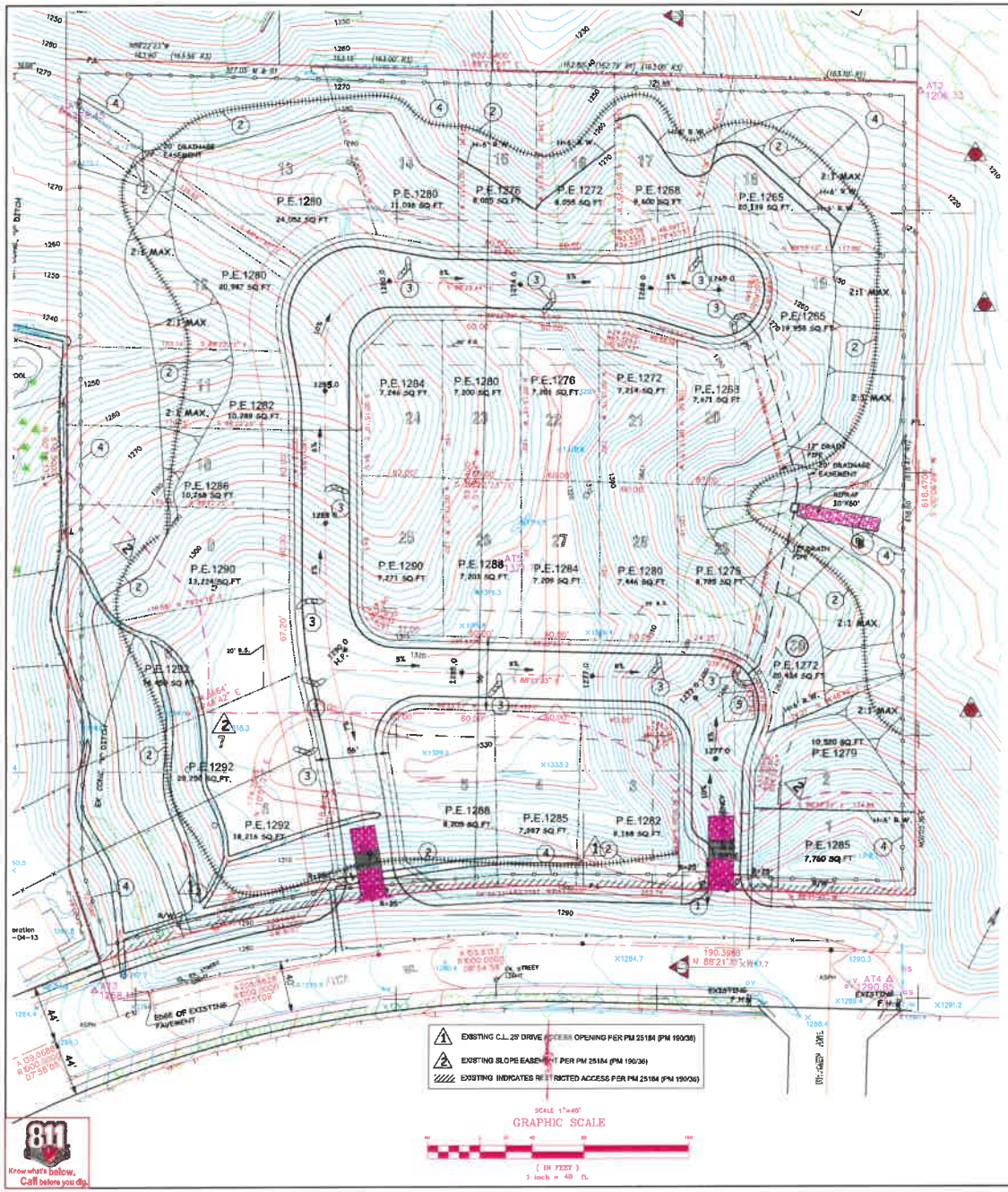
TENTATIVE TRACT MAP
46385 ANZA ROAD
TEMECULA, CA 92592

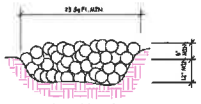
0430-2414-WO

DATE:02/1/18

SCALE: N.T.S.

SHEET 3 OF 4





VELOCITY REDUCER (B)

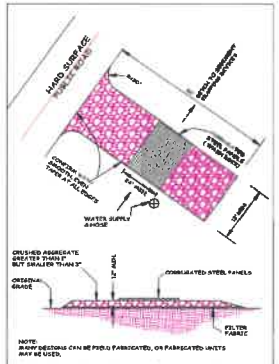
OWNER/DEVELOPER
GOSHTASB DASHTAKI
14665 GREENBRAE ST.
IRVINE,CA 92604
(714) 390-4837

SITE ADDRESS
46385 ANZA RD.
TEMECULA,CA 92592

ASSESSOR PARCEL NO.
917-310-034 & 035, RIVERSIDE COUNTY,CA

EROSION AND SEDIMENT GENERAL NOTES:

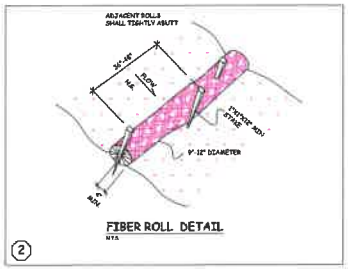
1. DUST CONTROL:
THE REDUCTION OF SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBANCE, DEMOLITION, OR CONSTRUCTION WILL BE USED IN AREAS SUBJECT TO DUST PROBLEMS TO PREVENT SOIL LOSS AND REDUCE THE PRESENCE OF POTENTIALLY HARMFULL AIRBORNE SUBSTANCES.
2. SAFETY FENCE:
A PROTECTIVE BARRIER WILL BE INSTALLED TO PREVENT ACCESS BY THE PUBLIC TO AN EROSION CONTROL MEASURE. This structural practice is applicable to any control measure or series of measures that can BE CONSIDERED unsafe by virtue of potential access by the public.
3. TEMPORARY ROCK CONSTRUCTION ENTRANCE:
AT THE POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE, A STABILIZED IRREGULAR ROCK PAD (3 TO 4 INCHES) WITH A FILTER FABRIC UNDERLINED WILL BE USED TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS AND OTHER PAVED AREAS.
4. OUTLET PROTECTION:
The installation of paved and/or riprap channel section and/or stilling basins below storm drain outlets will be used to reduce erosion from scouring at outlets and to reduce concentrated storm water flow velocities.
5. SILT FENCE/FILTER BARRIER:
This technique uses a temporary sediment barrier consisting of a filter fabric stretched across and attached to entrenched supporting posts. There are two types: 1) the silt fence is a temporary linear filter barrier constructed of synthetic filter fabric, posts, and possibly a wire fence for support; and 2) the filter barrier is constructed of stakes and burlap or synthetic filter fabric.
6. FIBER ROLL BARRIER:
A temporary sediment barrier consisting of a row of entrenched and anchored fiber rolls will be used to intercept and detain small amounts of sediment from disturbed areas, and to decrease the velocity of sheet flows and low-to-moderate level channel flows. This structural control is applicable below disturbed areas subject to sheet and rill erosion, and not intended for use in live streams or in swales where there is a possibility of a high flow and washout.
7. STORM DRAIN INLET PROTECTION:
To prevent sediment from entering storm water collection systems prior to permanent stabilization of the disturbed area, a sediment filter or an excavated impoUnding area must be installed around a storm drain drop or curb inlet. storm drain inlet protection is to be limited to drainage areas not exceeding 1 acre and is not intended to control large, concentrated storm water flows.
8. STOCK PILE COVER:
A temporary or permanent cover will be used to prevent rainfall from contacting stockpiles, the cover may consist of a plastic sheeting held in place by ballast to protect against wind, or it may be a more permanent structure, such AS A storage shed or any roofed structure.



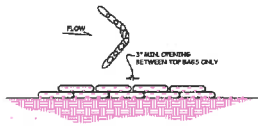
BMP FOR CONSTRUCTION ENTRANCE
N.T.S. PER CITY DETAIL STD- 225
(1)

NOTE:

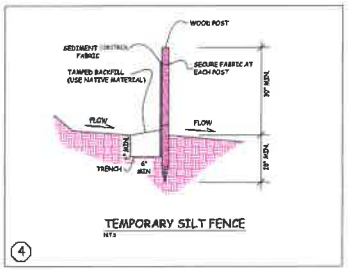
1-GRAVEL BAGS ARE ENCOURAGED OVER THE USE OF SAND BAGS AND MAY BE REQUIRED IN PROBLEM AREAS.



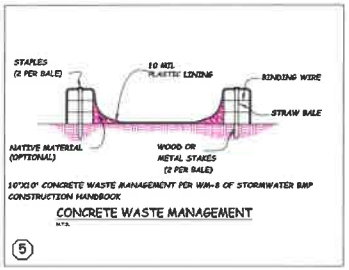
FIBER ROLL DETAIL
N.T.S.
(2)



GRAVEL BAGS PLACEMENT DETAIL
N.T.S.
(3)



TEMPORARY SILT FENCE
N.T.S.
(4)



10'X10' CONCRETE WASTE MANAGEMENT PER WM-8 OF STORMWATER BMP CONSTRUCTION HANDBOOK

CONCRETE WASTE MANAGEMENT
N.T.S.
(5)

ACE Group, Inc.
750 S. LINCOLN AVE. #104-167
CORONA, CA 92882
(951) 272-8181, (951) 272-8794 FAX

C 038283
EXP. 08-31-14

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF :

REVISIONS	APPD	DATE

EROSION CONTROL PLAN
46385 ANZA ROAD
TEMECULA, CA 92592

0430-2414-WO

DATE:06/1/14

SCALE: N.T.S.

SHEET 4 OF 4

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: CZ07862/TR36784

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: September 3, 2020

Applicant/Project Sponsor: Road Arsalan Date Submitted: February 4, 2015

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42764 ZCFG06148

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42764
Project Case Type (s) and Number(s): Tentative Tract Map No. 36784 (TR36784), Change of Zone No. 7862 (CZ07862)
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Gabriel Villalobos – Project Planner
Telephone Number: (951) 955-6184
Applicant's Name: Rod Arsalan
Applicant's Address: 750 S. Lincoln Avenue, Suite 104-167, Corona, CA 92882

I. PROJECT INFORMATION

Project Description:

Tentative Tract Map No. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.

Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

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

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

B. Total Project Area:

Residential Acres: 10.08	**Lots:** 30	**Units:**		**Proj. No. of Residents:**
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): 917-310-034 & 917-310-035

Street References: The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislanca.

D. Section, Township & Range Description or reference/attach a Legal Description: T8SR2W SEC 21 SEC

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site for the proposed project is comprised of mostly undisturbed land as there has been no previous development on the two lots included in the project's scope of work meaning the entire site is vacant. The land is mostly comprised of coastal sage scrub and some chaparral vegetation. The topography of the site is varied with natural slopes as high as 30 feet tall. The surrounding area is mostly comprised of single-family residential homes to the north, south and west, with more homes under construction to the east. The general area is mostly developed and for the purposes of this document, is considered an urbanized area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. **Land Use:** The project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project, as conditioned, has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.

5. **Noise:** 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 proposed project meets all applicable Housing Element Policies.

7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** The proposed project meets all applicable Healthy Community element policies.

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

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

D. **Land Use Designation(s):** Medium Density Residential (MDR) (2 – 5 du/ac)

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

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding:**

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

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

3. **Land Use Designation(s):** Medium Density Residential (MDR) (2 – 5 du/ac)

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

5. **Policy Area(s), if any:** N/A

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:** Residential Agricultural – 5 Acre Minimum (R-A-5)

J. **Proposed Zoning, if any:** One-Family Dwellings (R-1)

K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, Open Area Combining Zone – Residential Developments (R-5) and One Family Dwelling (R-1) to the east, and the City of Temecula to the south and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are

necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Gabriel Villalobos
Signature

9/3/20
Date

Gabriel Villalobos, Project Planner
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source(s): Riverside County Southwest Area Plan Figure 9 "Scenic Highways"

Findings of Fact:

a) As indicated in Figure 9 of Riverside County's Southwest Area Plan, the project site is not located within a scenic highway corridor as the nearest county eligible scenic highway (Hwy 79) is located approximately 1.5 miles north of the proposed project site. Views of the Project site from SR-79 are not possible due to existing development and intervening topography. Therefore, the proposed project will not have a substantial effect on a scenic highway and is considered to have no impact.

b) The project site does not include any scenic resources including trees, rock outcroppings and unique or landmark features and will not obstruct any prominent scenic vista or view open to the public. The proposed project is a subdivision of 10.8 acres into 30 single-family residential lots which for the purposes of this document are not considered to be aesthetically offensive to the public view. As such, the project is considered to have a less than significant impact.

c) The proposed project is located within an "urbanized" area and has complied with all applicable zoning and development standard regulations. As such, the project is considered to not conflict with zoning and other regulations governing scenic quality and will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project site is located approximately 14 miles from the Mt. Palomar Observatory; which is within Zone A of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions to reduce light pollution in the area. The project shall be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. Through the incorporation of lighting requirements, as outlined in Ordinance No. 655, the impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

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

Findings of Fact:

a-b) The proposed project will result in a new source of light and glare from the addition of street lights, as well as, vehicular lighting from cars traveling on adjacent roadways and home lighting. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to the California Environmental Quality Act (CEQA). As such, this project shall be considered to have a less than significant impact.

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?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

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

Findings of Fact:

a) The proposed project as specified through the County of Riverside's GIS database is shown to be comprised as "other lands" and "urban-built up land" and is not considered to be Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the project will have no impact.

b) The current zoning classification of the project is Residential Agricultural – 5 Acre Minimum (R-A-5), however, a change of zone application is also being processed concurrently with the proposed subdivision changing the zoning from R-A-5 to One-Family Dwelling (R-1). In addition, the project site is not located on land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As such, the project will have a less than significant impact.

c) The project site is not located within close proximity to any property which has an existing agricultural zoning classification and will not cause the development of non-agricultural uses within 300 feet of agriculturally zone property. As such, the project will have no impact.

d) The proposed project shall not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses as the project site is surrounded in all directions by residential properties. As such, the project has been deemed to have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

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

Findings of Fact:

a) The project is not located within an area with existing zoning for forest land (as defined in Public Resources Code 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). As such, the project is considered to have no impact.

b) Per Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas" the proposed project site is not located within forest land and will not result in the conversion of forest land to non-forest use. As such, the project shall have no impact.

c) The project does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use as there are no "forest lands" in the immediate area. As such, the project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

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

Findings of Fact:

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

> (1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the similar project; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
>
> (2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve any changes that would otherwise impact the goals established through the General Plan as it is consistent and only requires a change of zone to address minimum lot sizes. For all intents and purposes the implementation of the project is small-scale and would not have substantial impacts to the overall South Coast Air Basin.

According to the Air Quality Analysis prepared for the similar project, as well as, the consistency analysis presented above used in the context of air quality for the region in which both the similar project and proposed project site are located, the proposed project will not conflict with the AQMP; the project impacts will be less than significant.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin

Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants.

Construction Emissions

The proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Although a project specific air quality analysis was not performed for the proposed project, such analysis has been performed for other similar projects within the County, with similar characteristics related to size and scale of the proposed project, that were also located within the South Coast Air Basin. Emissions for the purposes of this section are not necessarily dependent on a specific location but on the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis performed by Urban Crossroads was a single-family residential project in the French Valley area of the unincorporated County (the "sample project"). The sample project consisted of 20.3 acres, 34 units with similar minimum lot sizes, and similar amounts of grading as the proposed project.

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations that would apply to the proposed project, were also applied to the air quality analysis and are reflected in the emission estimates of the sample project. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the sample project will not exceed established SCAQMD thresholds for regional criteria pollutant emissions.

Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO_X	CO	SO_2	PM^{10}	$PM^{2.5}$
2018	62.23	29.07	24.93	0.04	2.53	1.92
SCAQMD Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Potential Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Source: Urban Crossroads						

Operational Emissions

Long-term emissions are evaluated at build-out of a project. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the

sample project. Based on the results of the model, maximum daily emissions from the operation of the sample project will not exceed established SCAQMD thresholds. Therefore, since the proposed project has less units and can be reasonably assumed it would result in reduced emissions from the sample project, long-term operational emissions from the proposed project will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO_X	CO	SO_2	PM^{10}	$PM^{2.5}$
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
Total Emissions	**5.24**	**4.04**	**15.70**	**0.04**	**2.62**	**0.79**
SCAQMD Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Potential Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Source: Urban Crossroads						

Based on the above analysis on regional and local impacts from construction and operation of the project, no threshold is anticipated to be exceeded; therefore a less than significant impact is anticipated for the Project to result in a cumulatively considerable net increase of any criteria pollutant. Similar to the sample project, the proposed project will be required to adhere to the same regulations as any other project located within the South Coast Air Basin.

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 within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Helen Hunt Jackson Elementary School) is located approximately ½-mile to the west of the project site. The project will not include major transportation facilities, manufacturing uses, or generate significant odors that would affect the school.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9

ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Temecula Valley SRA.

Project specific LST analysis was not prepared, but the same sample project of 20.3 acres and 34 units and air quality analysis prepared by Urban Crossroads is used as well for this project's LST analysis. The sample project is near the proposed project that it is within the same ambient air quality levels, the sample project is larger in size (20.3 acres compared to 10.08 acres for the proposed project) and the sample project has a similar amount of grading proposed to the proposed project that the use of the sample project's LST analysis to indicate the proposed project's maximum level of impacts is applicable. The tables below titled On-Site Preparation Construction LST Emissions and On-Site Grading Construction LST Emissions, are also derived from the sample project and identify the emissions during construction at the nearest residences from that sample project were well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the LST analysis for the sample project and the low on-site emissions compared to the thresholds, coupled with the similarities between the sample project and the proposed project, impacts to sensitive receptors for the proposed project are considered less than significant.

On-Site Preparation Construction LST Emissions (lbs/day)

Emissions	NO_X	CO	PM^{10}	$PM^{2.5}$
On-Site Emissions	27.16	30.44	8.90	4.99
LST Threshold	**303**	**1,533**	**10**	**6**
Potential Impact?	**No**	**No**	**No**	**No**
Source: Urban Crossroads				

On-Site Grading Construction LST Emissions (lbs/day)

Emissions	NO_X	CO	PM^{10}	$PM^{2.5}$
On-Site Emissions	33.63	41.46	5.15	2.81
LST Threshold	**325**	**1,677**	**11**	**7**
Potential Impact?	**No**	**No**	**No**	**No**

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

Source: Urban Crossroads

d) The project proposes a residential development which is not typically a use that will create objectionable odors affecting a substantial number of people. The project does not include the construction of any detention basins, or any other features that would create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, PDB190002 "Western Riverside County MSHCP Compliance Document", PDB06260 "Burrowing Owl Habitat Assessment"

Findings of Fact:

a) The proposed project shall not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans as the project has been found to be in compliance with Riverside County's Multiple Species Habitat Conservation Plan (MSHCP).

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

According to the "Western Riverside County MSHCP Compliance Document" prepared by Searl Biological Services on January 10, 2019, the project site does not contain riparian/riverine or suitable habitat for Least Bell's Vireo, Southwestern Willow Flycatcher, or Yellow-billed Cuckoo on the project site. No vegetation typically associated with riparian habitats (i.e. willow, cottonwood, mule fat) were detected on site.

In addition, no evidence of vernal pools or other wetland features were recorded on site. The project site consisted entirely of sandy loam soils and no evidence of long-lasting ponds (i.e. cracked mud, crusty soil, hydric soils, etc.) were detected on site. No suitable habitat for fairy shrimp was detected on the project site as no standing water or other signs of areas that allow for pond water were detected.

The project is consistent with Section 6.1.2 of the MSHCP without mitigation.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Section 6.1.4 of the MSHCP provides recommendations and guidelines to minimize potential "edge effects" resulting from locating development projects in close proximity to the MSHCP Reserve Assembly. Measures such as buffers and/or barriers, are typically put in place to control drainage, toxins, lighting, noise, and invasive species. The project site is located approximately 1.36 miles north of the nearest criteria cell and as such, compliance with MSHCP Section 6.1.4 was not required.

6.3.2 Additional Survey Needs and Procedures – Burrowing Owl

A Burrowing Owl (BUOW) assessment was required and was conducted by AECOM initially in May 2015 and subsequently updated in May 2018. No BUOW habitat was determined to be present on the project site as the site is not flat enough and does not contain small mammal burrows which indicate that the project site is not considered to be a potentially suitable habitat.

There were no burrows or signs of California ground squirrels on-site. No holes or burrows were observed on-site that could be utilized by burrowing owls. There is a small cleared hill top area at the southern end of the parcels that could feasibly provide foraging habitat for burrowing owls, however, the area is deemed to not be large enough to sustain a resident owl. Due to tall, dense vegetation, steep slopes, and a lack of burrows, it is unlikely that burrowing owls have utilized the site previously or will utilize the study area in the future. As such, no BUOW preconstruction survey is required and no further conditions for the purposes of mitigation are required per CEQA.

Based off of the findings and conclusions presented in both the MSHCP compliance document and BUOW assessment, the project is considered to have a less than significant impact.

b) No 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) have

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

been located on site per the MSHCP compliance document submitted and approved for the project. As such the project will have a less than significant impact.

c) The project shall not 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 as none were determined through the MSHCP compliance and burrowing owl assessment conducted on site. A pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). With compliance with this standard condition of approval, the project shall have a less than significant impact.

d) The project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites as non were observed on site through the survey and report conducted for the project site. The project will have a less than significant impact.

e) The proposed project shall not 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 as none were observed on site. The project shall have no impact.

f) The proposed project shall not 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 as no wetlands were observed on site. The Project shall have no impact.

g) The proposed project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, as no species of vegetation or wildlife protected by local policies or ordinances were observed on site. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources a) Alter or destroy a historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source(s): On-site Inspection, Project Application Materials, PDA 4988R1 "Phase I Cultural Resource Assessment of Tract 36784"

Findings of Fact:

a) The proposed project has been deemed to not have the potential to alter or destroy a historic site through the findings contained within the Phase I Cultural Resources document submitted to and

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

approved by the County of Riverside. The results of the records search conducted at the Eastern Information Center at UC Riverside indicated that no historic archaeological sites or historic buildings had been previously recorded within the project area. Results of the historic map research were also negative and no historic archaeological sites or historic period buildings were discovered during the course of the investigation. In addition, an intensive pedestrian survey of the study area was conducted in 2016resulting in a thorough examination of all accessible portions of the study area. The records search and field survey failed to indicate the presence of any prehistoric or historic archaeological resources within the study area, as such, the project shall have a less than significant impact.

b) The proposed project shall not cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5 as no historical resources were observed during the study of the project site per the Phase I report. As such, the project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Source(s): On-Site Inspection, Project Application Materials, PDA 4988R1 "Phase I Cultural Resource Assessment of Tract 36784"

Findings of Fact:

a) The proposed project has been deemed to not have the potential to alter or destroy an archaeological site through the findings contained within the Phase I Cultural Resources document submitted to and approved by the County of Riverside. The results of the records search conducted at the Eastern Information Center at UC Riverside indicated that no historic archaeological sites or historic buildings had been previously recorded within the project area. Results of the historic map research were also negative and no historic archaeological sites or historic period buildings were discovered during the course of the investigation. As such, the project shall have a less than significant impact.

b) The proposed project shall not cause a substantial adverse change in the significance of an archaeological resources, pursuant to California Code of Regulations, Section 15064.5 as no archaeological resources were observed during the study of the project site per the Phase I report. In addition, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the appropriate tribe prior to the issuance of any grading permits. This monitor shall be on site for all initial ground disturbing activities and excavations and shall have the authority to temporarily halt the ground disturbance activities to allow for identification and potential recovery of cultural resources. This is a standard Condition of Approval and is not considered a mitigation measure for the purposes of CEQA. As such, the project shall have a less than significant impact.

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

c) No human remains are believed to be located on site. Regardless the project has been conditioned, if human remains are encountered during earth moving activities, for no further disturbance to occur until the County Coroner has made the necessary findings as to the origin. This is a standard Condition of Approval and is not considered a mitigation measure for the purposes of CEQA. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:				
10. Energy Impacts a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☐	☐

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

Findings of Fact:

a) The proposed Project would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the proposed Project can be accommodated within the context of available resources and energy delivery systems. As such, the Project would not cause or result in the need for additional energy producing or transmission facilities. Additionally, neither scenario proposed by the Project would engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. Any impacts will be less than significant

b) The Project would provide for, and promote, energy efficiencies beyond those required under other applicable federal and State of California standards and regulations, and in so doing would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other residential uses of similar scale and intensity that are constructed and operating in California. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery. Any impacts will be less than significant.

Mitigation: No mitigation 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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

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

Findings of Fact:

a) Soil liquefaction is a phenomenon which occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increase pore-water pressure. Soil liquefaction primarily occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lost strength during liquefaction and foundation failure can occur.

According to the Preliminary Geotechnical Investigation, there is a very low probability for liquefaction. Future development of the project site will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. The impact will be 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?	☐	☐	☒	☐

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

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to residential development will limit the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact from seismic ground shaking would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The Geotechnical Investigation performed on the project site indicates that there is a very low potential for lateral spreading to occur at the project site. In addition, the project site is not located within an area that is susceptible to landslide or rockfall hazards. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☒	☐

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

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

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

Findings of Fact:

a) The topography within the site is a natural hillside ridge with a max elevation of approximately 1,326 feet above mean sea level (within the central portion of the project site) which is followed by descending slopes at an inclination of 2:1 or flatter on all sides toward the property boundaries. Existing sloping grades within the project site vary from about 1,210 to 1,326 feet. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. The topography and/or ground surface relief features will be changed but the impacts are anticipated to be less than significant.

b) All manufactured cut or fill slopes shall be at a grade of 2:1 and the heights shall vary depending upon the existing topography. As such, the impacts shall be considered less than significant.

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

c) The project will not result in grading that affects or negates subsurface sewage disposal systems since the project will not utilize septic systems and will be served by domestic sewer service. The project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☐	☒

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

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The soils conditioned on site have been determined to have a low potential for expansion and is described as silty, clayey fine to coarse sand. The project would not create a substantial direct or indirect risk to life or property and impacts shall be less than significant.

c) The proposed project will receive wastewater service through an existing sewer line with the Eastern Municipal Water District (EMWD). As such, the project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

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

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) As indicated on Figure S-8 "Wind Erosion Susceptibility Map", the project site is located within an area with a Moderate Wind Erodibility rating. The Riverside County 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 (CBC). BMPs shall be implemented to reduce surface and air movement of dust during land disturbance, demolition, or construction will be used in areas subject to dust problems to prevent soil loss and reduce the presence of potentially harmful airborne substances. With such compliance, the project will not result in an increase in wind erosion and blow sand either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, "Benton Road Residential Greenhouse Gas Analysis", dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a-b) The proposed project has not submitted a project specific greenhouse gas emissions report. For CEQA purposes, the following emissions statistics were also used from the sample project referenced in the air quality analysis. As discussed prior, the sample project consists of 20.3 acres and 34 single-family residential units with similar minimum lot sizes, and similar amount of grading compared to the proposed project. Using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the sample project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO_2e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the Project are below the threshold of 3,000 MT CO_2e per year for residential projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD) and in conformance with the County's Climate Action Plan (CAP).

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

Operational Emissions (metric tons/year)

Emissions	CO_2	CH_4	N_2O	CO_2E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	**616.12**			
Source: Urban Crossroads				

Given the similarities of the sample project compared to the proposed project, coupled with the low anticipated GHG emissions, any GHG impacts are anticipated to remain less than significant. Since the project will not exceed the screening threshold proposed by the SCAQMD or the County's CAP, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): Project Application Materials

Findings of Fact:

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

a) The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. The project proposes a subdivision of 10.8 acres into 30 single-family residential lots; the project will not introduce activities that will cause substantial hazard to the public. The development and regular operation and cleaning of the eventual residential units will not present a substantial health risk to the community. Impacts associated with the routing transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as previously addressed in finding no. 21(a), the project will not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore the project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. As such, impacts will be less than significant.

d) The proposed project shall not 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 as the proposal does not include the handling of such materials. In addition, the nearest school is located approximately half (1/2) a mile to the west of the project site. As such, there will be no impacts.

e) The project is not located on a site which is included on a list of hazardous materials sites complied pursuant to Government Section 65962.5. As such, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

a-d) The project site is not located within an Airport Influence Area and is not located within close vicinity to an existing public airport or private airstrip. The project will not be incompatible with an existing Airport

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

Land Use Plan and will not require review from the Airport Land Use Commission. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	☐	☐	☒	☐
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
g) Impede or redirect flood flows?	☐	☐	☐	☒
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

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

Findings of Fact:

a) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Ana

River Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed storm drain system is designed to route the first flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

b) The Project will be served by Rancho California Water District (RCWD) for domestic water. RCWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The project is consistent with the General Plan land use designation that is utilized by RCWD in its water demand projections with its Urban Water Management Plan and the project is consistent with growth projections in the region. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net

aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed water quality basins. There are three proposed basins on-site following the natural drainage patterns of the project site to the northerly and eastern portions. Each basin includes a drainage easement to direct run-off for natural filtration. The project proposes to collect drainage on the surface via the internal streets and direct the drainage to the east and northwest where it is conveyed to a storm drain that outlets to one of the three basins. The bottom of each basin would also function to limit any potential increase in runoff and for water quality treatment. Final engineering of the development will require further calculation and certainty that the resulting drainage from the site would not increase any flows downstream to levels greater than existing. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

c) The grading and drainage design has been developed to maintain the natural discharge patterns as much as practical. The existing pattern discharges storm water to the easterly and northerly adjacent vacant lands. The proposed detention basins will attenuate any increased flows generated from the construction of impervious surfaces on the site to not increased flows on- or off-site that could potentially result in increased erosion. There will also be no alteration of the course of a stream or river or through the addition of impervious surfaces as there are no evidence of any streams of rivers being located on site. Therefore, this impact is considered less than significant.

d) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under

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

proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

e-f) With required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems and would not result in flooding either on or off site or polluted runoff. Thus, impacts would be less than significant and no mitigation is required

g) The proposed project is not within a flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.

h) The proposed project is not located in flood hazard, tsunami, or seiche zones, and as such, would not risk the release of pollutants due to project inundation. The project will have no impact.

i) The proposed project includes a project specific water quality management plan for the purposes of addressing this issue. As such, there will be no confliction or obstruction of any plan and the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:				
24. Land Use a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

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

Findings of Fact:

a) The proposed project shall not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect as the proposed land use is residential and is consistent with regulations as established for the subject property. The only potential conflict would be the proposed change of zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1), which would allow for a change in the minimum lot size of the subdivision from 20,000 sq. ft. to 7,200 sq. ft. This change would bring the proposed subdivision into consistency with the General Plan Land Use Designation of Medium Density

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

Residential (MDR), which allows for single-family residences with a density range between 2 – 5 density units per acre on lots no less than 7,200 sq. ft. As such, the project impact will be less than significant.

b) The proposed project shall not disrupt or divide the physical arrangement of an established community, including a low-income or minority community, as the proposed project is on vacant land. The surrounding environment is comprised of already existing or soon to be existing single-family residences, and the proposed project will only add to that similar housing stock as the project will be similar in nature to the surrounding developments. As such, the project will have a less than significant 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact:

a-c) According to Figure OS-5 Mineral Resources, the project site is categorized as MRZ-3, areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. There are no mining operations within vicinity of the project site. In addition, the land uses in the vicinity are all residential and would not accommodate mining operations. The project includes no component that would result in mining operations or use of any existing or abandoned mines. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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

Findings of Fact:

a-b) The project site is located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive noise levels. As such, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), United States Department of Housing and Urban Development Site DNL Calculator; Urban Crossroads, Project Application Materials

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

L_{EQ} (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24- hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

The project is estimated to generate a total of 283 average daily trips onto Anza Road with the majority of the trips assumed to be directed towards the 15 freeway. Utilizing the United States Department of Housing and Urban Development Site DNL Calculator, based on the existing approximately 2,000 trips on Anza Road, existing noise levels are anticipated to be approximately 53 dBA CNEL at a distance of 100 feet and a posted speed of 40 miles per hour. With the additional approximately 285 trips on Anza Road, noise would be anticipated to remain 53 dBA CNEL with no perceptible increase in ambient noise. Increases in other area roadways that currently accommodate larger amounts of traffic (i.e. Pala Road and Temecula Parkway) would have a similar level of change in ambient levels of noise since the same level of traffic added to these roads represents a lower proportion of the existing traffic and resulting noise levels. Since the increase in ambient noise would be barely perceptible and would not likely exceed even the most conservative ambient noise thresholds, the impact to ambient noise levels would be less than significant.

The project will result in temporary construction-related noise increases due to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance No. 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. The closest sensitive receptors are residences to

the west, north, and east, with the closest residence approximately 35 feet from the project site western boundaries. Noise levels associated with the various construction phases range between 62 dBA to above 80 dBA at 50 feet, see below reference noise level table from Urban Crossroads.

ID	Noise Source	Reference Distance From Source (Feet)	Reference Noise Levels @ Reference Distance (dBA L_{eq})	Reference Noise Levels @ 50 Feet (dBA L_{eq})[6]
1	Truck Pass-Bys & Dozer Activity[1]	30'	63.6	59.2
2	Dozer Activity[1]	30'	68.6	64.2
3	Construction Vehicle Maintenance Activities[2]	30'	71.9	67.5
4	Foundation Trenching[2]	30'	72.6	68.2
5	Rough Grading Activities[2]	30'	77.9	73.5
6	Framing[3]	30'	66.7	62.3
7	Two Scrapers Pass-By[4]	30'	83.7	79.3
8	Concrete Mixer Truck Movements[5]	50'	71.2	71.2
9	Concrete Paver Activities[5]	30'	70.0	65.6
10	Concrete Mixer Pour & Paving Activities[5]	30'	70.3	65.9
11	Concrete Mixer Backup Alarms & Air Brakes[5]	50'	71.6	71.6
12	Concrete Mixer Pour Activities[5]	50'	67.7	67.7

[1] As measured by Urban Crossroads, Inc. on 10/14/15 at a business park construction site located at the northwest corner of Barranca Parkway and Alton Parkway in the City of Irvine.
[2] As measured by Urban Crossroads, Inc. on 10/20/15 at a construction site located in Rancho Mission Viejo.
[3] As measured by Urban Crossroads, Inc. on 10/20/15 at a residential construction site located in Rancho Mission Viejo.
[4] As measured by Urban Crossroads, Inc. on 10/30/15 during grading operations within an industrial construction site located in the City of Ontario.
[5] Reference noise level measurements were collected from a nighttime concrete pour at an industrial construction site, located at 27334 San Bernardino Avenue in the City of Redlands, between 1:00 a.m. to 2:00 a.m. on 7/1/15.
[6] Reference noise levels are calculated at 50 feet using a drop off rate of 6 dBA per doubling of distance (point source).

Since the County of Riverside General Plan and Municipal Code do not identify specific construction noise level thresholds, a threshold is identified based on the National Institute for Occupational Safety and Health (NIOSH) limits for construction noise. NIOSH identifies 85 dBA Leq as a level of significant impacts for an 8 hour period. Per the above table with reference noise sources and due to the nearest sensitive receptor not being located less than the 30' distance for reference sound, the noise generated from construction would not be expected to exceed the 85 dBA Leq threshold from NIOSH. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

b) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be

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

further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 430 feet from the center of the project site that would generate an average level of 0.09 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will be somewhat perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	☐	☐	☒	☐

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

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

Findings of Fact:
a) According to Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", the project 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. As such, the project has been conditioned so that prior to the issuance of grading permits the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). In addition, 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.

The project shall not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature through the implementation of this condition. This is a standard Condition of Approval and is not considered a mitigation measure for the purpose of CEQA, as such, the project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

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

Findings of Fact:

a) The project site is currently vacant and proposes to construct a 30 lot single-family residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

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

b) The project proposes to construct a 30-lot residential subdivision. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) Riverside County's population is projected to increase by 277,000 from 2008 to 2020 and by 155,000 from 2020 to 2025. The population growth generated by the proposed project is well within the growth forecasts developed for the RTP. Impacts will 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 Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659

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

establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☒	☐

Source(s): School District correspondence, GIS database

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Helen Hunt Jackson Elementary, located at 32400 Camino San Dimas in Temecula, and is approximately half a mile west of the project site. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:

Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:

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

The 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. Impacts will be less than significant

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proponent is required to pay park and recreation fees and/or dedicate land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). The project shall not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment as no facilities are proposed. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

b) The proposed project shall not include 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. As such, the proposed project shall have ales than significant impact.

c) The project is subject to Quimby Fees per Section 10.35 of County Ordinance No. 460. The project impacts shall be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails a) Include the construction or expansion of a trail system?	☐	☐	☐	☒

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

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

Findings of Fact:

a) The proposed project, although it is located near a General Plan designated combination trail located along Anza Road, is not subject to the construction or expansion of a trail system as determined by planning staff. As such, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) where the projected vehicle miles traveled for the project exceed an applicable threshold?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
d) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
e) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐

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

Findings of Fact:

a) The proposed project will increase vehicular traffic. However, due to the relatively low amount of units proposed, the generation of 285 daily trips, and the maximum peak hour trips anticipated to be 30 trips pursuant to the Institute of Transportation Engineers, Trip Generation Manual, the project does not meet the threshold of 100 peak hour trips to justify a requirement for a traffic study. Although the project would create additional trips on the surrounding roads, such a low amount of peak hour trips would not be anticipated to result in any exceedance of capacity of a roadway or intersection. Therefore, the impact is considered less than significant.

b) Transportation impact analyses prepared by the County have historically been based level of service (LOS) and similar vehicle delay/congestion metrics. The LOS analytic model provides a reasonable assessment of vehicle congestion and driving conditions that may result from a given development project. LOS analyses do not however evaluate the range and magnitude of other environmental effects attributable to development traffic, including fuel consumption, criteria air pollutant emissions, and greenhouse gas emissions.

In the fall of 2013, Senate Bill 743 (SB 743) was passed by the legislature and signed into law by the governor. This legislation has changed the way that transportation studies are conducted for environmental documents. In the areas where SB 743 is implemented, delay-based metrics such as roadway capacity and level of service will no longer be the performance measures used for the determination of the transportation impacts of projects in studies conducted under CEQA. Instead, new performance measures such as vehicle miles travelled (VMT) or other similar measures will be used.

In December 2018 CEQA Guidelines were updated to include a threshold for evaluating traffic impacts using the VMT methodology. This new methodology is required to be used statewide after July 2020. During the preparation of this initial study, VMT thresholds were not yet adopted by the lead agency but have been drafted. Although not adopted, these draft thresholds and the methodology they are based on include substantial evidence to rely on for the purposes of this initial study to analyze this project's traffic impacts based on VMT.

The California Governor's Office of Planning and Research (OPR) prepared a Technical Advisory for evaluation transportation impacts in CEQA based on VMT. This Technical Advisory notes that projects that generate or attract fewer than 110 trips per day generally may be assumed to create a less than significant impact. As noted previously, the project is anticipated to generate approximately 283 average daily trips, so the project does not meet OPR's initial guidance for screening out small projects.

The County is currently in the process of adopting County specific guidelines and threshold of significance for VMT. The current draft guidelines utilize a significance threshold of county-wide average VMT, which is an approach adopted by several jurisdictions within the County due to the County's and cities within the County need to address housing needs and lack of economic growth in the region. Although no specific VMT analysis was prepared for the project to calculate expected VMT, the proposed project is located within a highly developed area located near job centers within the City of Temecula and other nearby cities and areas within unincorporated Riverside County. Due to this relatively close location to job centers and other destinations for trips from the proposed residential units, the project is not expected to result in a greater than the county-wide average VMT due to the fact that many if not most residential units within the County are located further from trip destinations compared to the proposed project.

Associated with the County's VMT draft guidelines and the foundation for them, since a large part of the reasoning for SB 743's shift from an LOS to VMT based analysis for traffic analysis per CEQA is based on a better relationship and accounting to greenhouse gas emissions, the County has developed screening thresholds that are tied to Riverside County's Climate Action Plan (CAP) thresholds for greenhouse gas emissions. The CAP Screening Tables identifies a 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) per year screening level threshold to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project greenhouse gas emissions. The County determined the size of development that is too small to be able to provide the level of greenhouse gas (GHG) emission reductions expected from the Screening Tables or alternate emission analysis method. To do this the County determined the GHG emission amount allowed by a project such that 90 percent of the emissions on average from all projects would exceed that level and be "captured" by the Screening Table or alternate emission analysis method. The GHG emissions calculations from the VMT Tool should be used in conjunction with the County's GHG emissions screening tables.

As is indicated in the Greenhouse Gas Emissions section of this analysis, the proposed project would not exceed the 3,000 MTCO2e threshold of the CAP. Furthermore, the draft VMT thresholds and

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

methodology developed by the County utilizing the California Emissions Estimator Model (CalEEMod) indicate that a single-family residential project up to 110 dwelling units would not exceed the 3,000 MTCO2e threshold and therefore would also not exceed the VMT threshold pursuant to SB 743. Therefore, the project is not anticipated to conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) or the County's current draft VMT thresholds.

c) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

d) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

e) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devises to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project includes two access points leading from Anza Road and ending in cul-de-sacs within the subdivision. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.

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:

a) The proposed project, although it is located near a General Plan designated combination trail located along Anza Road, is not subject to the construction or expansion of a trail system as determined by planning staff. As such, there will be no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☐	☒	☐

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) The proposed project would not cause a substantial effect to 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) as no archaeological resources or tribal cultural resources have been recorded within the project area and are not located on the project site. In addition, the project was subject to AB52 tribal consultation and of the four tribes notified, only the Pechanga Tribe requested consultation. Through various meetings and review of the approved Phase I Cultural Resources document (PDA 4988R1), the County and Tribe determined no mitigation was required and that the project would be conditioned to require a tribal monitor on site to address tribal cultural resources extraction in the event that a resource is found during earthmoving activities. This is a standard condition of approval for the project and is not considered a mitigation measure for the purpose of CEQA. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The applicant of the proposed subdivision shall initiate and compete a LAFCO annexation for the purposes of obtaining water service from the Rancho California Water District (RCWD) as the infrastructure is available locally. The project has been conditioned to handle this prior to issuance of grading permits or map recordation and is not considered a mitigation measure for the purposes of CEQA. The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. As such the impact shall be less than significant.

b) The project shall have the ability to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years as the project will be served by RCWD. The applicant has been conditioned to obtain will-serve letters from the water district and will be required to do so prior to grading permits. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source(s): Department of Environmental Health Review

Findings of Fact:

a) The applicant of the proposed subdivision shall initiate and compete a LAFCO annexation for the purposes of obtaining sewer service from the Eastern Municipal Water District (EMWD) as the infrastructure is available locally. The project has been conditioned to handle this prior to issuance of grading permits or map recordation and is not considered a mitigation measure for the purposes of CEQA. The project will not require or result in the construction of new wastewater treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding

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

projects will have to meet all applicable environmental standards. As such the impact shall be less than significant.

b) The project has been conditioned to obtain will-serve letters from the local water district (EMWD) for the purposes of securing sewer services for the purposes of this proposed project. In order for the project applicant to obtain grading permits, first a determination will need to be made by the wastewater treatment provider that's serves or may service the project that it has adequate capacity to serve the projects projected demand. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project shall not generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals as the project is consistent with the projected growth for the area. The project must obtain a will-serve letter prior to grading to secure sewer services to the project site. As such, the impact shall be less than significant.

b) The project shall comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste management Plan). The project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☐	☒
f) Other governmental services?	☐	☐	☐	☒

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a) Electricity services are to be provided by Southern California Edison for the purposes of the proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of this project. As such, the project will have a less than significant impact.

b) Natural gas services are to be provided by the Southern California Gas Company for the purposes of this proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of this project. As such, the project will have a less than significant impact.

c) Communication systems including telephone services are to be provided by Verizon for the purposes of this proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of the project. As such, the project will have a less than significant impact.

d) Street lighting shall be implemented by the developer in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. Street light annexation into L&LMD or a similar mechanism as approved by the Transportation Department. As such, the impacts will be less than significant.

e) There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

f) There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

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?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project	☐	☐	☒	☐

	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?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

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

Findings of Fact:

a) The proposed project shall not substantially impair an adopted emergency response plan or emergency evacuation plan as Fire Department emergency vehicle apparatus access road locations and designs shall be in accordance with the California Fire Code, Riverside County Ordinance No. 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Impacts will be less than significant.

b) The proposed project shall not expose project occupant's to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, or other factors as the proposed project would develop currently vacant 10.08 acres of land containing vegetation/fuel that would otherwise exacerbate pollutant concentrations in a wildfire scenario. With the development of the proposed project, the vacant land shall be modified and the vegetation/fuel removed which in turn would limit risks for the immediate area. The impacts shall be less than significant.

c) As conditioned by the Fire Department, setbacks for homes in the high fire hazard zone shall provide a minimum 30' setback from property lines. No additional 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 may result in temporary or ongoing impacts to the environment are proposed. As such, the impacts will be less than significant.

d) The proposed project is not located downslope or downstream and as such, shall not subject the project occupants to downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. The project will have a less than significant impact.

e) As indicated on Riverside County General Plan Figure S-11 "Wildfire Susceptibility," the project site is located within an area of very high potential for wildland fires. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands because standard conditions of approval have been added to the project that will assure adequate infrastructure exists on site to address fire suppression needs. In addition, the project will be required

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

to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Source(s): Staff Review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources, Cultural Resources, Tribal Cultural Resources, and Paleontological Resources, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☐	☒	☐

Source(s): Staff Review, Project Application Materials

Findings of Fact: There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

	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?	☐	☐	☒	☐

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

09/14/20, 1:43 pm **TR36784**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36784. 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 - 90 Days To Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Advisory Notification. 2 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TENTATIVE TRACT MAP NO. 36784 (TR36784) and CHANGE OF ZONE NO. 7862 (CZ07862) or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TENTATIVE TRACT MAP NO. 36784 (TR36784) and CHANGE OF ZONE NO. 7862 (CZ07862), 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)

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

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this plan Tentative Tract Map No. 36784 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description & Operational Limits

Tentative Tract Map No. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet.

Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT(S)

Tentative Tract Map No. 36784, Amended No. 2, dated 2/19/18.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
   - Ord. No. 348 (Land Use Planning and Zoning Regulations)
   - Ord. No. 413 (Regulating Vehicle Parking)
   - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
   - Ord. No. 457 (Building Requirements)
   - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
   - Ord. No. 460 (Division of Land)
   - Ord. No. 461 (Road Improvement Standards)
   - Ord. No. 484 (Control of Blowing Sand)
   - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
   - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
   - Ord. No. 878 (Regarding Noisy Animals)
   - Ord. No. 655 (Regulating Light Pollution)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 679 (Directional Signs for Subdivisions)
   - Ord. No. 787 (Fire Code)
   - 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- 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-Grade

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

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

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

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

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

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

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

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

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

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

BS-Grade. 6 0010-BS-Grade-MAP - 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. 7 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. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)

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

BS-Grade. 9 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 grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http:/www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11 **0010-BS-Grade-MAP - OBEY ALL GDG REGS (cont.)**

BS-Grade. 11 **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. 12 **0010-BS-Grade-MAP - SLOPE SETBACKS**

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

E Health

E Health. 1 **ECP COMMENTS**

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

E Health. 2 **Water/Sewer**

The proposed facility shall obtain potable water service from Rancho California Water District (RCWD) and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping.
Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Fire

Fire. 1 **Tentative Tract Map**

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Tentative Tract Map (cont.)

Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
3.) High Fire Hazard Severity Zone - The project is located in the "LRA & SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.
Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
Setbacks for homes in the high fire hazard zone shall provide a minimum 30' setback to property lines.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 05/21/2018
BBID: 532-002-808

Tract Map (TR) 36784 is a proposal for a Schedule "A" subdivision of 10.08-acres into thirty (30) lots for residential use in the Rancho California area. The site is located on the north side of Anza Road, approximately 400-ft east of Corte Mislanca. The city limits of Temecula bounds the site to the west and south.

The site is located on a ridge and therefore, except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. The grading of the site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, drainage easements shall be obtained from the affected property owners for the release of concentrated or diverted storm flows.

The project is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology and hydraulic studies including the preliminary and final Water Quality Management Plan (WQMP). The development of this site would generate an increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Santa Margarita Region Hydromodification Plan (SMR-HMP) requirements in the WQMP are met.

Planning

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW (cont.)

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2 0010-Planning-MAP - GEO STUDY ACCEPTED

The subject report, submitted for the project TR36784, APN 917-310-034 & 035, was prepared by AC Engineering Group, Inc., and is titled; "Limited Geotechnical Feasibility Report, Proposed Residential Tract for Single-Family Homes, Tract Map No. 36784; APN 917-310-034 & 035, 46385 Anza Road, Temecula, Riverside County, California," dated April 16, 2016. In addition, AC Engineering Group, Inc. has submitted the following documents:

"Responses for the County's Review Comments, Limited Geotechnical Feasibility Report, Proposed Residential Tract for Single-Family Homes, Tract Map No. 36784; APN 917-310-034 & 035, 46385 Anza Road, Temecula, Riverside County, CA," dated July 14, 2016.

The report concluded:

1)Due to deep groundwater level, potential for liquefaction does not exist for the site.

2)No active faults are known to project through or immediately adjacent to the site, and no lineaments indicative of faulting were noted on or near the subject site.

3)The potential for seismically-induced landslides, or debris flows is considered very low for the site.

4)All the proposed cut and fill slopes for the subject residential tract will be inclined at 2:1 (horizontal:vertical) or flatter and will be less than 30 feet in height.

5)Depending on the depth of fill overlying bedrock, potential for post-construction seismic settlement may vary from 0.1 to 0.5 inch.

6)Based on the Regional Geologic Map, the bedrock strikes northwest and dips 5 degrees northeast which are considered unfavorable with respect to the north facing natural slopes. Additional investigation on lot to lot basis could be warranted for lots with natural slopes facing toward the north.

The report recommended:

1.Prior to grading, site shall be prepared by clearing and grubbing.

2.Upper alluvial and colluvial deposits overlying bedrock shall be removed.

3.For transition pads, upper minimum 3 feet of the cut area shall be overexcavated and the ratio of maximum to minimum fill thickness across the pad shall not exceed 2 to 1.

This report satisfies the requirement for a geotechnical study for planning purposes. Final Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - GEO STUDY ACCEPTED (cont.)

Department approval of this report for planning purposes is hereby granted. Additional comments and/or conditions may be imposed by the Building & Safety Department upon application for grading and/or building permits.

Planning. 3 0010-Planning-MAP - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 4 0010-Planning-MAP - NO OFFSITE SIGNAGE

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

Planning. 5 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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

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

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the

ADVISORY NOTIFICATION DOCUMENT

Planning

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

payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

Planning. 7 0010-Planning-MAP - PDA04988R1 ACCEPTED

County Archaeological Report (PDA) No. 4988 submitted for this project (TR36784) was prepared by and is entitled: "Phase I Cultural Resource Assessment of Tract 36784, a 10-acre Parcel located at 46365 and 46385 Anza Road, Temecula, unincorporated Riverside County, California" dated May 2016. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant.

Revised County Archaeological Report (PDA) No.4988r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated October 2016. This report was received on October 05, 2016 and accepted by the County Archaeologist on October 07, 2016.

PDA concludes: no prehistoric archaeological or historic resources were identified within the project area. PDA recommends: No additional work and no construction monitoring was recommended for this project.

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

Planning. 8 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)

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

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Planning. 9 0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 10 0020-Planning-MAP- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;

3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 COUNTY WEB SITE

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

Transportation. 3 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. 4 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. 4 6 0 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. 5 OFF-SITE. PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 6 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 STD INTRO (ORD 460/461) (cont.)

provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TR36784 Parcel: 917310034

50. Prior To Map Recordation

E Health

050 - E Health. 1 Sewer Will Serve Not Satisfied

A Will Serve letter is required from the agency providing sewer service. The project is in close proximity to EMWD service boundaries and is considered to be in EMWD's sphere of influence. To obtain sewer service from EMWD, you must complete the Local Area Formation Commission (LAFCO) fringe annexation process with Ranch California Water District. Once the annexation process is complete, EMWD will then be able to issue a Will Serve letter.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 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 - 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. 4 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 7862 (CZ07862) have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

050 - Planning. 5 Map - Quimby Fees (1) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Anza Road and so noted on the final map.

050 - Survey. 2 EASEMENT Not Satisfied

Plan: TR36784 Parcel: 917310034

50. Prior To Map Recordation

Survey

050 - Survey. 2 EASEMENT (cont.) Not Satisfied

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

Transportation

050 - Transportation. 1 0050-Transportation-MAP-LC LNDSCP COMMON AREA MA Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Anza Road.

2. Streetlights on Anza Road.

3. Street sweeping.

4. Graffiti abatement of walls and other permanent structures along Anza Road.

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE and other electric provider.

050 - Transportation. 3 CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 4 CORNER CUT-BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

050 - Transportation. 5 DEDICATION/PRIVATE STREETS Not Satisfied

All interior streets are reserved private streets and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 56' private road easement in accordance with County Standard No. 105, Section "A". (36'/56'). The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

A 5' concrete sidewalk shall be constructed adjacent to the property line within the 10' parkway.

050 - Transportation. 6 EXISTING MAINTAINED/PART-WIDTH Not Satisfied

Anza Road along project boundary is a paved public road designated as a Major Highway and shall be improved with 44' part-width AC pavement (32' project side and 12' on the other side of the center line), 6" concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 88 foot full-width (44' project side and 44 foot on the other side of the centerline) dedicated right-of-way in accordance with County Standard No.93, Ordinance 461. (Modified for reduced AC pavement from 38' to 32' and reduced half-width right-of-way from 64' to 44')

NOTE:

1. A 24' gated emergency access shall be constructed and used only for emergency purposes.

Plan: TR36784 Parcel: 917310034

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 EXISTING MAINTAINED/PART-WIDTH (cont.) Not Satisfied

2. Gate shall be installed 35' from Anza Road curb-line.

3. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 12' parkway.

4. Match-up Curb and gutter with the existing curb & gutter to the west and east project boundaries as directed by the Director of Transportation.

050 - Transportation. 7 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at http://rcflood.org/npdes/SMRWMA.aspx, All details necessary to build BMPs per the WQMP shall be included on the grading plans. Since this project's development occurred during the implementation of the July 5, 2018 WQMP, discussions were made with the engineer to include the use of Bioflitration and Drywell BMPs for this project due to the sensitivity of the drainage outlets and to avoid "perched" basins in poor soils.

050 - Transportation. 8 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County·.

NOTE:

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
http://rctlma.org/trans/General-Information/Pamphlets-Brochures

050 - Transportation. 9 INTERSECTION/5O' 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. 10 LANDSCAPING/TRAIL Not Satisfied

The project proponent shall comply in accordance with landscaping (and/or trails) requirements within public road right of-way (or within easement adjacent to the public road right-of-way in accordance with Ordinance 461 Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be designed within Anza Road.

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be

Plan: TR36784 Parcel: 917310034

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 LANDSCAPING/TRAIL (cont.) Not Satisfied

placed within the public road rights-of- way.

050 - Transportation. 11 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No . 1001.

050 - Transportation. 12 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 13 SOILS Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 14 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR31597.

050 - Transportation. 15 STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 16 UTILITY PLAN Not Satisfied

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

050 - Transportation. 17 WQMP ACCESS AND MAINT (SURVEY) 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

Plan: TR36784 Parcel: 917310034

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - 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. 4 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. 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 - LOT TO LOT DRN ESMT Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

Plan: TR36784 Parcel: 917310034

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 8 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. 9 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. 10 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. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

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

060 - BS-Grade. 12 0060-BS-Grade-MAP - SLOPE STABIL'TY ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 13 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.

Plan: TR36784 Parcel: 917310034

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW (cont.) Not Satisfied

060 - BS-Grade. 14 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Planning

060 - Planning. 1 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7862 has been approved and adopted by the Board of Supervisors.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the appropriate tribe.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 5 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

Plan: TR36784 Parcel: 917310034

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the 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.

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

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

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

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the

Plan: TR36784 Parcel: 917310034

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con Not Satisfied
total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

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

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

Transportation

060 - Transportation. 1 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at http://rcflood.org/npdes/SMRWMA.aspx . All details necessary to build BMPs per the WQMP shall be included on the grading plans. Since this project's development occurred during the implementation of the July 5, 2018 WQMP, discussions were made with the engineer to include the use of Bioflitration and Drywell BMPs for this project due to the sensitivity of the drainage outlets and to avoid "perched" basins in poor soils.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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

Plan: TR36784 Parcel: 917310034

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT GRADING PLANS (cont.) Not Satisfied

required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL REQ. 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.

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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

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.

Planning

080 - Planning. 1 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 3 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 4 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 5 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 6 0080-Planning-MAP - Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

Plan: TR36784 Parcel: 917310034

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns.

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 7 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

Plan: TR36784 Parcel: 917310034

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN (cor Not Satisfied

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
2) Weather-based controllers and necessary components to eliminate water waste;
3) A copy of the "stamped" approved grading plans; and,
4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;
2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
3) Shading plans for projects that include parking lots/areas;
4) The use of canopy trees (24" box or greater) within the parking areas;
5) Landscaping plans for slopes exceeding 3 feet in height;
6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as CSA/LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

Plan: TR36784 Parcel: 917310034

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE SECURITY (co Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is $2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 3 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Anza Road.

2. Street-lights.

3. Street sweeping.

4. Graffiti abatement of walls and other permanent structures along Anza Road.

080 - Transportation. 4 IMPLEMENT WQMP Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and

Plan: TR36784 Parcel: 917310034

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied

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 - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

Plan: TR36784 Parcel: 917310034

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 4 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

Plan: TR36784 Parcel: 917310034

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-MAP- ROLL-UP GARAGE DOORS (cont.) Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 5 Map - Quimby Fees (2) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, 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 this Quimby Fee authorized organization. If no such organization or authority is in effect at building permit final inspection, this condition shall not apply.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS._____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS._____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-MAP-LC LNDSCP INSPECT DEPOSIT Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation

Plan: TR36784 Parcel: 917310034

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-MAP-LC LNDSCP INSPECT DEPOSIT (Not Satisfied
Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 4 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 5 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Anza Road.

090 - Transportation. 6 STREET LIGHTS INSTALL Not Satisfied

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Plan: TR36784 Parcel: 917310034

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 STREET LIGHTS INSTALL (cont.) Not Satisfied

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

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

090 - Transportation. 7 UTILITY INSTALL Not Satisfied

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

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

090 - Transportation. 8 WQMP COMPLETION Not Satisfied

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

090 - Transportation. 9 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

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

PECHANGA CULTURAL RESOURCES

Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scearce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

August 17, 2015

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for TR 36784

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum

cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

P.P Shannon M. Smith

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

emwd EASTERN MUNICIPAL WATER DISTRICT

May 16, 2019

Mehraban Yazdani Buicki
14865 Greenbrae St.
Irvine, CA 92604

To Whom It May Concern:

Re: APN: 917-310-034 & 035

Eastern Municipal Water District (EMWD) is responding to your request for information regarding the Sewer system capability in the vicinity of the subject parcel.

Due to the subject parcel's close proximity to EMWD service area boundary, the subject parcel is considered to be in EMWD's sewer sphere of influence. To obtain sewer service from EMWD, you must complete the Local Area Formation Commission (LAFCO) fringe annexation process with Rancho California Water District (RCWD) first. Once you have completed the annexation process, then EMWD will be able to issue a Will Serve letter for your property.

For your information, the following are EMWD's Requirements for projects annexing to EMWD directly. Since your annexation will be processed by RCWD, this information should help you in defining some of the scope and costs associated with fringe annexation.

1. Letter requesting annexation of the subject property to EMWD;
2. EMWD's Petition (enclosed) executed by the owners of record;
3. Copy of current vesting deeds(s);
4. Completed LAFCO application form (enclosed);
5. Map(s) and legal description(s) prepared by a registered surveyor per MWD and LAFCO requirements;
6. Check payable to Eastern Municipal Water District for the following:
    - $5,000 MWD annexation processing fee
    - $4,000 ($5,500 if Neg Dec Needed) EMWD annexation processing fee
    - $9,030 (btwn 10-200 acres) or $6,450 (if 10 or less acres) LAFCO annexation

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

processing fee.

- $1,000 Deposit for the Riverside County Surveyor

MWD's per acre annexation charge (currently $5,965/acre for CY 2019) and State Board of Equalization's processing fee will be due and payable upon final approval of the annexation by MWD.

It is important to note that most fringe area annexation requests require environmental approvals such as CEQA. Documentation of such approvals are required early in the fringe area application process which ultimately impacts the overall processing timeline.

The annexation process involves several agencies and takes approximately 18 months to Complete. Should you have any questions regarding this letter or if you need additional Information pertaining to other charges associated with this annexation, please contact me at (951) 928-3777, extension 4468

Sincerely,

Maroun El-Hage.

Maroun El-Hage, MPA, MS, PE
Senior Civil Engineer
Development Services Department
Eastern Municipal Water District

MEH:km

Attachment(s)/Enclosure(s): Copy of exhibit outside of EMWD Sewer.

c:

Eastern Municipal Water District

Time of plot : 4/29/2019 7:57:18 AM

DISCLAIMER

LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. EASTERN MUNICIPAL WATER DISTRICT ASSUMES NO LIABILITY FOR ANY DAMAGE AND/OR EXPENSE RESULTING FROM INADEQUATE VERIFICATION.

Rancho Water

Board of Directors

Bill J. Wilson
President

Danny J. Martin
Senior Vice President

Carol Lee Brady

Angel Garcia

Lisa D. Herman

William E. Plummer

John V. Rossi

Officers

Jeffrey D. Armstrong
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Eva Plajzer, P.E.
Assistant General Manager
Engineering and Operations

Richard R. Aragon, CPFO
Assistant General Manager
Chief Financial Officer/Treasurer

Jason A. Martin
Director of Administration

Eileen Dienzo
Director of Human Resources

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

May 15, 2019

Case Planner
County of Riverside
Department of Environmental Health
Post Office Box 7909
Riverside, CA 92513-7909

SUBJECT: WATER AVAILABILITY
TENTATIVE TRACT MAP NO. 36784
APNS 917-310-034 AND 917-310-035
PARCEL NOS. 1 AND 2 OF PARCEL MAP NO. 25184
[GOSHTASB DASHTAKI]

Dear Case Planner:

Rancho California Water District (RCWD/District) is prepared to provide water service to the above-referenced properties upon the property owner's completion of Riverside County Local Agency Formation Commission's annexation process involving RCWD, Eastern Municipal Water District, and Metropolitan Water District of Southern California; completion of all financial arrangements to include the extension of water facilities and installation of water services; destroying all on-site wells, if applicable; and signing an Agency Agreement that assigns water management rights, if any, to RCWD.

If you should have any questions or need additional information, please contact me at the District office at (951) 296-6993.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

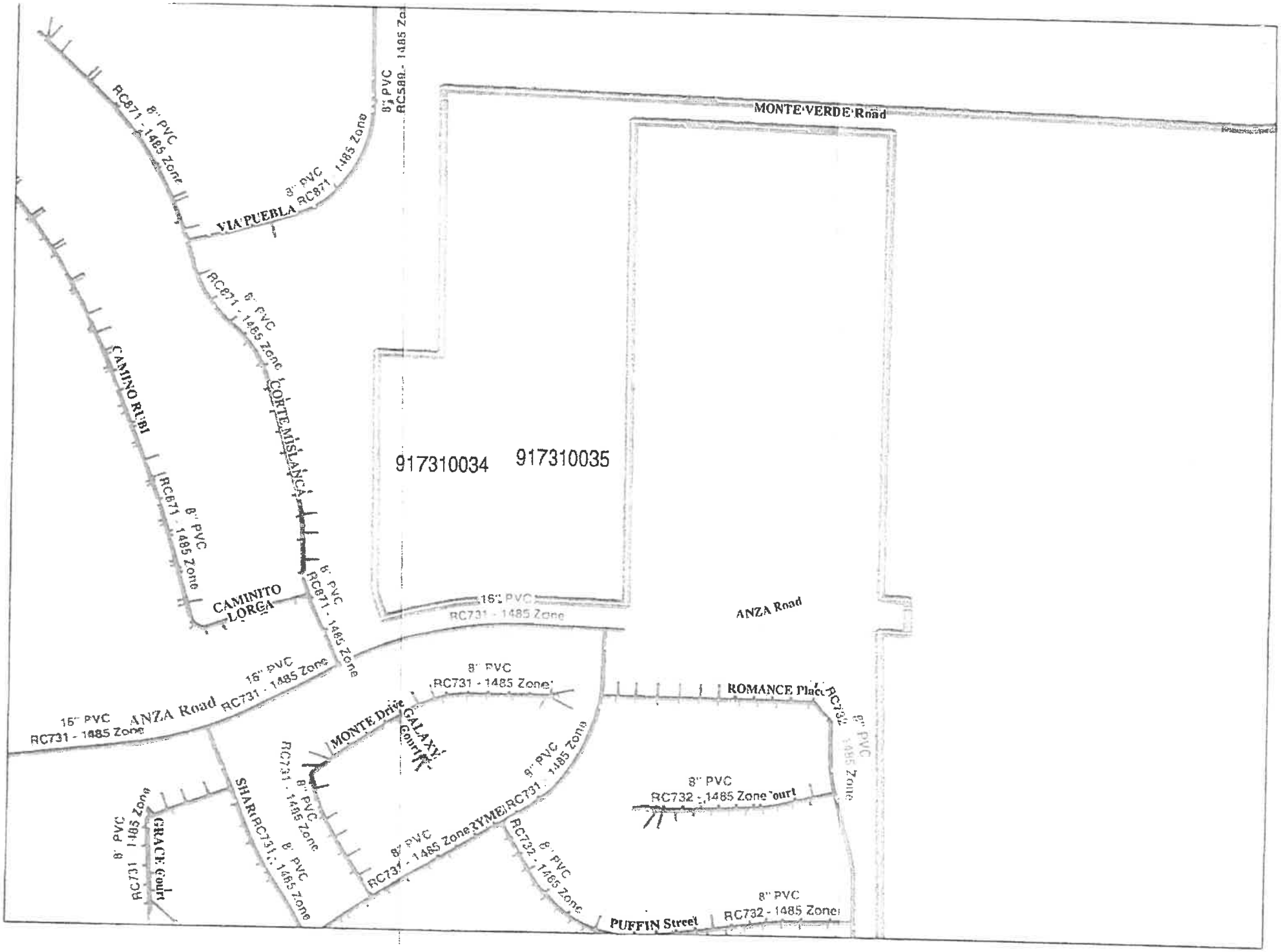
Corry Smith

Corry Smith
Engineering Services Supervisor

Enclosure: Exhibit Map

cc: Jeff Kirshberg, Water Resources Manager
Jake Wiley, Engineering Manager-CIP & Development
Goshtasb Dashtaki, Owner

19\CS:hab011\WaterAvailability


MONTE VERDE Road
917310034
917310035
VIA PUEBLA
CAMINO RIBI
CORTE MISLANCA
CAMINITO LORCA
ANZA Road
MONTE Drive
GALAXY Court
ROMANCE Place
SHARYME
GRACE Court
PUFFIN Street
8" PVC RC871 - 1485 Zone
8" PVC RC731 - 1485 Zone
8" PVC RC732 - 1485 Zone
16" PVC RC731 - 1485 Zone

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Carolyn Syms Luna · Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- [x] TRACT MAP
- [ ] REVISED MAP
- [ ] PARCEL MAP
- [ ] MINOR CHANGE
- [ ] REVERSION TO ACREAGE
- [ ] AMENDMENT TO FINAL MAP
- [ ] VESTING MAP
- [ ] EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36784 DATE SUBMITTED: 2/4/2015

APPLICATION INFORMATION

Applicant's Name: Rod Arsalan E-Mail: aceengupl@gmail.com

Mailing Address: 750 S. LINCOLN AVE #104-167 (Street)

CORONA (City) CA (State) 92882 (ZIP)

Daytime Phone No: (951) 272-8181 Fax No: (951) 272-8794

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____ (Street)

_____ (City) _____ (State) _____ (ZIP)

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: MEHRBAN YAZDANI E-Mail: _____

Mailing Address: GOSHTASB DASHTAKI 14865 GREENBRAE ST. (Street)

IRVINE (City) CA (State) 92604 (ZIP)

Daytime Phone No: (714) 390-4837 Fax No: (949) 786-8753

949-735-5292

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 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.

CZ 07862 EA 42764 CF6061148

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.

Rod Arsalan
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Dilshad M.Y. Buichi
MEHRBAN YAZDANI
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Payam Dashtaki
GOSHTASB DASHTAKI
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 917-310-034 & 035

Section: 22 & 27 Township: 8 S. Range: 2 W.

Approximate Gross Acreage: 10.08

General location (cross streets, etc.): North of ANZA RD, South of REDHOWK PKWY, East of PEPPERCORN DR, West of EL CHIMISAL RD.

Thomas Brothers map, edition year, page number, and coordinates: 979-G5

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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):

SUBDIVIDTHE LOTS TO RESIDNTIAL USE. 30 SFR

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes ☐ No ☑

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☑

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☑ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☐ No ☑

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 700'

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: 52,200

Estimated amount of fill = cubic yards 28,500

Does the project need to import or export dirt? Yes ☑ No ☐

Import N/A Export 23,700 Neither _____

What is the anticipated source/destination of the import/export?

_____

What is the anticipated route of travel for transport of the soil material?

_____

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 8,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☑

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☑

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Does the subdivision exceed more than one acre in area? Yes ☑ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?

☐ Santa Ana River ☑ Santa Margarita River ☐ San Jacinto River ☐ Whitewater 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) _____ Date _____

Owner/Representative (2) _____ Date _____

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:

TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035.

TIME OF HEARING:	**9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING:	**September 23, 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 only. Information on how to participate in the hearing will be available on the Planning Department website at: https://planning.rctlma.org/.

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that 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. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 28, 2020,

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

APN (s) or case numbers CZ07862 / TR36784 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

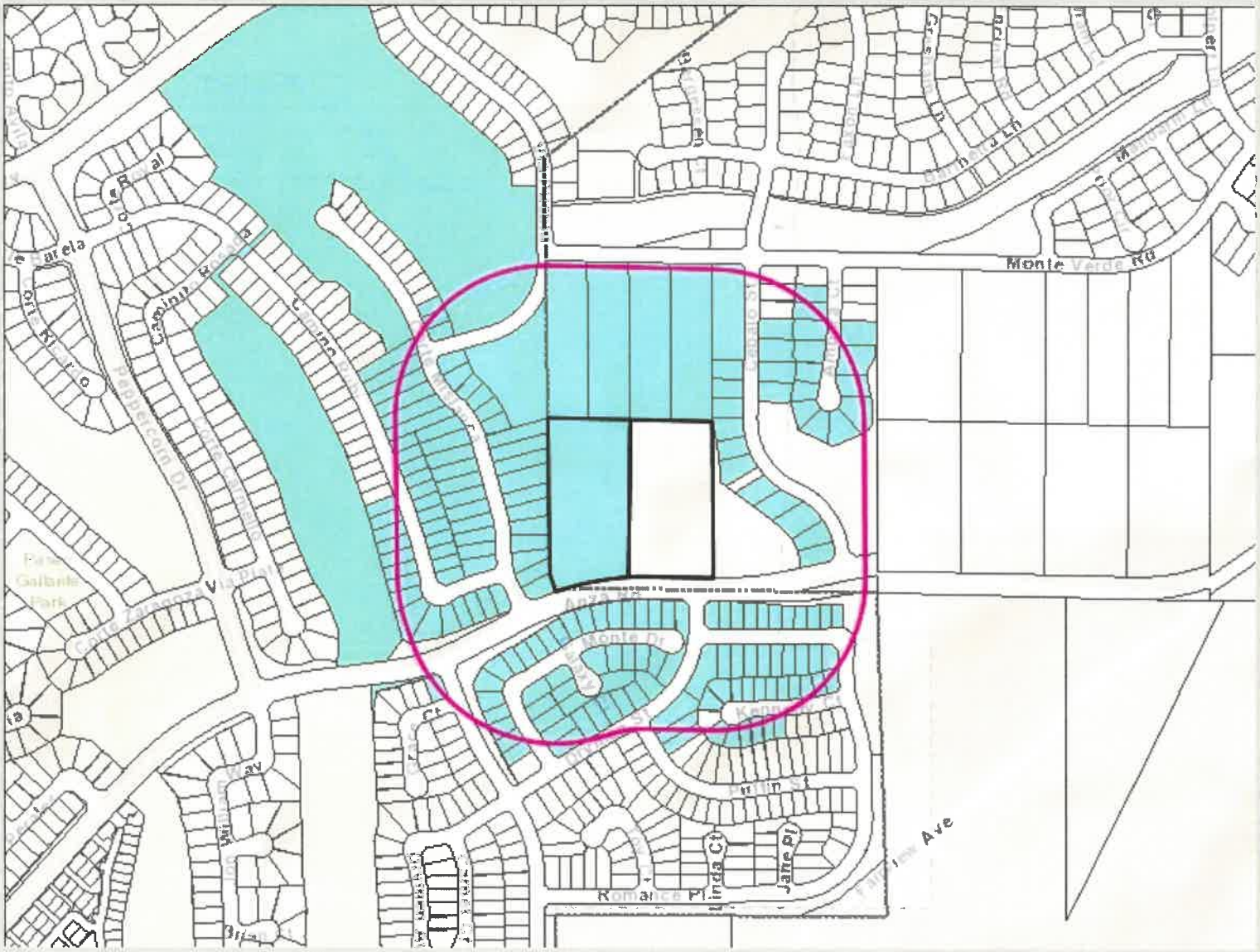
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07862 / TR36784

(600 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 752 1,505 Feet

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

REPORT PRINTED ON... 8/28/2020 4:01:36 PM

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917310027
THANH VINH NGUYEN
33229 MONTE VERDE RD
TEMECULA CA 92592

917310028
KYUNG SUN KANG
3530 AUSTIN BLUFFS PKWY
COLORADO SPGS CO 80918

917360002
ALASTAIR BROWN
45795 CEBALO ST
TEMECULA CA 92592

917360010
ROMI S. SHABAN
45891 CEBALO ST
TEMECULA CA 92592

917361001
ANTONIO DANIEL RAMOS
45856 CEBALO ST
TEMECULA CA 92592

917361010
JENNIFER LEVY
45781 AMBARA CT
TEMECULA CA 92592

917361019
JEFFREY D. BUTTEMER
45830 AMBARA CT
TEMECULA CA 92592

917361020
GINO REYNOSO
45814 AMBARA CT
TEMECULA CA 92592

917360006
THOMAS C. SMITH
45843 CEBALO ST
TEMECULA CA 92592

917360008
ARCINASFAMILY LIVING TRUST 12/21/19
45867 CEBALO ST
TEMECULA CA 92592

917310034
MEHRABAN YAZDANI BUICKI
14865 GREENBRAAE ST
IRVINE CA 92604

917361013
ERIC J. CHARRETTE
45817 AMBARA CT
TEMECULA CA 92592

917310029
JANESE M. REYES
27430 ENTERPRISE CIR W 101
TEMECULA CA 92590

917360001
BROWN FAMILY REVOCABLE TRUST DTD
45783 CEBALO ST
TEMECULA CA 92592

917360004
ROGER FITNESS
45819 CEBALO ST
TEMECULA CA 92592

917361018
HAIBO YAO
45846 AMBARA CT
TEMECULA CA 92592

917360003
FANG CHEN
45807 CEBALO ST
TEMECULA CA 92592

917360012
LS TERRACINA
15360 BARRANCA PKY
IRVINE CA 92618

917361012
OSCAR MANUEL MADRIGAL
45805 AMBARA CT
TEMECULA CA 92592

917361014
LEN PERSAUD
45833 AMBARA CT
TEMECULA CA 92592

917361015
PATRICK M. RYAN
45849 AMBARA CT
TEMECULA CA 92592

917360005
MARCUS VIRAK TOUCH
45831 CEBALO ST
TEMECULA CA 92592

962361002
WING KWAN RICHARD TUNG
25240 HANCOCK AVE NO 330
MURRIETA CA 92562

962363014
AUSTIN MYERS
45931 CAMINO RUBI
TEMECULA CA 92592

962410034
DINGBO LIANG
11 E YALE LOOP
IRVINE CA 92604

962413005
CHRISTOPHER A. EVANS
32922 MONTE DR
TEMECULA CA 92592

962413008
ARNOLD F. ALDANA
32952 MONTE DR
TEMECULA CA 92592

962361016
MATTHEW R. BROOKS
45949 CORTE MISLANCA
TEMECULA CA 92592

962362006
STEVEN G. DAVIS
45944 CORTE MISLANCA
TEMECULA CA 92592

962363003
JIZI DENG
44279 ECHELON CT
TEMECULA CA 92592

962363004
ERIC WARREN FRANKLIN
32943 CAMINITO LORCA
TEMECULA CA 92592

962363005
THOMAS D. COLLETTE
32933 CAMINITO LORCA
TEMECULA CA 92592

962363011
RODNEY D. LYKINS
45961 CAMINO RUBI
TEMECULA CA 92592

962352012
STEVE H. NGUYEN
114 MOUNTAIN SKY
IRVINE CA 92602

962353005
PAUL ANTHONY MERRILL
45874 CORTE MISLANCA
TEMECULA CA 92592

962361007
SCOTT B. PADGETT
45936 CAMINO RUBI
TEMECULA CA 92592

962413012
FERNEL BASTO VALLEJO
32992 MONTE DR
TEMECULA CA 92592

962414002
SULIMAN B. SHAMALI
32907 MONTE DR
TEMECULA CA 92592

962420011
GERHARDUS JOHANNES STOLTZ
33077 MONTE DR
TEMECULA CA 92592

962420018
RACHEL WITTENBERG
46013 DRYMEN AVE
TEMECULA CA 92592

962421015
ROCKY ERIK BRADY
33054 PUFFIN ST
TEMECULA CA 92592

962421030
GORDON SCOTT
33192 KENNEDY CT
TEMECULA CA 92592

962421036
SERGIO HINOJOSA
33132 KENNEDY CT
TEMECULA CA 92592

962422005
BRANDON BELFIELD
33168 ROMANCE PL
TEMECULA CA 92592

962422006
MARIA E. MORALES
33178 ROMANCE PL
TEMECULA CA 92592

962361019
LIAM MURPHY
6708 OLD PEAK LN
CORONA CA 92880

962362007
DAVID BRIAN ARTHUR
45954 CORTE MISLANCA
TEMECULA CA 92592

962362009
LEWIS G. GREEN
45974 CORTE MISLANCA
TEMECULA CA 92592

962421017
JUAN CARLOS GARCIA
33034 PUFFIN ST
TEMECULA CA 92592

962421018
VANESSA SACMAN EVANGELISTA
33123 ROMANCE PL
TEMECULA CA 92592

962421019
DONALD CATALANO
45664 HOPACTONG ST
TEMECULA CA 92592

962421033
KURTZ FAMILY REVOCABLE TRUST DATED
33162 KENNEDY CT
TEMECULA CA 92592

962421037
DANNY S. SANTOS
33122 KENNEDY CT
TEMECULA CA 92592

962421038
JESSICA D. HECKLINGER
33112 KENNEDY CT
TEMECULA CA 92592

962422003
AARON C. TANI
33148 ROMANCE PL
TEMECULA CA 92592

962422007
GREG SEGURA
33188 ROMANCE PL
TEMECULA CA 92592

962413007
RUEL H. PAA
32642 MONTE DR
TEMECULA CA 92592

962420001
ALFREDO ROMERO
33012 MONTE DR
TEMECULA CA 92592

962420005
SUKANTAWANICH PAIBOON & SUTHIPORN
7018 W SEWARD ST
NILES IL 60714

962420022
KYLE A. CLARKE
46053 DRYMEN AVE
TEMECULA CA 92592

962420024
MICHAEL A. STEWART
46079 GALAXY CT
TEMECULA CA 92592

962421016
JASON R. DAFFORN
33044 PUFFIN ST
TEMECULA CA 92592

962421023
GREGORY E. DUTY
20037 PALOMAR ST
WILDOMAR CA 92595

962351016
MICHAEL H. WU
45846 CAMINO RUBI
TEMECULA CA 92592

962351017
YORAM ISRAEL
13217 JAMBOREE RD NO 318
TUSTIN CA 92782

962352013
JAMES HOWE
45794 CORTE MISLANCA
TEMECULA CA 92592

962352014
DAVID K. HIRAI
45804 CORTE MISLANCA
TEMECULA CA 92592

962422008
HPA BORROWER 2016 2
180 N STETSON AV STE 3650
CHICAGO IL 60601

962422009
JOHN M. LONG
33208 ROMANCE PL
TEMECULA CA 92592

962421028
GRIMILDA ONEIL
33212 KENNEDY CT
TEMECULA CA 92592

962421035
GRUHAN HOLDINGS
1155 CAMINO DEL MAR
DEL MAR CA 92104

962421042
DAVID A. ARROYO
33137 KENNEDY CT
TEMECULA CA 92592

962421044
MONICA ANN SMITH
33157 KENNEDY CT
TEMECULA CA 92592

962351014
NADER N. MATTI
45826 CAMINO RUBI
TEMECULA CA 92592

962353006
CHRISTOPHER MICHAEL ODELL MCNAMARA
45884 CORTE MISLANCA
TEMECULA CA 92592

962361006
JOHN JUN
45926 CAMINO RUBI
TEMECULA CA 92592

962361009
BAOFEN GUAN
32033 HUMMINGBIRD WAY
TEMECULA CA 92592

962361020
MIKE A. MORENO
45909 CORTE MISLANCA
TEMECULA CA 92592

962361022
JASON MICHAEL CARTER
45889 CORTE MISLANCA
TEMECULA CA 92592

962413004
RAYMUNDO PEREZ
32912 MONTE DR
TEMECULA CA 92592

962413009
SUNSET GROVE PROP
27475 YNEZ RD STE 248
TEMECULA CA 92591

962413011
MICHAEL J. BRUNNER
32982 MONTE DR
TEMECULA CA 92592

962414001
JAMES EVERETT
32917 MONTE DR
TEMECULA CA 92592

962420012
ROBERT PATERSON
33057 MONTE DR
TEMECULA CA 92592

962420017
STEVEN JOSEPH RAMSTHALER
46003 DRYMEN AVE
TEMECULA CA 92592

962361004
MICHAEL D. FRANKS
45906 CAMINO RUBI
TEMECULA CA 92592

962361017
CRAIG HAUENSTEIN
45939 CORTE MISLANCA
TEMECULA CA 92592

962363001
STEPHEN P. DONVITO
32973 CAMINITO LORCA
TEMECULA CA 92592

962363002
MONICA SHEA PRICE
32963 CAMINITO LORCA
TEMECULA CA 92592

962363008
NATHANIEL ADAM PRICE
45991 CAMINO RUBI
TEMECULA CA 92592

962363010
MICHEL FAMILY TRUST DATED 06/23/2020
45971 CAMINO RUBI
TEMECULA CA 92592

962363013
WEI GUO
44279 ECHELON CT
TEMECULA CA 92592

962363015
DANIEL M. BUCKLAND
45921 CAMINO RUBI
TEMECULA CA 92592

962420019
GUADALUPE R. GALINDO
46023 DRYMEN AVE
TEMECULA CA 92592

962420020
BRENT W. BOGARDUS
46033 DRYMEN AVE
TEMECULA CA 92592

962421034
KRISTOFOR P. FORBERG
33152 KENNEDY CT
TEMECULA CA 92592

962421040
JOHNATHAN A. CARR
33117 KENNEDY CT
TEMECULA CA 92592

962422004
MARY A. BENJAMIN
33158 ROMANCE PL
TEMECULA CA 92592

962413002
DANNY DANNEWITZ
32892 MONTE DR
TEMECULA CA 92592

962413003
BRIAN W. KEMBLE
32902 MONTE DR
TEMECULA CA 92592

962420003
CRAIG VEATCH
33032 MONTE DR
TEMECULA CA 92592

962420006
CYNTHIA J. PARRIS
33062 MONTE DR
TEMECULA CA 92592

962420007
CARLOS TRACONIS
33072 MONTE DR
TEMECULA CA 92592

962420008
CHENCHEN PAN
45239 WILLOWICK ST
TEMECULA CA 92592

962420009
SHAMSHOUM S. BENYAMIN
41505 VIA DEL MONTE
TEMECULA CA 92592

962410035
REDHAWK COMMUNITY ASSN
31608 RAILROAD CANYON RD
CANYON LAKE CA 92587

962420013
KRISHTOPHER FREEMAN
33047 MONTE DR
TEMECULA CA 92592

962420016
ROBERT A. ARBAN
46084 GALAXY CT
TEMECULA CA 92592

962421021
PAMELA G. REEDER
37785 BEARING CIR
TEMECULA CA 92592

962421022
MICHAEL GIECK
33163 ROMANCE PL
TEMECULA CA 92592

962422010
ZHIYING LIU
33218 ROMANCE PL
TEMECULA CA 92592

962420002
JOSHUA C. HAMILTON
33022 MONTE DR
TEMECULA CA 92592

962420004
JOHNSON NARONG
33042 MONTE DR
TEMECULA CA 92592

962420021
JINWU MA
15495 SOLSTICE CT
LAKE ELSINORE CA 92530

962420025
CARL A. ROBBINS
46069 GALAXY CT
TEMECULA CA 92592

962421020
ALAN MARQUEZ
33143 ROMANCE PL
TEMECULA CA 92592

962421026
NANCY LYNNE RORABAUGH
PO BOX 910216
SAN DIEGO CA 92191

962421027
FRANCISCO JAVIER ROSALES
33213 ROMANCE PL
TEMECULA CA 92592

962421029
TONY R. KHALIFEH
33202 KENNEDY CT
TEMECULA CA 92592

962421032
EDILBERTO LAZO
33172 KENNEDY CT
TEMECULA CA 92592

962421041
BRIGGS JAMES & MATILDA REVOCABLE TRUST
33127 KENNEDY CT
TEMECULA CA 92592

962421045
DEMETRIO NAJERA
33167 KENNEDY CT
TEMECULA CA 92592

962422002
TYRONE TATE
33138 ROMANCE PL
TEMECULA CA 92592

962422011
BHARAT B. NAURIYAL
31938 TEMECULA PKY A396
TEMECULA CA 92592

962353001
BILL L. JOU
45834 CORTE MISLANCA
TEMECULA CA 92592

962353003
MIGUELANGEL ROLON
45854 CORTE MISLANCA
TEMECULA CA 92592

962353004
WAEL M. AHMED
45798 CLOUDBURST LN
TEMECULA CA 92592

962361021
MICHAEL CONNOR
45899 CORTE MISLANCA
TEMECULA CA 92592

962414003
ROBERT ALVES
32897 MONTE DR
TEMECULA CA 92592

962414004
CYNTHIA M. ULLOA
32887 MONTE DR
TEMECULA CA 92592

962414005
PAUL G. PEREZ
32877 MONTE DR
TEMECULA CA 92592

962420010
DONGNING LI
684 CAMINO DE LA LUNA
THOUSAND OAKS CA 91320

917360009
MULLINS JOHN & JOANNE FAMILY TRUST DTD
45879 CEBALO ST
TEMECULA CA 92592

917361016
SHEILA MARIE A ADAN
1892 FIR CT
CORONA CA 92882

962421024
ASSESFA GUGSA
33183 ROMANCE PL
TEMECULA CA 92592

962421025
RAYMOND C. HOWELL
33107 KENNEDY CT
TEMECULA CA 92592

962030003
RAINBOW BRIDGE MANAGEMENT
45100 REDHAWK PKWY
TEMECULA CA 92592

962353007
REDHAWK COMMUNITY ASSN
29379 RANCHO CALIF RD 206
TEMECULA CA 92591

962361001
YICHI WANG
45876 CAMINO RUBI
TEMECULA CA 92592

962361013
KRISTINA FRAZEE
45979 CORTE MISLANCA
TEMECULA CA 92592

962361014
JEREMY K. PLUMMER
45969 CORTE MISLANCA
TEMECULA CA 92592

962361015
RAJU H. PATEL
45959 CORTE MISLANCA
TEMECULA CA 92592

962362001
MICHAEL HUANG
45894 CORTE MISLANCA
TEMECULA CA 92592

962362004
JACOB RALSTON
45924 CORTE MISLANCA
TEMECULA CA 92592

962362005
BRANDON JOHNSON
45934 CORTE MISLANCA
TEMECULA CA 92592

917360011
DONNACHRIS INDIONGCO MACASPAC
45903 CEBALO ST
TEMECULA CA 92592

917361009
RACHEL MICHELLE THORNTON
45769 AMBARA CT
TEMECULA CA 92592

917361011
RONALD NESBITT
45793 AMBARA CT
TEMECULA CA 92592

917361017
LUIS A. GARCIA
45862 AMBARA CT
TEMECULA CA 92592

917361021
CATALINA A. ALLBEE
45798 AMBARA CT
TEMECULA CA 92592

917310030
CHARLES S. PALM
34281 SAN SIMEON ST
TEMECULA CA 92592

917360007
GEVORK AGABABIAN
PO BOX 628
GLENDALE CA 91209

917361002
HUNG N. HO
45814 CEBALO ST
TEMECULA CA 92592

917361003
LENNAR HOMES OF CALIFORNIA INC
980 MONTECITO DR STE 302
CORONA CA 92879

917361004
LENNAR HOMES OF CALIF
980 MONTECITO DR STE 302
CORONA CA 92879

962351018
ALI S. MOGHADAM
45866 CAMINO RUBI
TEMECULA CA 92592

962353002
ALBERT FEBRARO
45844 CORTE MISLANCA
TEMECULA CA 92592

962361008
CHASE FISHER
45946 CAMINO RUBI
TEMECULA CA 92592

962361023
JEFFREY R. SWANSON
45879 CORTE MISLANCA
TEMECULA CA 92592

962362010
MICHAEL ROSARIO PERRICONE
45984 CORTE MISLANCA
TEMECULA CA 92592

962363009
RAY GULCYNSKI
45981 CAMINO RUBI
TEMECULA CA 92592

962351013
WEE PENG GOH
45816 CAMINO RUBI
TEMECULA CA 92592

962351015
KYLE G. SEILHEIMER
45836 CAMINO RUBI
TEMECULA CA 92592

962361003
LISA M. CRAIG
45896 CAMINO RUBI
TEMECULA CA 92592

962361005
BRANNON DALE HEATHMAN
45916 CAMINO RUBI
TEMECULA CA 92592

962361010
PAUL J. DAVENPORT
4101 JEAN SHACKELFORD DR
CHESAPEAKE VA 23321

962361011
JOHN FREDERICK DEROBERTIS
45976 CAMINO RUBI
TEMECULA CA 92592

962361012
ANTHONY SCOTT ROWLEY
45986 CAMINO RUBI
TEMECULA CA 92592

962361018
JENNYLYNN LEJANO SAYO
45929 CORTE MISLANCA
TEMECULA CA 92592

962362002
KEITH E. MARLOW
45904 CORTE MISLANCA
TEMECULA CA 92592

962362003
BRIAN P. SHARP
45914 CORTE MISLANCA
TEMECULA CA 92592

962362008
PATRICK T. LANE
45964 CORTE MISLANCA
TEMECULA CA 92592

962362011
JAVIER MURILLO
45994 CORTE MISLANCA
TEMECULA CA 92592

962363007
ROBERT ERLING
32913 CAMINITO LORCA
TEMECULA CA 92592

962363006
RYAN CRAIG
45904 PROVENZANO WAY
TEMECULA CA 92592

962363012
MEHRDAD SHAHABI
743 SHARON RD
ARCADIA CA 91007

962413006
DAVID ALAN COVER
878 GENOA WAY
SAN MARCOS CA 92078

962413010
PHANTHONG VONGSA
32972 MONTE DR
TEMECULA CA 92592

962413013
PINGXI MA
27 LARKMEAD
ALISO VIEJO CA 92656

962420014
MARK D. NANZER
33037 MONTE DR
TEMECULA CA 92592

962420015
JAMES E. GRINESTAFF
33017 MONTE DR
TEMECULA CA 92592

962420023
JEFFREY RICE
46089 GALAXY CT
TEMECULA CA 92592

962421031
JEFFREY J. ELMS
38374 RAINBOW HEIGHTS PL
FALLBROOK CA 92028

962421043
ELIZABETH MACHADO
163 LINDELL AVE
EL CAJON CA 92020

962422001
RODERICK BUENO BAGGAO
33128 ROMANCE PL
TEMECULA CA 92592

Applicant/Owner:
AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

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Corona, CA 92882

Engineer/Rep:
AC Engineering Group Inc.
c/o Rod Arsalan
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c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Owner:
Mehrban and Dilshad Yazdani
14865 Greenbrae St
Irvine, CA 92604

Owner:
Mehrban and Dilshad Yazdani
14865 Greenbrae St
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Non-County Agencies:

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CZ07862/TR36784
Project Title/Case Numbers

Gabriel Villalobos
County Contact Person

951-955-6184
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Road Arsalan
Project Applicant

750 S. Lincoln Avenue, Suite 104-167 Corona, CA 92882
Address

The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislanca.
Project Location

CHANGE OF ZONE NO. 7862 is a proposal to alter the zoning classification of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1). TENTATIVE TRACT MAP NO. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($2,406.75+$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____	Project Planner	_____
Signature	*Title*	*Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA 42764 ZCFG 6148.

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.

4.1

Planning Commission Hearing: October 7, 2020

PROPOSED PROJECT

Case Number(s):	CZ2000013, CUP200010, CZ2000012, DA2000002	**Applicant(s):** Excel Riverside, Inc.	
EA No.:	CEQ200035 (Neg. Declaration)	**Representative(s):** Infrastructure Engineers	
Area Plan:	Highgrove		
Zoning Area/District:	University District		
Supervisorial District:	Second District		
Project Planner:	Tim Wheeler	Charissa Leach, P.E. Assistant TLMA Director	
Project APN(s):	247-091-059 and 062		
Continued From: July 1, 2020 and August 5, 2020			

PROJECT DESCRIPTION AND LOCATION

Ordinance No. 348.4933 associated with Change of Zone No. 2000013 amends Section 19.519.A.2. of Ordinance No. 348 related to Commercial Cannabis Activities and establishes a 1,000 feet separation requirement between cannabis retailers unless they are located with one-half mile of certain freeways. In those circumstances, the 1,000 foot separation requirement would not apply to the cannabis retailers.

Conditional Use Permit No. 200010 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping.

Change of Zone No. 2000012 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 2000002. The associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and Conditional Use Permit No.200010, and will provide community benefits to the Highgrove Area.

The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

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:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ200035**, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

ADOPT ORDINANCE NO. 348.4933 associated with **Change of Zone No. 2000013**, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000012 that changes the project site's zoning classification from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S), based upon the findings and conclusions incorporated in the staff report, subject to final adoption of the zoning ordinance by the Board of Supervisors; and

TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 2000002, 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. 2000010, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and subject to final adoption of the zoning ordinance for Change of Zone No. 2000012 and final adoption of the Development Agreement ordinance.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Community Development (CD): Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development (CD): Commercial Retail (CR)

East:	Community Development (CD): Commercial Retail (CR)
South:	Community Development (CD): Commercial Retail (CR) and Community Development (CD): Medium Density Residential (MDR)
West:	Community Development (CD): Commercial Retail (CR)
Existing Zoning Classification:	Commercial Office (C-O)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S) and Commercial Office (C-O)
East:	Commercial Office (C-O)
South:	Commercial Office (C-O) and One-Family Dwellings (R-1)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Commercial Building Retail (Vacant)
Surrounding Uses	
North:	Gas Station (currently under development)
South:	Residential Dwelling
East:	Commercial Building Office (Vacant) with Caretakers
West:	Gas Station

Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	0.39 acres	N/A
Existing Building Area (SQFT):	Cannabis Retail Area (2,106 sqft.) Total Building Area (3,952 sqft.)	N/A
Building Height (FT):	16 feet in height	35 feet max.

Parking:

Type of Use	*Building Area (in SF)*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
Retail (Cannabis)	2,106 sqft.	1 space/200 sqft. of gross floor area	11	20
Vacant Retail Suite (Adjacent)	1,846 sqft	1 space/200 sqft. of gross floor area	9	20
TOTAL:	**3,952 sqft.**		**20**	**20**

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – Highgrove #126
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

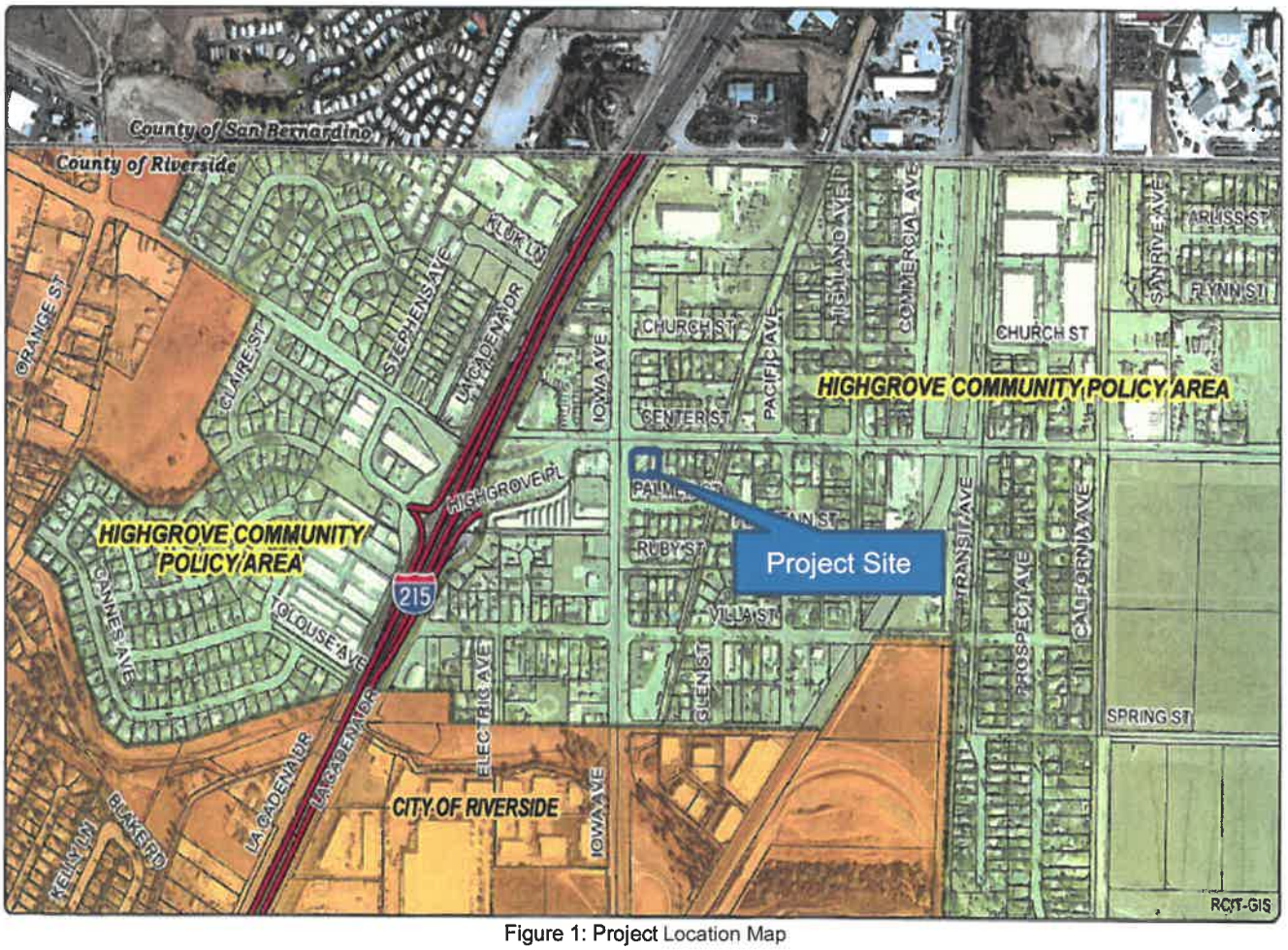


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Cannabis 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 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 a RFP Cannabis File No. CAN190080 and subsequently ranked Number Two out of the Nineteen (19) applicants to be recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

Project Details:

The project will occupy approximately 2,106 square feet of an existing commercial retail building (total existing retail building square-footage is 3,952 square feet). The commercial building was originally built and had repairs completed, due to fire damage, in the late 1960s (BZ147702). An entitlement for commercial uses, an auto repair and coin-operated carwash, was approved in the spring of 1981 by Plot Plan No. 5976. A series of various other minor plot plans (i.e. PP17464) and building permits (i.e. BTI040212) have been approved or permitted on the project site over the past 40 years. Expansions related to the commercial buildings, commercial uses, and façade improvement and signage related to the Economic Development Agency "EDA" projects in the area, have been approved within the last 20 years. The property was purchased by the applicant in March 2019 (Grant Deed DOC# 2019-0099473).

The project will operate between the hours of 8am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of 33 employees across three shifts with ten (10) employees on site including security personnel daily. The parking ratio of: 1 space/200 square feet results in requiring 11 parking spaces would be required for the project. The existing commercial facility provides 20 parking spaces, meeting the requirement for off-street vehicle parking pursuant to Ordinance No. 348 Section 18.12 (A) (2). Electrical vehicle (EV) parking is not needed for this project because EV parking is required for development projects involving at least 25 parking spaces and this project is only required to provide 11. The project applicant anticipates to serve 30 customers/day during initial operations and 50 customers/day by the end of the first year.

The previous set of applications for this location included, Change of Zone No. 1900021 – Commercial Office (C-O) to Scenic Highway Commercial (C-P-S), Development Agreement No. 1900005, Conditional Use Permit No. 190009, and Change of Zone No. 1900036 (Ordinance No. 348 Amendment) to reduce cannabis retailer setbacks from each other from 1,000ft to 250ft, was recommended for approval by the

Planning Commission on February 19, 2020, by a vote of 5-0. The project was then heard at the Board of Supervisors on May 19, 2020, where it was denied by a vote of 3-2.

As a result of the setback reduction denial and the project denial as a whole, the applicant decided to re-apply and go through the process again. The new application, requested to increase the setback reduction of 250ft proposed under the first project application to a revised setback of 290ft. The rest of the proposed project remains the same.

The new proposal, with the revised setback reduction, was presented to the Planning Commission at the July 1, 2020 hearing. With testimony from members of the public and deliberation amongst the Commission on commercial cannabis project clustering or density ratios; the Commission asked Staff to provide options for commercial cannabis retailer clustering. The project was continued to August 5, 2020 to give staff time to present proposed options to the Commission based on clustering or density or other determinations.

On August 5th, based on the Commission's request at the July 1, 2020 public hearing, staff presented options to the Planning Commission to consider. Option 1 was to retain the 1,000 foot separation requirement County-wide, except within a portion of the Highgrove Area Plan. Option 2 was to remove the 1,000 foot separation requirement and establish a maximum number per boundary area, which could include: Census Tracts (100s), Area Plans (19), or Districts (5) – which are all existing and defined areas by creating a threshold based upon population or area (acres or square miles). Option 3 was to remove the 1,000 foot separation requirement and establish a dynamic area with a fixed thresholds by utilizing a circle diameter of ¼ mile where only 3 commercial cannabis retailers could be allowed in. Option 4 was to remove the 1,000 foot separation requirement and allow market conditions to control the number, location, proximity of all cannabis retailers and allow the CUP process, findings, and community compatibility to ultimately determine where the retailers get established. The last option, option 5, was to leave the Cannabis Ordinance as it was originally approved with no alterations.

Again, after deliberation and public testimony occurred at the hearing on August 5th, the Commission requested Staff to come up with an approach of clustering commercial cannabis retailers in certain areas as well as a methodology to allow for a maximum number of commercial cannabis retailers within a given cluster.

Staff analyzed various areas throughout the County applying numerous parameters to reach a reasonable method that can be applied consistently throughout the County. Staff still contends that cannabis retail sales facilities are inherently clustered given already established zoning but further considered how to allow for commercial cannabis retailers within active commercial corridors to be permitted without requiring a separation requirement and establish a limit on the number of commercial cannabis retailers within a commercial corridor. Many commercial cannabis retailers that have applied for a CUP within the unincorporated County are located within commercial areas that provide easy access freeway. Planning Staff is recommending to the Commission that Section 19.519.A.2. of Ordinance No. 348 be amended as follows:

"Cannabis Retailers shall be located more than 1,000 feet, measured from the nearest principal buildings, from any other Cannabis Retailer. This separation requirement, however, shall not apply to Cannabis Retailers located within one-half mile from a designated freeway, including Interstate 10, Interstate 15, Interstate 215, State Route 91, and State Route 60."

Further, if the Planning Commission wishes to implement a limit on the number of cannabis retailers allowed to be permitted in the defined commercial retail corridors, Staff recommends that the Planning Commission consider a recommendation to the Board of Supervisors that the Board implement a policy to limit the number of cannabis retailers within these commercial retail corridors. Staff recommends the following concepts and procedure for the policy:

SUMMARY of PROPOSED RECOMMENDED PROCEDURE

Commercial Retail Corridor - Defined
Those corridor areas in the unincorporated County jurisdiction located within one-half mile from a designated freeway, including Interstate 10, Interstate 15, Interstate 215, State Route 91, and State Route 60.

Proposed limit on numbers of Cannabis Retailers within Commercial Retail Corridors:
The number of cannabis retailers within Commercial Retail Corridors would be limited to one for each 2,000 inhabitants of the census tract in which the retailers are located. No limits on the number of cannabis retailers will be placed on those areas outside of Commercial Retail Corridors, however, the separation requirements of 1,000 feet would remain outside of Commercial Retail Corridors.

Undue Concentration - Defined
For the purposes of cannabis retailers, Undue Concentration means a Commercial Retail Corridor where the number of conditional use permits for cannabis retailers within that Commercial Retail Corridor have reached a limit of one for each 2,000 inhabitants of the census tract in which the cannabis retailers are located.

Public Convenience or Necessity (PCN) Standards
Applicants seeking a Conditional Use Permit (CUP) for a cannabis retailer within a Commercial Retail Corridor that is deemed Unduly Concentrated, as defined above, may request that the Board of Supervisors find that an approval of a CUP for an additional cannabis retailer would serve as a Public Convenience or Necessity (PCN).

In the request for a finding of PCN the Applicant must explain how their proposed additional cannabis retailer would comply with the following standards:

Standards 1 and 2 **must be 'No' for a PCN** to be presented to the Board for consideration

1. Will the addition of the subject cannabis retailer result in a Commercial Retail Corridor that will have a number greater than one for each 1,000 inhabitants of the census tract in which the cannabis retailer is located?

2. Will the addition of the subject cannabis retailer cause more than 10% or more of the commercially zoned property (in acres) within the Commercial Retail Corridor to be utilized for cannabis retailers?.

Standards 3-6 **must be** fully explained, in detail

3. The applicant must demonstrate how the proposed cannabis retailer will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the overall objectives of the General Plan.

4. The applicant must demonstrate that the addition of the proposed cannabis retailer would not increase the severity of existing law enforcement or public nuisance problems in the surrounding area with increased calls for service due to cannabis related complaints or criminal activity associated with cannabis.

5. The applicant must demonstrate that the community benefits of permitting an additional cannabis retailer outweigh any negative impacts to the community as a whole.

6. The applicant must demonstrate reasonable efforts to seek community input regarding the addition of the proposed cannabis retailer to the Commercial retail Corridor.

Either Standard 7 **or** Standard 8 **must apply** and be explained in full

7. The proposed cannabis retailer would serve an area of increased density or consumer traffic; including but not limited to adjacency to high population census tracts and/or distance away from sensitive uses or other special circumstances within the corridor, such that the proposed location would serve the public convenience or necessity by satisfying a higher demand for cannabis retail locations; **or**

8. The proposed cannabis retailer would be located in an area with a high number of unpermitted cannabis retailers such that an additional permitted location would serve a public convenience or necessity by satisfying a higher demand for permitted cannabis retail locations and reduce patronage of unlicensed facilities.

General Plan Consistency

The project site has a General Plan Foundation Component and Land Use Designation of Community Development: Commercial Retail (CD: CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. 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.

Zoning Consistency

The project site is currently zoned Commercial Office (C-O). Pursuant to Ordinance No. 348, Section 19.518, Cannabis Retailers are not allowed in the C-O zone. The applicants for this project submitted concurrently a Change of Zone (CZ2000012) to change the existing zone for the project site from C-O to Scenic Highway Commercial (C-P-S). Cannabis Retailers are allowed in the C-P-S zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-P-S Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, security, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area (AIA) boundary and therefore is not subject to the Airport Land Use Commission (ALUC) review; however, Ordinance No. 348.4933 is a countywide change and requires approval by ALUC. At the February 13, 2020 ALUC meeting the project was delegated to the authority of the Director of the Airport Land Use Commission to make a determination. The ALUC Director determined that the ordinance amendment to reduce the minimum distance standard to other Cannabis Retailers is consistent with their airport plans.

Change of Zone No. 2000012, Development Agreement No. 2000002, Conditional Use Permit No. 200010, and Change of Zone No. 2000013 were submitted to the County of Riverside on May 28, 2020.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

As of the writing of this staff report, no comment letters in response to the circulated IS and ND have been received, and no revisions to the Project have been made. As demonstrated in the IS and ND, the proposed Project will not result in any significant impacts to the environment.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of 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, which includes the change of zone from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S), is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation. The project (which includes both the cannabis retail operation and Ordinance No. 348.4933), would provide community services and job opportunities within the surrounding community. Moreover, the overall project would provide greater opportunity for local and regional retail cannabis services and allow such facilities to locate in areas better suited for such establishments without the excessive 1,000 foot radius from other retail facilities

when the facilities are located within one-half mile from a designated freeway, fostering greater variety and choice in the marketplace. This helps fulfill the goals of the Vision Statement of the General Plan, particularly by helping expand emerging markets and associated employment, which includes the cannabis industry. This economic diversity also helps the County reach its stated economic development principles as discussed in the General Plan, by furthering local job opportunities; providing a unique mix of uses and a continued and expanded market for retail products; and stimulating growth of small businesses.

2. The site has a current Zoning Classification of Commercial Office (C-O). An application for a Change of Zone has been applied for to change the zone from C-O to Scenic Highway Commercial (C-P-S). The Commercial Retail land use designation in the Riverside County General Plan allows for the development of commercial retail uses at a neighborhood, community, and regional level. Typical floor area ratios range from 0.2 to 0.35. Uses allowed in the C-P-S zone include a variety of typical retail establishments, with additional uses permitted subject to a conditional use permit. Section 19.518 of Ordinance No. 348 allows cannabis retail uses in the C-P-S zone provided a conditional use permit is obtained. The C-P-S zone is consistent with the Riverside County General Plan because the C-P-S 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-P-S Zoning Classification with an approved Conditional Use Permit. The Change of Zone No. 2000012 has been applied for to change the zone from C-O to C-P-S; that allows for cannabis retail.

4. The uses surrounding the property in question are predominately retail businesses such as a commercial office building to the east, a vacant commercial lot (under development) to the north, and a gas station with convenience store to the west. To the south is a residential dwelling. The Cannabis Retailer is setback from the residentially zoned lot line 40 feet, as required per Ordinance No. 348, Section 19.519.B1. 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 and meeting the required lot line setback from a residentially zoned property.

Conditional Use Permit Findings:

1. 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 CD: CR which encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store front, would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the C-P-S Zone. Therefore, the proposed project conforms to the logical development of the land and will be 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 project has been conditioned to get approval of a parcel

merger (90-Planning-USE Certificate of Parcel Merger) prior to final inspection or occupancy of the tenant improvement for the existing building.

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.

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 (COA) or Advisory Notification Document (AND) which are incorporated herein by this reference. Specifically, Planning. 1 through 10 and 14 through 18 of the Advisory Notification Document address odor, hours of operation and security.

2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the Advisory Notification Document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:

    a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.

    b) 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.

    c) A professionally installed, maintained, and monitored alarm system.

    d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

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

    With 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 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.

2. The project is located within 1,000 feet of another Cannabis Retailer. Recently a Cannabis Retailer, which is within 300 feet from the project site, was approved at the Board of Supervisors meeting on December 10, 2019.The project applicant submitted the application to amend Ordinance No. 348 to modify the 1,000 foot separation requirement between cannabis retailers. The proposed Cannabis Retailer is located within a ½ mile of State Route 91 in the Highgrove areas Commercial Retail Corridor. With the adoption of Ordinance No. 348.4933, the proposed Cannabis Retailer would meet the location requirement set forth in Section 19.519 of Ordinance No. 348. The minimum distance of 1,000 feet was originally thought of as reasonable for Commercial Cannabis Retailers. Upon further evaluation, from the project applicant, a Cannabis Retailer selling their goods, product, or services is similar to a liquor store selling alcohol to its customers or a bank providing services to its customers. A distance shouldn't restrict comparable retail competition of similar goods or services, but allow the 'business market' within an area to determine the outcome and growth within the cannabis retail industry.

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 1,000 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 proposed C-P-S Zoning Classification are as follows:

    A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

    B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The project does not propose construction nor does the existing building/structure (16 feet high) exceed 35 feet in height. Therefore, the project meets this standard.

C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project does not propose any construction nor does any of the existing building/structure (16 feet high) exceed 50 feet in height. Therefore, the project meets this standard.

D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 20 parking spaces and has proposed 20 parking spaces.

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. (AND Planning-All - Cannabis Retail Operations – 1)

B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 2)

C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 3)

D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard and will have retail sales of both Medical and Adult customers and must always have current A and M Licenses for their retail sales. (AND Planning-All - Cannabis Retail Operations – 4)

E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 5)

F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. 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. (AND Planning-All - Cannabis Retail Operations – 6)

G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows 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. (AND Planning-All - Cannabis Retail Operations – 7)

H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 8)

I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 9)

J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 10)

K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 11)

L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 12)

M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 13)

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

The project has been conditioned to meet this standard. (AND Planning-All - 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. These are met through imposed conditions (Advisory Notification Document) on the project to be met (see AND Planning No. 1 thru 25, Generals A thru X).

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 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 the Airport Influence Area (AIA) boundary and therefore is not subject to the Airport Land Use Commission (ALUC) review; however Ordinance No. 348.4933 is a countywide change and requires approval by ALUC. At the February 13, 2020 ALUC meeting the project was delegated to the authority of the Director of the Airport Land Use Commission to make a determination. The ALUC Director determined that the ordinance amendment to reduce the minimum distance standard to other Cannabis Retailers is consistent with their airport plans.

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 Conditional Use Permit No. 200010 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, and with the adoption of Ordinance No. 348.4933, the project is consistent with the General Plan and any applicable specific plan, complies with the proposed development standards of the C-P-S zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety, or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

ORDINANCE NO. 348. 4933

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Subsection A.2. of Section 19.519 of Article XIX of Ordinance No. 348 is amended to read as follows:

"A. GENERAL LOCATION.

2. Cannabis Retailers shall be located more than 1,000 feet, measured from the nearest principal buildings, from any other Cannabis Retailer. This separation requirement, however, shall not apply to Cannabis Retailers located within one-half mile from a designated freeway, including Interstate 10, Interstate 15, Interstate 215, State Route 91, and State Route 60."

Section 2. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

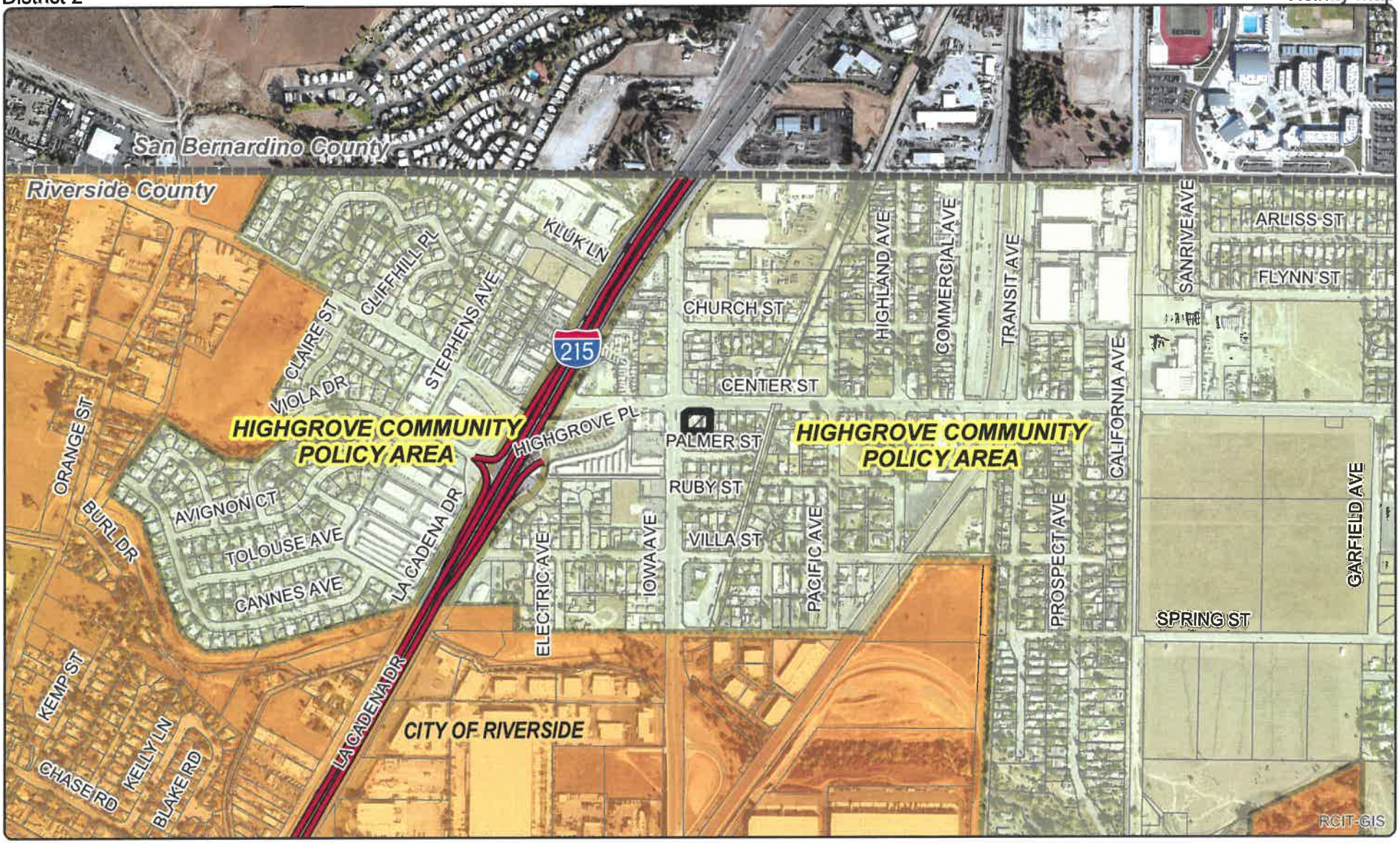
APPROVED AS TO FORM
October _____, 2020

By: _____
AARON C. GETTIS
Supervising Deputy County Counsel

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000012 CZ2000013 CUP200010 DA2000002
VICINITY/POLICY AREAS

Supervisor: Spiegel
District 2

Date Drawn: 06/17/2020
Vicinity Map



Zoning Dist: University

Author: Vinnie Nguyen

N

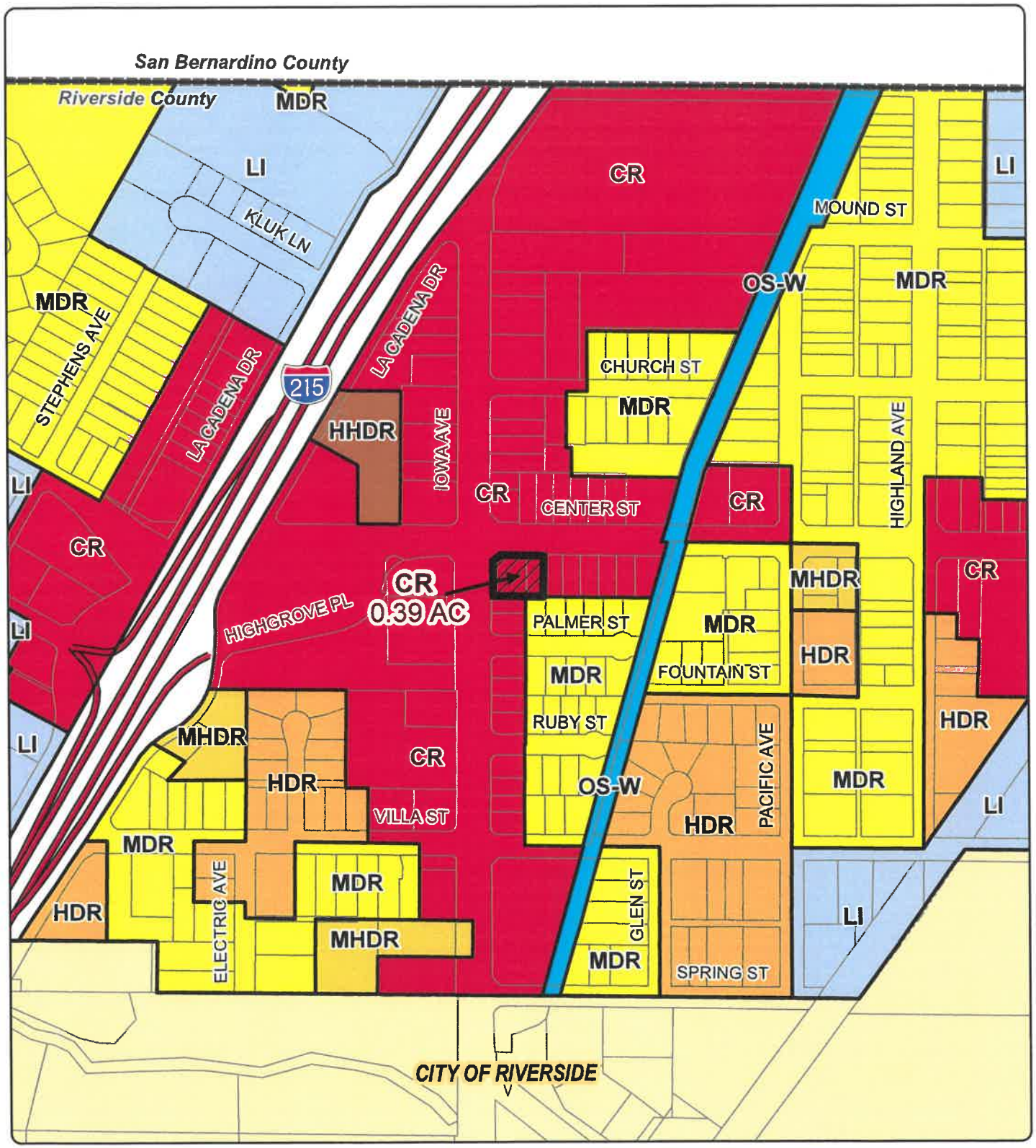
0 400 800 1,600
Feet

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.rcdmc.org

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000012 CZ2000013 CUP200010 DA2000002
EXISTING GENERAL PLAN

Supervisor: Spiegel
District 2

Date Drawn: 06/17/2020
Exhibit 5



Zoning Dist: University

Author: Vinnie Nguyen

N

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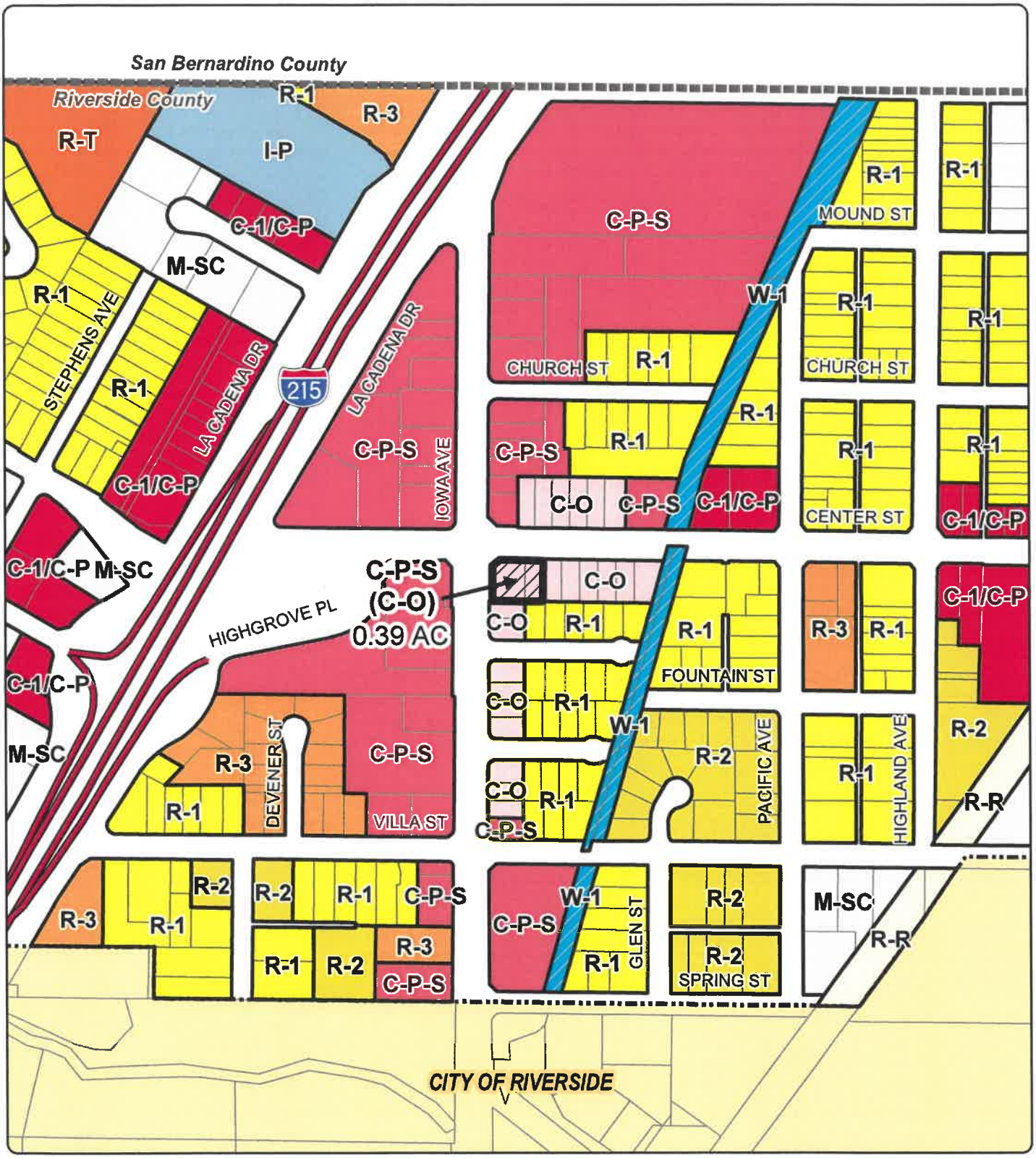
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000012 CZ2000013 CUP200010 DA2000002

Supervisor: Spiegel
District 2

PROPOSED ZONING

Date Drawn: 06/17/2020
Exhibit 3



Zoning Dist: University

Author: Vinnie Nguyen

N

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Feet

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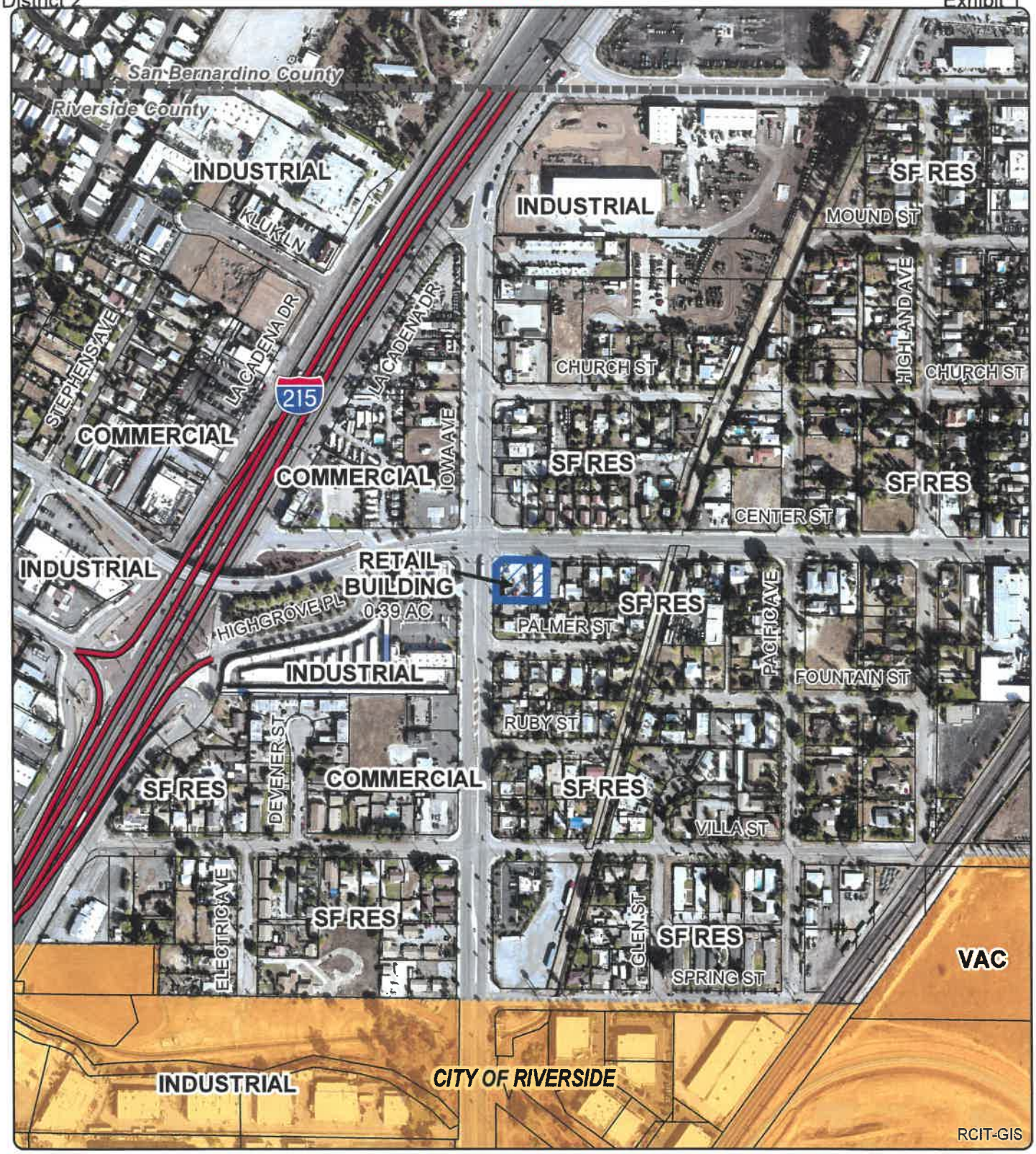
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000012 CZ2000013 CUP200010 DA2000002

Supervisor: Spiegel
District 2

LAND USE

Date Drawn: 06/17/2020
Exhibit 1



Zoning Dist: University

Author: Vinnie Nguyen

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Feet

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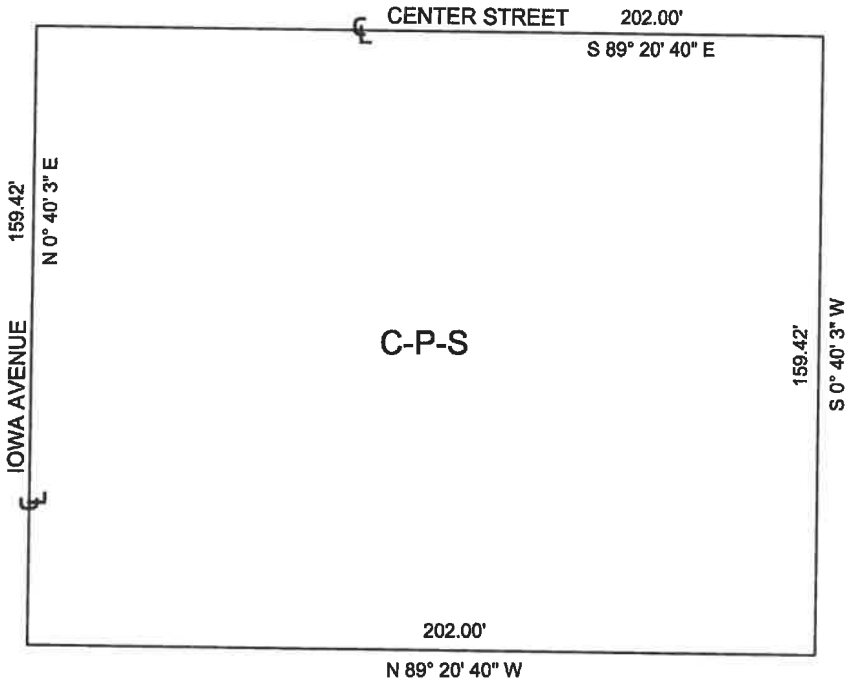
SECTION 7, T. 25, S., R. 4 W., S.B.M



C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 5.027

CHANGE OF OFFICIAL ZONING PLAN
UNIVERSITY DISTRICT

CHANGE OF ZONE CASE NO. 2000012
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4934
(DATE) _____

N

SCALE: 1:40

1' 5' 10' 20' 40' 80'

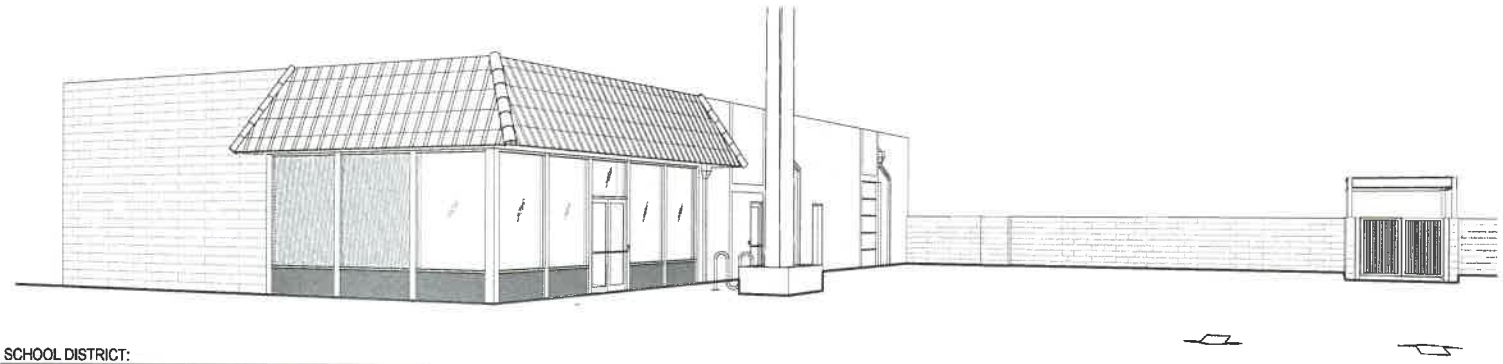
APN'S: 242-091-059
247-091-062

RIVERSIDE COUNTY BOARD OF SUPERVISORS

EXCEL RIVERSIDE INC

APPLICATION # CUP190009

1270 CENTER ST, RIVERSIDE, CA 92507



SHEET INDEX

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS ●
SHEET ISSUED ON DATE INDICATED, NO MODIFICATIONS ○

		ISSUE 07/02/2019	07/23/2019	07/24/2019	08/08/2019		
A0.1	TITLE SHEET						
A1.0	EXISTING SITE PLAN	○	●	●	●		
A1.1	PROPOSED SITE PLAN	○	●	●	●		
A2.0	PROPOSED FLOOR PLAN	○	●	●	●		
A3.0	SECURITY PLAN	○	●	●	●		
A4.0	EXTERIOR ELEVATIONS	○	●	●	●		
A4.1	EXISTING ELEVATIONS			○	●		
E-1	GENERAL NOTES, SYMBOLS, T-24				●		
E-2	FIXTURE SCHEDULE AND T-24 FORMS				●		
E-3	FIXTURE POLE CUT SHEET				●		
E-4	SITE LIGHTING PHOTOMETRIC PLAN				●		
L1.1	PRELIMINARY LANDSCAPE PLAN	○	●	○	●		
L1.2	PRELIMINARY IRRIGATION & DEMOLITION PLAN	○	●	○	●		
L1.3	EXISTING CONDITIONS & ADJACENT SITES				●		

SHEET COUNT: 14

GENERAL PROJECT DATA

BUILDING DEPARTMENT: COUNTY OF RIVERSIDE

ZONING: C-P-S

LAND USE DESIGNATION: CR (COMMERCIAL RETAIL)

ASSESSOR'S PARCEL NO.: 247-091-059, 247-091-062

OCCUPANCY CLASSIFICATION: PER CBC CHAPTER 3 M, B AND S-1

OCCUPANCY SEPARATION: PER CBC TABLE 508.4 - NO SEPARATION REQUIRED

TYPE OF CONSTRUCTION: PER CBC CHAPTER 6 (SECTION 602) - VB (EXISTING)

SPRINKLERED: NO

NUMBER OF STORIES: 1 STORY

PROJECT SCOPE: SCOPE OF WORK INCLUDES ±2,105 SF. OF TENANT IMPROVEMENT DESIGN IN A 16,703 SF. LAND.

APPLICANT

EXCEL RIVERSIDE INC

CRAVALIYA@GMAIL.COM
2640 CAMINO DEL SOL
FULLERTON, CA 92833

CHANDRESH RAVALIYA
PH: (909) 562-6388
FAX: (562) 622-4583

ARCHITECT

INFRASTRUCTURE ENGINEERS

CMINYARD@INFENGR.COM
222 S. HARBOR BLVD., SUITE 705
ANAHEIM, CA 92805

CHARLES MINYARD
P (626) 727-8777
F (714) 940-0700

SCHOOL DISTRICT:

- RIVERSIDE UNIFIED SCHOOL DISTRICT — PH: (951) 788-7135

UTILITY PURVEYORS:

INTERNET / PHONE / CABLE PROVIDERS

- SPECTRUM — PH: (855) 243-8692

WATER PROVIDER

- RIVERSIDE PUBLIC UTILITIES — PH: (951) 826-5285

SEWER / TRASH

- WASTE MANAGEMENT — PH: (800) 423-9986

GAS PROVIDER

- SOCAL GAS — PH: (800) 427-2000

ELECTRICITY PROVIDER

- SOUTHERN CALIFORNIA EDISON — PH: (909) 307-6791

BUSINESS OPERATION:

A. HOURS OF OPERATION – 3:00 AM PST – 10:00PM PST; NO DELIVERIES WILL BE SCHEDULED AFTER 8 PM.
B. NUMBER OF SHIFTS, 3 SHIFTS DAILY – OPEN, CLOSE, MID, 10 SHIFTS PER DAY
C. NUMBER OF EMPLOYEES, 33 EMPLOYEES
D. NUMBER OF EMPLOYEES PER SHIFT,
I. OPEN – 4 EMPLOYEES
II. MID – 2 EMPLOYEES PER SHIFT
III. CLOSE – 4 EMPLOYEES

PRODUCT DELIVERY TO DISPENSARY.

A MANAGER OF OUR FACILITY SHALL MAKE ALL SUCH PRODUCT ORDERS, AND SHALL VERIFY THAT THE CANNABIS DISTRIBUTOR HAS A VALID LICENSE AT THE TIME OF ORDER. ALL DELIVERIES TO OUR FACILITY SHALL BE CONDUCTED IN ACCORDANCE WITH A WRITTEN TRANSPORTATION MANIFESTED, AS FURTHER DETAILED IN THE TRACEABILITY SECTION OF THIS RFP. TRANSPORTATIONS OF CANNABIS INTO OUR FACILITY WILL OCCUR BETWEEN THE HOURS OF 6AM AND 9PM, WITH A STRONG PREFERENCE FOR TRANSPORTATIONS THAT OCCUR BEFORE 8AM, PER STATE DISTRIBUTION REQUIREMENTS. ALL TRANSPORTATIONS WILL BE IN UNMARKED VEHICLES WITH NO CANNABIS VISIBLE FROM THE EXTERIOR. TRANSPORTATION VEHICLES WILL BE BROUGHT INTO OUR SECURE PARKING LOT AND INSTRUCTED TO PARK IN FRONT OF OUR DELIVERY DOOR, WHICH IS SEPARATE FROM OUR CUSTOMER ENTRY DOOR. A MANAGER SHALL INSPECT THE DRIVER'S MANIFEST AND IDENTIFICATION, VERIFYING THAT THE DRIVER AND CANNABIS PRODUCTS MATCH THE MANIFEST THAT SHOWS IN EXCEL'S TRACEABILITY SYSTEM. ONCE THIS VERIFICATION IS CONFIRMED, THE DRIVER(S) OF THE TRANSPORTATION VEHICLE WILL BE INSTRUCTED TO TRANSFER THE CANNABIS PRODUCTS ORDERED FROM THE VEHICLE AND THROUGH THE DELIVERY DOOR INTO THE EMPLOYEE-ONLY WORK AREA.

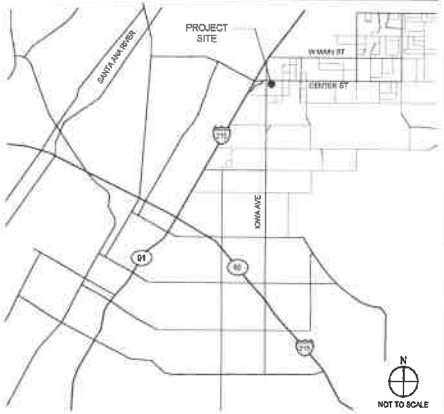
A QUALITY CONTROL SPECIALIST MANAGER SHALL VISIBLY INSPECT INCOMING SHIPMENTS OF CANNABIS GOODS TO ENSURE CONFORMITY WITH THE PRODUCT'S PACKAGING REQUIREMENTS. THE SUPERVISOR WILL WRITE A WRITTEN REPORT AND KEEP TRACEABILITY RECORDS CONTAINING: (1) THE RESULTS OF THIS EXAMINATION; (2) THE NAME OF THE PERSON WHO PERFORMED THE EXAMINATION; (3)THE NAME OF THE CANNABIS FACILITY TO WHICH THE PRODUCTS ARE SHIPPED; AND (4) THE DATE AND TIME OF THE EXAMINATION. ONCE THE QUALITY CONTROL SPECIALIST MANAGER HAS INSPECTED ALL PRODUCTS TO ASSURE, THEY MATCH THE MANIFEST AND ARE PROPERLY PACKAGED AND LABELED, THE DELIVERY DRIVER(S) SHALL BE PAID AND ESCORTED OUT OF THE LIMITED ACCESS ARE THROUGH THE DELIVERY DOOR. THE CANNABIS PRODUCTS SHALL BE ACCEPTED INTO OUR ELECTRONIC TRACEABILITY SYSTEM AND THEN BE MOVED INTO THE SECURE CANNABIS STORAGE AREA AND PLACED IN THE APPROPRIATE AREAS

NO MOBILE DELIVERIES SCHEDULED AFTER 9:00PM. THIS IS WITHIN THE HOURS OF OPERATIONS TIMEFRAME PARAMITERS.

NOTES:

1. PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3, ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.
2. "NO LOITERING" SIGNS TO BE AQUIRED BY SHERIFF DEPARTMENT
3. THIS FACILITY WILL CARRY AN ADULT AND MEDICAL LICENSE
4. THIS FACILITY WILL NOT HAVE SECURITY BARS

VICINITY MAP



CASE: CUP200010
EXHIBIT : Title Sheet
PLANNER: T. Wheeler
DATE: October 7, 2020

CONDITIONAL USE PERMIT

TITLE SHEET
EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS
222 S. HARBOR BLVD., STE 705
ANAHEIM, CA 92805
Tel: (626) 727-8777
Fax: (714) 940-0700
www.infrastructure-engineers.com

PROJECT NUMBER: 8716.02
DATE: 08/08/2019 - PROGRESS SET

SHEET A0.1

CASE: CUP200010
EXHIBIT A: Site Plan
PLANNER: T. Wheeler
DATE: October 7, 2020

LEGEND:

COMMERCIAL SITE UNDERGOING REDEVELOPMENT (286-290 IOWA AVENUE)

CA QUAL CONSTRUCTION INC (1271 CENTER ST)

RESIDENCE (1261 CENTER STREET)

CENTER LIQUOR MARKET –FORMER GASOLINE STATION (285 IOWA AVENUE)

℄ CENTER STREET

115'-8" | 20'-5 1/2" | 22'-8 1/2" | 32'-1" EXISTING DRIVEWAY | 71'-9" | 100'-0"

EXISTING FIRE HYDRANT

EXISTING TRAFFIC LIGHT POLE TO REMAIN

EXISTING VAULT TO REMAIN

EXISTING MANHOLE TO REMAIN

EXISTING UPS TO REMAIN

EXISTING FIRE HYDRANT

EXISTING LANDSCAPE

EXISTING TRAFFIC LIGHT POLE TO REMAIN

EXISTING TRAFFIC SIGNAL PULLBOX TO REMAIN

EXISTING TRAFFIC SIGNAL PULLBOX TO REMAIN

EXISTING CABINET TO REMAIN

EXISTING BRICK PLANTER TO BE REMOVED

EXISTING LANDSCAPE

EXISTING GAS METER TO REMAIN

EXISTING METER TO REMAIN

EXISTING STORM DRAIN MANHOLE TO REMAIN

EXISTING FENCE TO BE REMOVED

EXISTING TRAFFIC SIGNAL PULLBOX TO REMAIN

EXISTING POWER POLE TO REMAIN

EXISTING BRICK PLANTER TO REMAIN

EXISTING SINGLE STORY BUILDING ±2,106 SF APPLICATION # CAN190080

EXISTING PAINT STRIPE TO BE REMOVED

EXISTING DRIVEWAY

EXISTING WATER METER TO REMAIN

EXISTING TRAFFIC SIGNAL PULLBOX TO REMAIN

(E) ELECTRICAL PANEL TO REMAIN

EXISTING ADJACENT SPACE 1,846 SF NOT PART OF SCOPE

EXISTING CMU WALL TO REMAIN

EXISTING POWER POLE TO REMAIN

PROPERTY LINE ± 147'-0"

RESIDENCE

40'-2 1/2"

CHEVRON-BRANDED GASOLINE STATION (1340 CENTER STREET)

℄ IOWA AVENUE

VACANT RETAIL BUILDING (1260 CENTER STREET)

N

3/32"=1'-0"

0 4' 8' 16' 24' 48'

CONDITIONAL USE PERMIT

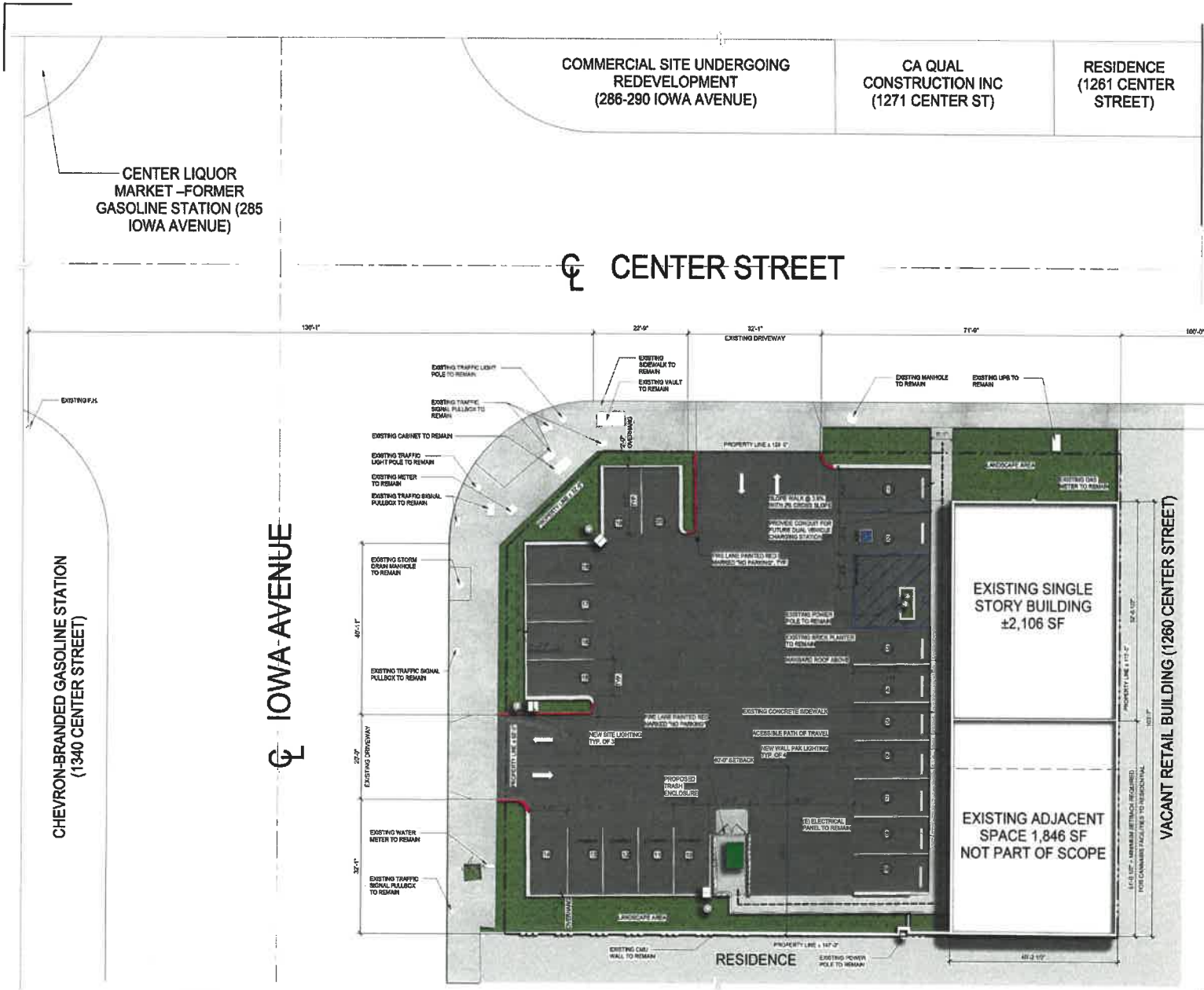
EXISTING SITE PLAN

EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS
222 S HARBOR BLVD., STE 705
ANAHEIM, CA 92805
Tel: (949) 727-9777
Fax: (714) 990-6760
www.infrastructureengineers.com

PROJECT NUMBER: 5716.02
DATE: 08/09/2019 - PROGRESS SET

SHEET
A1.0



SITE DATA

LOT AREA: 16,703 S.F.

BUILDING SUMMARY:

FLOOR PLAN AREA FOR THE PROPOSED AREA OF WORK 2,106 S.F.

FLOOR PLAN AREA FOR THE BUILT AREA 4,145 S.F.

LOT COVERAGE 4,146 / 16,703 = 24.8%

LANDSCAPE SUMMARY:

PROPOSED LANDSCAPE 1,668 / 16,703 S.F. = 10.1%

LEGAL DESCRIPTION:

247-091-002:

POR LOT 7 MB 022/068 PALMER SUB LOT 7 SUBDIVISIONNAME PALMER SUB LOTTYPE LOT RECMAPTYPE MAP BOOK MAPPLAT B 022 MAPPLAT P 089 PORTION/LOT PORTION

247-091-002:

.25 ACRES M/L IN LOTS 8 & 9 MB 022/068 PALMER SUB LOT 8 SUBDIVISIONNAME PALMER SUB ACRES 000.25 M/L LOTTYPE LOT RECMAPTYPE MAP BOOK MAPPLAT B 022 MAPPLAT P 089 LOT 9 LOTTYPE LOT

PARKING DATA:

PARKING REQUIRED:
- RETAIL FOR COMMERCIAL CANNABIS ACTIVITIES 2,106 S.F./ 200 = 11 STALLS
- EXISTING ADJACENT RETAIL BUILDING 1,846 S.F./ 200 = 10 STALLS

TOTAL PARKING REQUIRED: 21 STALLS
TOTAL PARKING PROVIDED: 21 STALLS

ACCESSIBLE STALLS REQUIRED: 1 STALLS
STANDARD/VAN ACCESSIBLE 1 STALLS

PARKING STALLS PROVIDED:
STANDARD PARKING STALL 14 STALLS
COMPACT PARKING STALL 5 STALLS
STANDARD/VAN ACCESSIBLE 1 STALLS
LOADING PARKING STALL 1 STALLS

CONDITIONAL USE PERMIT

PROPOSED SITE PLAN

EXCEL RIVERSIDE INC
1270 CENTER ST.
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS

PROJECT NUMBER: 6715.02
DATE: 08/09/2019 - PROGRESS SET

SHEET A1.1

GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE PERFORMED. ELECTRICAL CONTRACTOR IS TO TAKE INTO CONSIDERATION SPECIAL OR UNUSUAL FEATURES PECULIAR TO THIS JOB. ALL WORK SHALL BE PER NEC 2014 AND CEC 2016.
2. CONTACT UTILITY COMPANIES AND PROVIDE ALL SERVICES, WORK, INSTALLATION AND COORDINATION REQUIRED FOR THEIR USE. PAY ANY CHARGES MADE BY THEM.
3. DO ALL WORK PER GOVERNING CODE REQUIREMENTS AND SUBMIT EVIDENCE OF APPROVAL.
4. OBTAIN AND PAY FOR ALL ELECTRICAL PERMITS, INSPECTION FEES, ETC.
5. COORDINATE WORK WITH ALL OTHER TRADES AND AS REQUIRED FOR FUTURE INCREMENTS OF CONSTRUCTIONS.
6. THE ELECTRICAL CONTRACTOR SHALL EXERCISE ALL CONTRACT PLANS IN ORDER TO LOCATE WORK IN COORDINATION WITH THE CONSTRUCTION OF SUCH ITEMS AS CABINETS, BEAMS, FURRING, DOORS, DUCTS, PIPES AND CEILINGS.
7. EXACT LOCATION AND DIMENSIONS OF ALL EQUIPMENT SHALL BE VERIFIED IN FIELD PRIOR TO ORDERING AND INSTALLATION.
8. REFER TO MECHANICAL/PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL MECHANICAL/PLUMBING EQUIPMENT RESPECTIVELY.
9. REFER TO MECHANICAL CONTROL WIRING DIAGRAMS FOR ITEMS AND DEVICES TO BE FURNISHED, INSTALLED AND/OR CONNECTED BY ELECTRICAL CONTRACTOR FOR COMPLETE AND OPERABLE "HVAC" SYSTEM.
10. REFER TO PLUMBING DRAWINGS FOR ITEMS AND DEVICES TO BE FURNISHED, INSTALLED AND/OR CONNECTED BY ELECTRICAL CONTRACTOR.
11. INSTALL APPROVED GROUNDING BUSHING AT EACH TERMINATION OF RIGID CONDUIT.
12. ALL WIRE SHALL BE NEW, COPPER, THWN OR THHN. ALL CONDUCTORS TO BE RATED AT 75 DEGREES CELSIUS U.O.N.
13. PERMANENTLY AND VISIBLY LABEL ALL COVER PLATES WITH CIRCUIT AND VOLTAGE CONTAINED.
14. CONDUIT RUNS ARE SHOWN FOR CIRCUITING PURPOSES ONLY AND MAY BE VARIED IF APPROVED IN WRITING.
15. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND TELEPHONE CONDUITS WHERE THEY ARE INSTALLED IN THE SAME TRENCH OR CROSS.
16. CONDUITS SHALL BE CLEAN OF WATER DEBRIS AND OTHER FOREIGN MATERIAL PRIOR TO PULLING CABLES.
17. ALL CONDUITS FOR FUTURE USE SHALL HAVE PULL ROPE LEFT IN PLACE.
18. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT PHASING OF THE BRANCH CIRCUITS OF THE ELECTRICAL PANELS.
19. ALL WORK SHALL COMPLY WITH 2016 CALIFORNIA ELECTRICAL CODE AND 2017 CITY OF REVERSIDE AMENDMENTS.
20. ALL ELECTRICAL EQUIPMENT OUTDOORS SHALL BE WEATHERPROOF.
21. IT IS THE INTENT OF THESE DRAWINGS THAT THIS BE A COMPLETE ELECTRICAL JOB. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THIS JOB IN ORDER TO BE CONSIDERED FOR A CHANGE ORDER.
22. ALL CIRCUIT BREAKERS IN PANELS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT.
23. ELECTRICAL CONTRACTOR TO VERIFY IN FIELD THE MOST FEASIBLE WAY OF ROUTING AND COMBINING HOME RUNS AND PERFORM ACCORDINGLY.
24. ALL ELECTRICAL OUTLETS LOCATED ON THE KITCHEN COUNTER AND BATH SHOULD BE EQUIPPED WITH GROUND FAULT INTERRUPTIVE DEVICE U.O.N.
25. ALL COLORS AND FINISHES OF ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES TO BE VERIFIED WITH OWNER AND/OR ARCHITECT PRIOR TO ORDERING.
26. ELECTRICAL CONTRACTOR TO SIZE ALL J-BOXES AS PER TABLE 314-16a. ALL J-BOXES TO BE SQUARE 4"x 2 - 1/8" MINIMUM. ALL J-BOXES TO BE READILY ACCESSIBLE.
27. ALL PANELBOARDS, SWITCHBOARDS, ETC. SHALL BE RATED AT 75 DEGREES CELSIUS.
28. THE MAXIMUM LENGTH OF SOLAR EXPOSED CONDUITS SHALL NOT EXCEED 4 FEET.
29. REFER TO ARCHITECTURAL OR SPACE PLANNING DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES, OUTLETS, FURNITURE AND OTHER EQUIPMENT. IN CASE OF ANY DISCREPANCY BETWEEN THE ARCHITECTURAL OR ELECTRICAL DRAWINGS, THE FORMER TAKES PRECEDENCE. ELECTRICAL CONTRACTOR TO INFORM THE ENGINEER IMMEDIATELY.
30. FUSES SPECIFIED FOR MOTORS AND AIR CONDITIONING EQUIPMENT 600A AND UNDER SHALL BE TIME DELAY DUAL ELEMENT TYPE FRN-R (250V) AND FRS-R (600V) CLASS "L" U.O.N. ALL FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDER.
31. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF RIVERSIDE RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
32. UNLESS INFORMED OTHERWISE IN WRITING, THIS PROJECT HAS BEEN DETERMINED TO REQUIRE THE LOCAL CITY AUTHORITIES PLAN CHECK APPROVAL AND VALID PERMIT IN ACCORDANCE WITH THE LAW. ALL DESIGN WORK INDICATED ON PLANS AND SPECIFICATIONS IS SUBJECT TO REVIEW AND CHANGES BY SAID PLAN CHECK AUTHORITIES. THE OWNER AND THE ENGINEER CAN NOT BE RESPONSIBLE FOR ANY EXTRA WORK REQUIRED BY PLAN CHECK AND/OR ANY OTHER AGENCIES ADDITIONAL REQUIREMENTS.
33. DO NOT ORDER ANY EQUIPMENT OR PERFORM ANY WORK OVER $500 IN TOTAL VALUE ON THE JOB UNTIL THE COMPLETION OF THE PLAN CHECK APPROVAL PROCESS AND OBTAINING OF ALL REQUIRED PERMITS. INSTALLATION OF ANY EQUIPMENT WITHOUT VALID PERMITS, WHEN REQUIRED, IS A VIOLATION OF THE CODE.
34. UNDER THE STATE OF CALIFORNIA CONTRACTORS STATE LICENSE BOARD REGULATIONS, ALL CONTRACTORS ARE REQUIRED TO ADHERE TO THE LOCAL CODES AND LAWS WITHOUT EXCEPTION.
35. ELECTRICAL CONTRACTOR TO OBTAIN ARCHITECTURAL/OWNER APPROVAL OF ALL LIGHTING FIXTURES SPECIFIED FOR THE PROJECT PRIOR TO ORDERING.
36. ELECTRICAL CONTRACTOR IS TO PROVIDE 42" CLEARANCE IN FRONT OF ANY ELECTRICAL EQUIPMENT RATED ABOVE 250 V (277/480 V SYSTEM), AND 36" CLEARANCE IN FRONT OF ANY ELECTRICAL EQUIPMENT RATED BELOW 250 V (120/208 V AND 120/240 V SYSTEMS). ELECTRICAL CONTRACTOR IS TO PROVIDE 30" IN WIDTH IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BU CODE FOR PROPER MAINTENANCE.
37. ELECTRICAL CONTRACTOR IS TO COMPLY WITH THE LATEST HANDICAPPED REQUIREMENTS RELATED TO THE HEIGHT OF THE OUTLETS, SWITCHES AND OTHER EQUIPMENT (NOT TO EXCEED 48").
38. ALL EXPOSED WIRING SUBJECT TO WEATHER SHALL BE IN GALVANIZED RIGID METALLIC CONDUIT.
39. ALL UNDERGROUND FEEDERS SHALL BE IN SCHEDULE 40 PVC CONDUIT.
40. PROVIDE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT CONNECTION FOR FINAL CONNECTION TO ALL MOTORIZED EQUIPMENT.
41. ALL WIRING SHALL BE COPPER THWN/THHN TYPE UNLESS APPROVED OTHERWISE.
42. ALL INTERIOR BRANCH CIRCUITS SHALL BE COPPER AND INSTALLED IN METALLIC CONDUIT.
43. PROVIDE CODE REQUIRED INSULATED GROUND WIRE FOR ALL FEEDERS AND BRANCH CIRCUITS.
44. ALL EQUIPMENT CIRCUITS SHALL BE PROVIDED WITH GREEN INSULATED GROUND WIRE, SIZED PER NEC TABLE 250-122.
45. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE SPACE ABOVE THE ELECTRICAL EQUIPMENT.

SCOPE OF WORK

THE SCOPE OF WORK IS TO PROVIDE SITE AND PARKING AREA PHOTOMETRIC PLAN.

APPLICABLE CODES:

STATE OF CALIFORNIA'S "2016 CALIFORNIA ADMINISTRATIVE CODE (CAC) TITLE 24 BUILDING "STANDARDS", INCLUDING THE FOLLOWING PARTS: STATE BUILDING CODES, STATE ELECTRICAL CODE, BASIC MECHANICAL REGULATIONS, BASIC PLUMBING REGULATIONS, SPECIAL BUILDING REGULATION.

2016	CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2016	2016 CALIFORNIA BUILDING CODE (CBC-16) PART 2, TITLE 24, (CBC) BASED ON 2015 INTERNATIONAL BUILDING CODE (IBC)
2016	CALIFORNIA ELECTRICAL CODE (CEC-16) PART 3, TITLE 24, (CEC) BASED ON 2014 NATIONAL ELECTRICAL CODE (NEC)
2016	CALIFORNIA MECHANICAL CODE (CMC-16) PART 4, TITLE 24, (CMC) BASED ON 2015 UNIFORM MECHANICAL CODE (UMC)
2016	CALIFORNIA MECHANICAL CODE (CMC-16) PART 5, TITLE 24, (CPC) BASED ON 2015 UNIFORM PLUMBING CODE (UPC)
2016	CALIFORNIA FIRE CODE (CFC-16) PART 9, TITLE 24, (CCR) BASED ON 2015 INTERNATIONAL FIRE CODE (IFC)

SHEET INDEX

E-1 CONSTRUCTION NOTES, SYMBOL LIST, APPLICABLE CODES AND SHEET INDEX

E-2 FIXTURE SCHEDULES, T-24 FORMS AND LIGHT FIXTURES CUT SHEET

E-3 FIXTURE POLE CUT SHEET

E-4 SITE LIGHTING PHOTOMETRIC PLAN

TITLE 24

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 9/17)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE — NRCC-LTO-E

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7 and §141.0(b)2 for outdoor lighting scopes using the prescriptive path.

Project Name: EXCEL REIVERSIDE INC — Report Page: Page 1 of 6
Project Address: 1270 CENTER STREET — Date Prepared:

A. GENERAL INFORMATION

01	Project Location (city)	RIVERSIDE	04 Total Illuminated Hardscape Area (ft²)	12,733
02	Climate Zone	12		
03	Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ)			
	LZ-0: Very Low - Undeveloped Parkland	LZ-2: Moderate - Rural Areas	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
	LZ-1: Low - Developed Parkland	LZ-3: Moderately High - Urban Areas		

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2 for alterations.

My project consists of:

01	02
New Lighting System	Must Comply with Allowances from §140.7
Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ◯ Yes ◯ No

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

01		02		03		04		05		06		07		08	09
Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2														Compliance Results	
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2	OR	Existing Power §141.0(b)2L	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 Must be ≥ 08
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)				(See Table F)	
1,338.02	+		+		+		+		OR		=	1,338.02	≥	636	COMPLIES
Cutoff Compliance (See Table G for Details)												Not Applicable			
Controls Compliance (See Table H for Details)												COMPLIES			

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance http://www.energy.ca.gov/title24/2016standards — September 2017

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 9/17)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE — NRCC-LTO-E

Project Name: EXCEL REIVERSIDE INC — Report Page: Page 2 of 6
Project Address: 1270 CENTER STREET — Date Prepared:

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

SALES FRONTAGE

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

This Section Does Not Apply

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1]	How Wattage is determined	Total number luminaires	Luminaire Status[2]	Excluded per §140.7(a)	Design Watts	Cutoff Req.: > 150W §130.2(b)[3]	Field Inspector Pass	Fail
F1	LED POLE LIGHT	150	Mfr. Spec[1]	3	New	☐	450		☐	☐
F2	LED WALL LIGHT	62	Mfr. Spec[1]	3	New	☐	186		☐	☐
						Total Designed Watts	636			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards — September 2017

SYMBOLS

OUTLETS

- DUPLEX RECEPTACLE (120 VOLT)
- RECEPTACLE (220 VOLT) RATING AS SHOWN ON DRAWING
- WEATHERPROOF RECEPTACLE
- GROUND FAULT RECEPTACLE PROVIDE W.P. FOR OUTDOOR INSTALLATION
- DUPLEX RECEPTACLE CONNECTED TO ARC FAULT PROTECTED CIRCUIT
- DOUBLE DUPLEX RECEPTACLE
- FLUSH FLOOR RECEPTACLE, DUPLEX
- TELEPHONE OUTLET, RUN 3/4"C.O. UP TO ABOVE ACCESSIBLE CEILING.
- COMPUTER OUTLET, RUN 3/4"C.O. UP TO ABOVE ACCESSIBLE CEILING.
- CEILING JUNCTION BOX
- JUNCTION BOX FOR FUTURE USE
- WALL JUNCTION BOX
- V.K. VOLUME KNOB

SWITCHES

- MANUAL MOTOR STARTER (HP RATED) WITH OL'S
- SINGLE-POLE SWITCH
- SINGLE-POLE SWITCH W/PILOT LIGHT
- 0-60 MINUTES TIMER SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- WEATHERPROOF SWITCH
- LOWER CASE SUBSCRIPT LETTER INDICATES FIXTURE CONTROLLED
- DIMMER SWITCH DIMMER SWITCH
- WALL MOUNTED OCCUPANCY SENSOR WITH MANUAL SWITCH
- WALL MOUNTED OCCUPANCY SENSOR WITH DIMMER SWITCH
- CEILING MOUNTED OCCUPANCY SENSOR
- WALL MOUNTED OCCUPANCY SENSOR
- PP OCCUPANCY SENSOR POWER PACK

MECHANICAL

- PUSHBUTTON
- CEILING EXHAUST FAN (1/X HP U.O.N.)

CONTROL

- THERMOSTAT (line voltage U.O.N. furnished by M/C U.O.N.)

DESIGNATIONS

- # DETAIL NOTE
- A / 72 — INDICATES FIXTURE TYPE / INDICATES FIXTURE WATTAGE

CIRCUITRY and RACEWAYS

- CIRCUIT UP
- CIRCUIT DOWN
- 2 - 12CU 1/2"C U.O.N.
- 3 - 12CU 1/2"C U.O.N.
- 4 - 12CU 1/2"C U.O.N.
- 5 - 12CU 1/2"C U.O.N.
- 6 - 12CU 1/2"C U.O.N.
- 7 - 12CU 1/2"C U.O.N.
- 8 - 12CU 1/2"C U.O.N
- 9 - 12CU 1/2"C U.O.N.
- #10 2 - 10CU 1/2"C U.O.N.
- #10 3 - 10CU 1/2"C U.O.N.
- #10 4 - 10CU 1/2"C U.O.N.
- #10
- "RUN CONTINUES" INDICATION
- L3
- TELEPHONE CONDUIT
- POWER CONDUIT
- CONDUIT INSTALLED UNDERFLOOR

SERVICE and EQUIPMENT

- T TRANSFORMER, DRY (KVA shown)
- PANELBOARD
- TELEPHONE TERMINAL BOARD
- GROUND CONNECTION PER N.E.C.

ABBREVIATIONS

- UON UNLESS OTHERWISE NOTED
- VL VERIFY LOCATION
- WP WEATHERPROOF

N

CONDITIONAL USE PERMIT

GENERAL NOTES, SYMBOLS, T-24

EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

REGISTERED PROFESSIONAL ENGINEER — No. E13411 — ELECTRICAL — STATE OF CALIFORNIA

INFRASTRUCTURE ENGINEERS

PROJECT NUMBER: 6716.02
DATE: 08/08/2019 - PROGRESS SET

SHEET E-1

FIXTURE SCHEDULE

FIXTURE TYPE	SYMBOL	DESCRIPTION	MANUFACTURE/ CAT.#	VOLTAGE/ NO. LAMP	LAMP TYPE	TOTAL WATTS	MOUNTING	LOCATION
F1		POLE MOUNTED LED LIGHT	SLM-LED-18L-SIL-FT-UNV-DM-40-70CRI-MSOM2-PC120-BRZ-1L WITH 20' POLE 4RP-BS-S10G-20-S-BLK-GA	120/ LED	LED	150 W	POL	PARKING
F2		WALL MOUNTED LED LIGHT	LSI - XWM-FT-LED-08L-40-UE-BRZ-DIM-MSOM1	120/ LED	LED	82 W	WALL	PARKING

FIXTURES SCHEDULE NOTES:

1. ALL FIXTURES SHALL BE UL LISTED AND SHALL BE SUITABLE FOR INSTALLED LOCATION.
2. ALL FIXTURES SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT/ OWNER.
3. ALL EMERGENCY LIGHT FIXTURES SHALL BE PROVIDED WITH UL APPROVED EMERGENCY BATTERY.
4. ALL FIXTURES TRIM COLOR SHALL BE APPROVED BY THE OWNER.

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
CALIFORNIA ENERGY COMMISSION
Project Name: EXCEL RIVERSIDE INC
Project Address: 1270 CENTER STREET

G. OUTDOOR LIGHTING CONTROLS
This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

01	02	03	04	05	06	07	08	
Area Description	Motion Sensor: Incandescent>100W §130.2(a)	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Sales Frontage §130.2(c)4	Facade, Ornamental, Outdoor Dining §130.2(c)5	Field Inspector Pass	Fail
PARKING	NA: No Incand>100W	Astronomical Time	Yes	Yes	NA: No Sales Front Lig	No Applicable Lt	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.

I. LIGHTING POWER ALLOWANCE (per §140.7)

"Use it or lose it" Allowance (Watts): ☑ General Hardscape Allowance ☐ Per Application ☐ Sales Frontage ☐ Ornamental ☐ Per Specific Area

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A

02	03	04	05	06	07	08	09
Area Description	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
SURFACE PARKING	11,194	0.04	447.76	428	0.35	149.8	597.56
PEDESTRIAN WALK	1,539	0.04	61.56	454	0.35	158.9	220.46

Table Continued

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance | September 2017

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: EXCEL RIVERSIDE INC
Project Address: 1270 ENTER STREET
Page 5 of 6

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

YES	NO	Form/Title	Pass	Fail
●	○	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to ≤ 20 luminaires.	☐	☐

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance | September 2017

STATE OF CALIFORNIA
Outdoor Lighting
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Project Name: EXCEL REIVERSIDE INC
Project Address: 1270 CENTER STREET
Page 4 of 6

Initial Wattage Allowance for Entire Site (Watts)	520
Total General Hardscape Allowance (Watts)	1,338.02

J. LIGHTING ALLOWANCE: PER APPLICATION
This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE
This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL
This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

YES	NO	Form/Title	Pass	Fail
●	○	NRCI-LTO-01-E - Must be submitted for all buildings.	☐	☐
●	○	NRCI-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance | September 2017

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: EXCEL REIVERSIDE INC
Project Address: 1270 CENTER STREET
Page 6 of 6

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Documentation Author Name:		Documentation Author Signature:	
Company:	BANDI Engineering	Signature Date:	08/07/2019
Address:	PO BOX 17424	CEA/ HERS Certification Identification (If applicable):	
City/State/Zip:	IRVINE, CA 92623	Phone:	3109877-2835

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	ABBAS HEYDAN	Responsible Designer Signature:	
Company:	BANDI ENGINEERING	Date Signed:	08/07/2019
Address:	PO BOX 17424	License:	E13411
City/State/Zip:	IRVINE, CA 92623	Phone:	310-87

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance | September 2017

N

CONDITIONAL USE PERMIT

FIXTURE SCHEDULE, T-24 FORMS, AND FIXTURES CUT SHEET

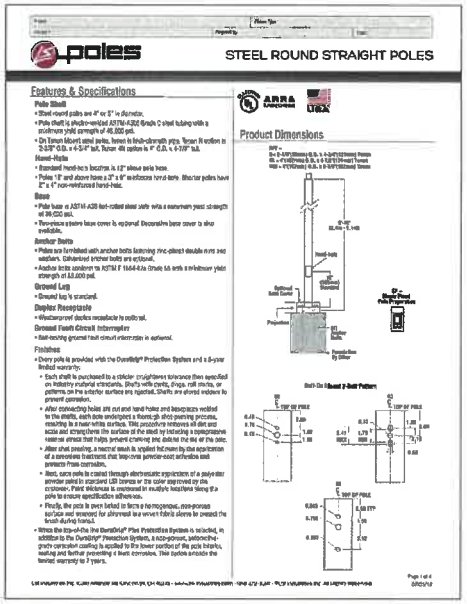
EXCEL RIVERSIDE INC

INFRASTRUCTURE ENGINEERS

PROJECT NUMBER: 6716.02
DATE: 08/08/2019 - PROGRESS SET

SHEET E-2

REGISTERED PROFESSIONAL ENGINEER ABBAS HEYDARI No. E13411 STATE OF CALIFORNIA ELECTRICAL



poles

STEEL ROUND STRAIGHT POLES

Features & Specifications

Pole Shaft

- Steel round poles are 4" or 5" in diameter.
- Pole shaft is electro-welded ASTM-A595 Grade C steel tubing with a minimum yield strength of 46,000 psi.
- On Tenon Mount steel poles, tenon is hot-dip-galvanized pipe. Tenon is sized to 2-3/8" O.D. x 4-3/4" tall. Tenon slip option is 4" O.D. x 4-3/8" tall.

Hand-Holes

- Standard hand-hole location is 12" above pole base.
- Poles 18' and above have a 3" x 6" reinforced hand-hole. Shorter poles have 2" x 4" non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Decorative square base cover is optional. Decorative base cover is also available.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor bolts conform to ASTM F 1554-4 Grade 55 with a minimum yield strength of 55,000 psi.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraBright® Protection System and a 5-year limited warranty.
  - Each shaft is purchased to a stricter straightness tolerance than specified in industry material standards. Shafts with welds, drips, nail marks, or patterns on the exterior surface are rejected. Shafts are stored outdoor to prevent corrosion.
  - After manufacturing holes are cut and hand holes and baseplates welded to the shafts, each pole undergoes a thorough shot-blasting process, resulting in a near-white surface. This procedure removes all dirt and scale and strengthens the surface of the steel by inducing a compressive residual stress that helps prevent cracking and delays the rise of the rate.
  - Within short passing, a neutral wash is applied followed by chromate application of a conversion treatment that improves powder-coat adhesion and prevents rust-corrosion.
  - Next, each pole is coated through electrostatic application of a polyester powder paint to standard LSI tolerance or the color approved by the customer. Paint thickness is monitored to multiple locations along the pole to ensure specification adherence.
  - Finally, the pole is oven baked to form a homogeneous, non-porous surface and removed for attempted low-wheel fabric sleeve to protect the finish during hand.
- When the top-of-the line DuraBright® Plus Protection System is selected, in addition to the DuraBright® Protection System, a non-ground, intermediate-grade corrosion coating is applied to the lower portion of the pole interior, sealing and further preventing it from corrosion. This option extends the limited warranty to 7 years.

ARRA ENDORSED

LTBOA

Product Dimensions

Page 1 of 4

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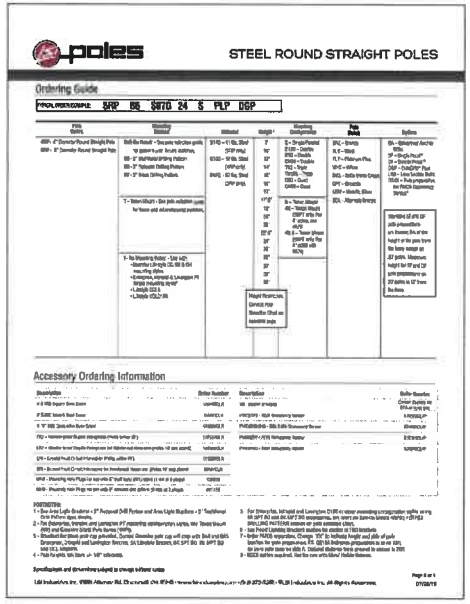

poles

STEEL ROUND STRAIGHT POLES

Ordering Guide

PRODUCT ORDER EXAMPLE: SRP 06 SW10 24 S PLP DGP

Pole Shaft	Mounting Hardware	Mounting Hardware	Height	Mounting Configuration	Pole Finish	Options
SRP - 4" Diameter Round Straight Pole SRP - 5" Diameter Round Straight Pole	Bolt-On Mount - Two pole reinforcing plates for power and/or fixture attachment. 06 - 2" Bolt-Hole Drilling Pattern 08 - 3" Bolt-Hole Drilling Pattern 09 - 3" Bolt-Hole Drilling Pattern 09 - 3" Bolt-Hole Drilling Pattern T - Tenon Mount - One pole reinforcing plate for fixture and attachment options. N - No Mounting Holes - Use with: • Anchor Lite-Pole 20, 30 & 50 mounting plates • Decorative, Antique & Lumapole PM bracket mounting plates • L-Bracket 03 & 05 • L-Bracket 07&07-BB	SW10 - 11 lbs. Steel (SRP only) SW20 - 18 lbs. Steel (SRP only) SW30 - 42 lbs. Steel (SRP only)	7' 10' 12' 14' 16' 18' 20' 22' 24' 26' 28' 30' 32' 34' 36' 38' 40' 42' 44' 46' 48' 50'	S - Single Mounted D180 - Double D180 - Double D90 - Double D90 - Double TR2 - Tenon TR2 - Tenon TR3 - Tenon TR3 - Tenon QM - Quadrant QM - Quadrant QM4 - Quadrant QM4 - Quadrant B - Tenon Adapter 4B - Tenon Adapter (SRP2 only) For 4" tenon, use 4B-4 or 4B-4-SS 4B-5 - Tenon Adapter (SRP2 only) For 5" tenon, use 4B-5-SS	PLP - Polyester PLS - Gloss PL7 - Platinum Plus SPHC - Silver BKL - Satin Black Crinkle GPY - Graphite GRN - Metallic Green BCA - Alternate Bronze	DGP - Duraright Pole DGP - Duraright Plus® DP - Duraright Plus® DGP - Duraright® Plus LSD - Long Service Life TOUCH - Pole preparation for PATCH Engineering Service® Mounting LSI pole LSI pole preparation are known 5% of the height of the pole from the base except on 32' poles. Moment height for SP and DP pole preparations on 32 poles is 12' from the base.

Height from base, Center Hole Bolt-On Mount pole preparation range

Accessory Ordering Information

Description	Order Number	Description	Order Number
4 X 6 Hub Square Base Cover	HAWPBL4	NB - Square Straight	Contact factory for Order Number
8" Round Adapter Base Cover	RAWPCL4	PWPBSPW - Wall Mounting Hardware	HWPBSPW
6 "X" 1000 Steel Base Cover	HAWPBL6	PWPBSBRKW - Bolt-On Mounting Hardware	BRWPBSW
TR2 - Horizontal Tenon Adapter (Accepts 2-inch tenon)	TRPSPW-R	PWPBSPW-TR2 Horizontal Tenon	Extreme Lumapole
4B4 - Adapter Small Shaft (Accepts 4-inch tenon and adapter plate)	4B4PSPW-R	PWPBSPW-TR3 Horizontal Tenon	
QM - Quadrant Mount (1 Bolt Hole Adapter Plate, adds 1 lb)	QMPSPW-R		
QM4 - Quadrant Mount (4 Bolt Hole Adapter Plate, adds 4 lbs)	QM4PSPW-R		
NPW - Mounting Hole Plugs for use with 5" Shaft Poles (SRP) (Qty 10 per set of 4 plugs)	10NPW		
NPW - Mounting Hole Plugs for use with 4" Shaft Poles (SRP) (Qty 10 per set of 4 plugs)	4NPW		

DISTINCTIONS:

1 = Dual-Arm Light Standard = 2" Postmount 2-48 Fixture and Area Light Mounting = 3" Tenon Mount Pole Fixture Mount, Adapter.
2 = Tee (Decorative, Transport, and Lumapole 2" mounting accessory/fixture, also Tenon Mount (PM) and Lumapole Cast Pole Series (TMPS).
3 = Standard Bolt Down and Cap provided. Optional Decorative pole cap with cap with Bolt and Bolt Covers, Lumapole and Lumapole Series, Sil Lite Pole Series, Bit SPT Bit, Bit SPT Bit and Bit 2, Adaptor.
4 = Pole for optic lab Stem .4- 1/8" tolerance.

5 = For Decorative, Antique and Lumapole Cast Pole Series Decorative Lumapole series using 48 SPT 80 and 80 SPT 80 accessories, are more pole Decorative Series variety = STYLE DRILLING PATTERN accessories pole accessories.
6 = See Power Lumapole Structure Mounting Hardware section of this brochure.
7 = Order PARCS separately. Change "SW" to indicate height and pole of pole location the pole preparation. Pole SRP 06 Indicates preparation as an SRP, no Decorative pole base to slide it. Optional Mounting Hardware is shown in 2008.
8 = NEMA outlets required. See the core of the Motor/Outlet Hardware.

Specifications and dimensions subject to change without notice

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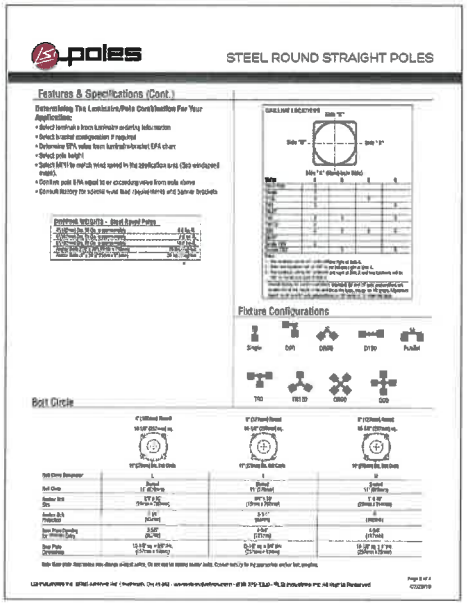

poles

STEEL ROUND STRAIGHT POLES

Features & Specifications (Cont.)

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information
- Select bolted arrangement if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select SW10 to match wind speed in the application area (See windspeed map).
- Confirm pole EPA equal to or exceeding value from pole chart
- Consult factory for special wind load (square/round) and banner brackets

Pole Shaft	Weight
4" x 10' Round Pole	44 lbs.
4" x 12' Round Pole	52 lbs.
4" x 14' Round Pole	60 lbs.
4" x 16' Round Pole	68 lbs.
4" x 18' Round Pole	76 lbs.
4" x 20' Round Pole	84 lbs.
4" x 22' Round Pole	92 lbs.
4" x 24' Round Pole	100 lbs.
4" x 26' Round Pole	108 lbs.
4" x 28' Round Pole	116 lbs.
4" x 30' Round Pole	124 lbs.
4" x 32' Round Pole	132 lbs.
4" x 34' Round Pole	140 lbs.
4" x 36' Round Pole	148 lbs.
4" x 38' Round Pole	156 lbs.
4" x 40' Round Pole	164 lbs.
4" x 42' Round Pole	172 lbs.
4" x 44' Round Pole	180 lbs.
4" x 46' Round Pole	188 lbs.
4" x 48' Round Pole	196 lbs.
4" x 50' Round Pole	204 lbs.
5" x 10' Round Pole	55 lbs.
5" x 12' Round Pole	65 lbs.
5" x 14' Round Pole	75 lbs.
5" x 16' Round Pole	85 lbs.
5" x 18' Round Pole	95 lbs.
5" x 20' Round Pole	105 lbs.
5" x 22' Round Pole	115 lbs.
5" x 24' Round Pole	125 lbs.
5" x 26' Round Pole	135 lbs.
5" x 28' Round Pole	145 lbs.
5" x 30' Round Pole	155 lbs.
5" x 32' Round Pole	165 lbs.
5" x 34' Round Pole	175 lbs.
5" x 36' Round Pole	185 lbs.
5" x 38' Round Pole	195 lbs.
5" x 40' Round Pole	205 lbs.
5" x 42' Round Pole	215 lbs.
5" x 44' Round Pole	225 lbs.
5" x 46' Round Pole	235 lbs.
5" x 48' Round Pole	245 lbs.
5" x 50' Round Pole	255 lbs.

Fixture Configurations

Bolt Circle

Bolt Circle Designator	L	M	H
Bolt Circle	Dashed 11" (279mm)	Dashed 11" (279mm)	Dashed 11" (279mm)
Anchor Bolt Size	3/4" x 30 (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Protrusion	3" (76mm)	3 1/2" (89mm)	4" (102mm)
Base Plate Clearance for Minimum Safety	2 1/2" (63.5mm)	2 1/2" (63.5mm)	2 1/2" (63.5mm)
Base Plate Dimensions	13 1/2" sq. x 3/4" thk. (343mm x 19mm)	15 1/2" sq. x 3/4" thk. (394mm x 19mm)	18 1/2" sq. x 1" thk. (394mm x 25mm)

Note: Base plate dimensions may change without notice. Do not use to assess anchor bolt, Contact factory for the appropriate anchor bolt, graphics.

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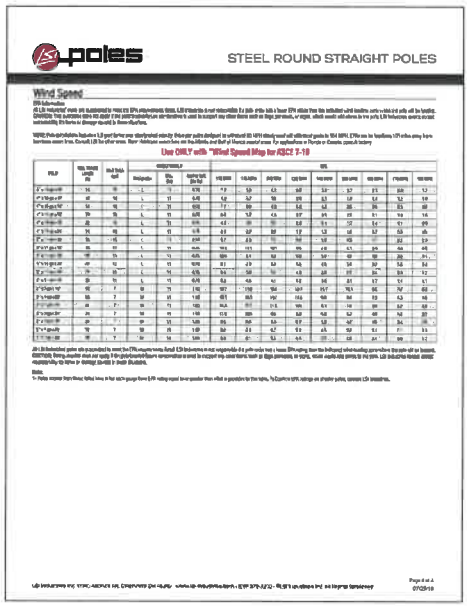

poles

STEEL ROUND STRAIGHT POLES

Wind Speed

EPA Information

All LSI industry poles are designed to meet the EPA requirements listed. LSI assumes no responsibility for pole strike with a lower EPA value than the indicated wind speed. Contact the customer service for assistance if the pole/luminaire combination is not supported by the chart below and in the page introduction, or engineer, which would add stress to the pole. LSI industries assumes no wind velocity liability due to damage caused by Non-Uniform.

Line ONLY with "Wind Speed Map for ASCE 7-10

POLE	Pole Shaft Length (ft)	Shaft Wall Gauge	Mounting Hardware	Bolt-On Mount	Mounting Hardware Length (in/cm)	110 (mph)	115 (mph)	120 (mph)	125 (mph)	130 (mph)	135 (mph)	140 (mph)	145 (mph)	150 (mph)
4" x 10' Round	10	10	L	11	6/15	4.2	3.9	3.5	3.0	2.7	2.3	2.0	1.7	1.3
4" x 12' Round	12	10	L	11	6/15	5.0	4.7	4.3	3.8	3.5	3.1	2.8	2.5	2.0
4" x 14' Round	14	10	L	11	6/15	7.1	6.6	6.0	5.4	4.8	4.3	3.8	3.3	2.8
4" x 16' Round	16	10	L	11	6/15	8.0	7.4	6.8	6.1	5.5	4.9	4.3	3.8	3.2
4" x 18' Round	18	10	L	11	6/15	9.0	8.3	7.6	6.8	6.1	5.5	4.8	4.2	3.6
4" x 20' Round	20	10	L	11	6/15	10.0	9.2	8.4	7.6	6.8	6.1	5.4	4.7	4.0
4" x 22' Round	22	10	L	11	6/15	11.0	10.1	9.2	8.3	7.5	6.7	5.9	5.1	4.4
4" x 24' Round	24	10	L	11	6/15	12.0	11.0	10.0	9.0	8.2	7.3	6.5	5.7	4.8
4" x 26' Round	26	10	L	11	6/15	13.0	11.9	10.8	9.7	8.8	7.9	7.0	6.1	5.2
4" x 28' Round	28	10	L	11	6/15	14.0	12.8	11.6	10.4	9.4	8.4	7.5	6.5	5.6
4" x 30' Round	30	10	L	11	6/15	15.0	13.7	12.4	11.1	10.1	9.0	8.0	7.0	6.0
4" x 32' Round	32	10	L	11	6/15	16.0	14.6	13.2	11.8	10.7	9.6	8.5	7.4	6.4
4" x 34' Round	34	10	L	11	6/15	17.0	15.5	14.0	12.5	11.3	10.2	9.0	7.8	6.7
4" x 36' Round	36	10	L	11	6/15	18.0	16.4	14.8	13.2	11.9	10.7	9.5	8.3	7.1
4" x 38' Round	38	10	L	11	6/15	19.0	17.3	15.6	13.9	12.6	11.3	10.0	8.7	7.5
4" x 40' Round	40	10	L	11	6/15	20.0	18.2	16.4	14.6	13.2	11.8	10.5	9.1	7.8
4" x 42' Round	42	10	L	11	6/15	21.0	19.1	17.2	15.3	13.8	12.4	11.0	9.6	8.2
4" x 44' Round	44	10	L	11	6/15	22.0	20.0	18.0	16.0	14.5	13.0	11.5	10.0	8.6
4" x 46' Round	46	10	L	11	6/15	23.0	20.9	18.8	16.7	15.1	13.6	12.0	10.5	9.0
4" x 48' Round	48	10	L	11	6/15	24.0	21.8	19.6	17.4	15.7	14.2	12.5	11.0	9.4
4" x 50' Round	50	10	L	11	6/15	25.0	22.7	20.4	18.1	16.4	14.8	13.0	11.4	9.8
5" x 10' Round	10	7	M	11	6/15	5.0	4.6	4.1	3.6	3.2	2.8	2.4	2.0	1.6
5" x 12' Round	12	7	M	11	6/15	6.0	5.5	4.9	4.3	3.8	3.3	2.8	2.3	1.8
5" x 14' Round	14	7	M	11	6/15	8.1	7.4	6.6	5.8	5.1	4.4	3.7	3.0	2.3
5" x 16' Round	16	7	M	11	6/15	9.2	8.4	7.5	6.6	5.8	5.0	4.2	3.4	2.6
5" x 18' Round	18	7	M	11	6/15	10.3	9.4	8.4	7.4	6.5	5.6	4.7	3.8	2.9
5" x 20' Round	20	7	M	11	6/15	11.4	10.4	9.3	8.2	7.2	6.2	5.2	4.2	3.2
5" x 22' Round	22	7	M	11	6/15	12.5	11.4	10.2	9.0	7.9	6.8	5.7	4.6	3.5
5" x 24' Round	24	7	M	11	6/15	13.6	12.4	11.1	9.8	8.6	7.4	6.2	5.0	3.8
5" x 26' Round	26	7	M	11	6/15	14.7	13.4	12.0	10.6	9.3	8.0	6.7	5.4	4.1
5" x 28' Round	28	7	M	11	6/15	15.8	14.4	12.9	11.4	10.0	8.6	7.2	5.8	4.4
5" x 30' Round	30	7	M	11	6/15	16.9	15.4	13.8	12.2	10.7	9.2	7.7	6.2	4.7
5" x 32' Round	32	7	M	11	6/15	18.0	16.4	14.7	13.0	11.4	9.8	8.2	6.6	5.0

Note:

1 = Poles require heavy-duty hand holes in hot-dip-galvanized form EPA rating equal to or greater than what is provided in the table. To Determine EPA ratings on shorter poles, contact LSI industries.

07/23/19

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REGISTERED PROFESSIONAL ENGINEER
ISAAC HEYMAN
No. E13411
Exp. 6/30/2020
STATE OF CALIFORNIA
ELECTRICAL

N

FIXTURE POLE CUT SHEET

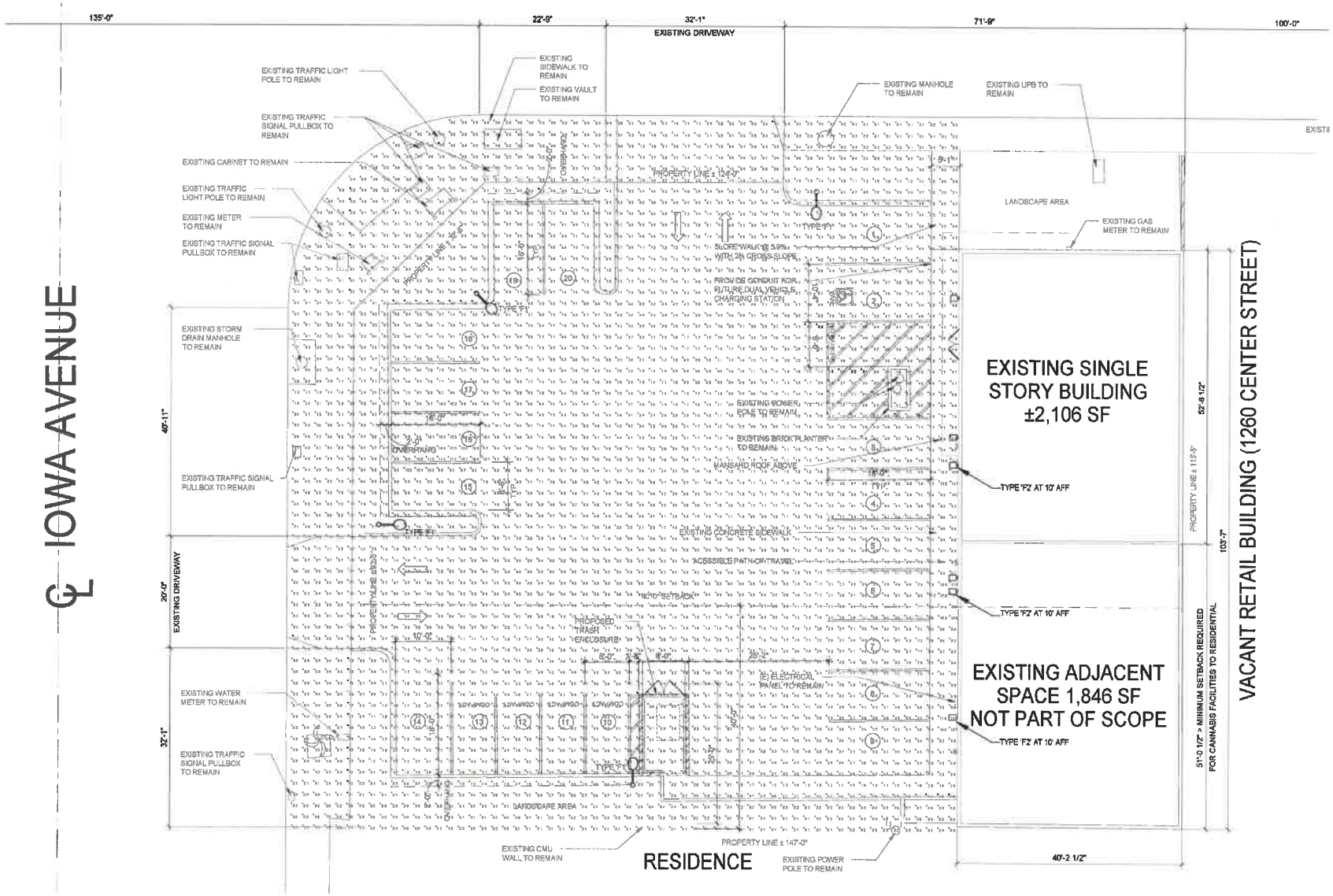
CONDITIONAL USE PERMIT

EXCEL RIVERSIDE INC

INFRASTRUCTURE ENGINEERS
2237 HARBOR BLVD. Ste 101
SANTA ANA, CA 92704
Tel (949) 717-6217
Fax (949) 863-0778 ATTN: ARCH-USPS
www.infrastructureengineers.com

PROJECT NUMBER: 6718.02
DATE: 08/05/2019 - PROGRESS SET

SHEET
E-3



Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Calc Zone #1	+	3.2 fc	13.4 fc	0.0 fc	N/A

N

CONDITIONAL USE PERMIT

SITE LIGHTING PHOTOMETRIC PLAN

EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

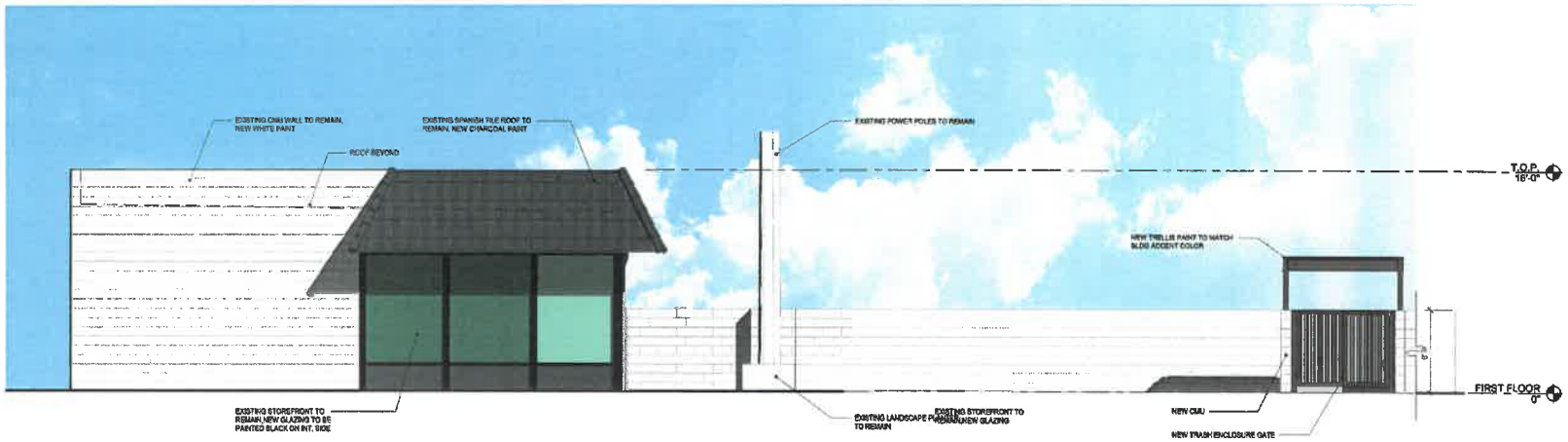
INFRASTRUCTURE ENGINEERS

PROJECT NUMBER: 6716.02
DATE: 08/06/2018 - PROGRESS SET

SHEET
E-4

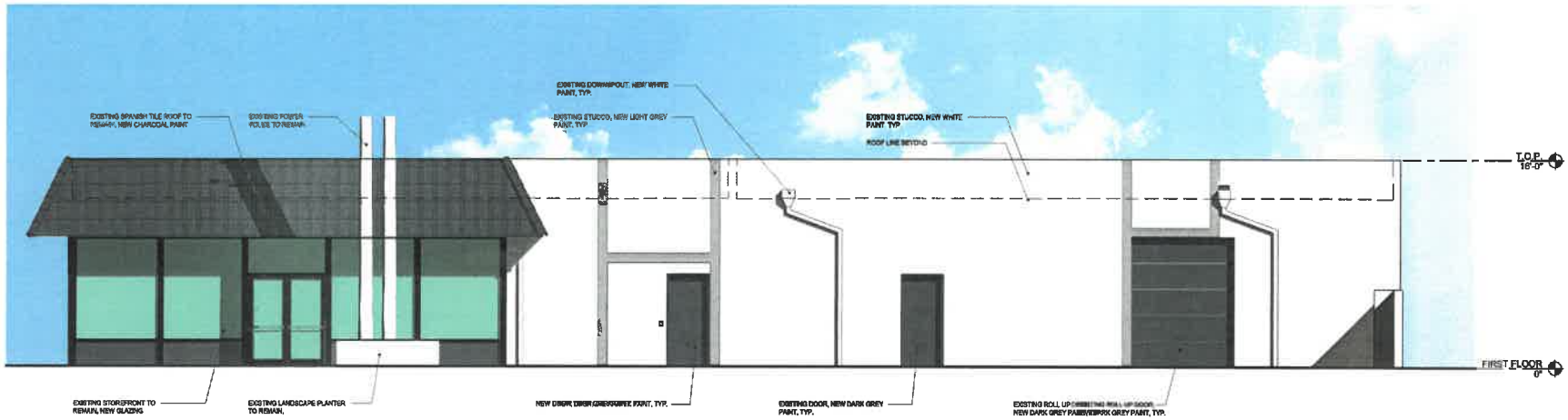
REGISTERED PROFESSIONAL ENGINEER
No. E63411
Exp. 9/30/2020
ELECTRICAL
STATE OF CALIFORNIA

CASE: CUP200010
EXHIBIT B: Elevations
PLANNER: T. Wheeler
DATE: October 7, 2020



NORTH ELEVATION

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



WEST ELEVATION

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

1/4"=1'-0"
0 2' 4' 8' 16'

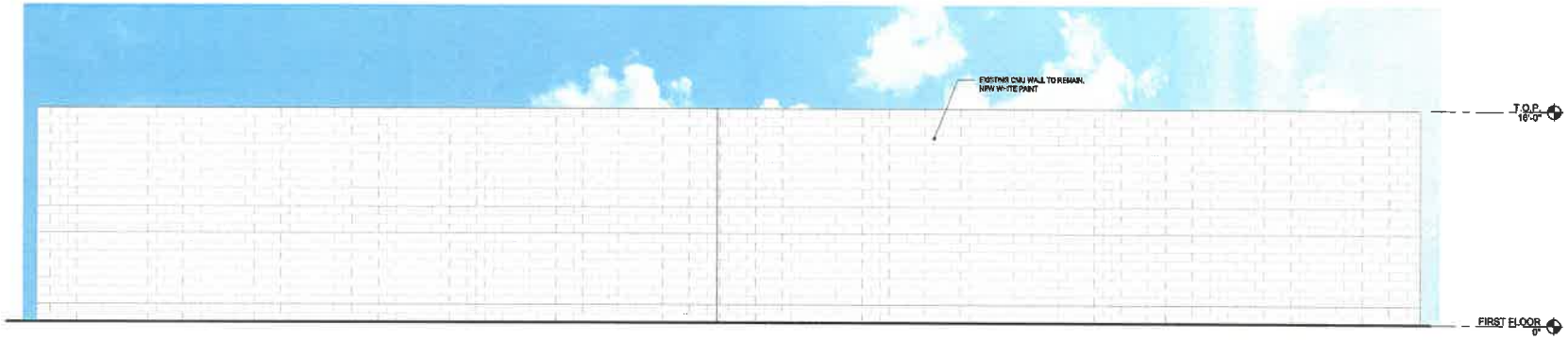
CONDITIONAL USE PERMIT

EXTERIOR ELEVATIONS
EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS

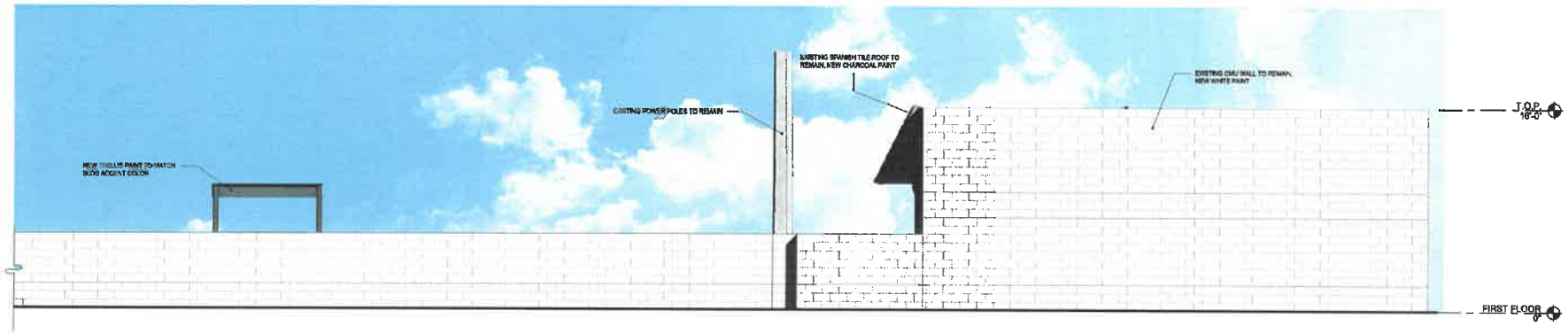
PROJECT NUMBER: 5716.02
DATE: 08/06/2019 - PROGRESS SET

SHEET
A4.0



EAST ELEVATION

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



SOUTH ELEVATION

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

CONDITIONAL USE PERMIT

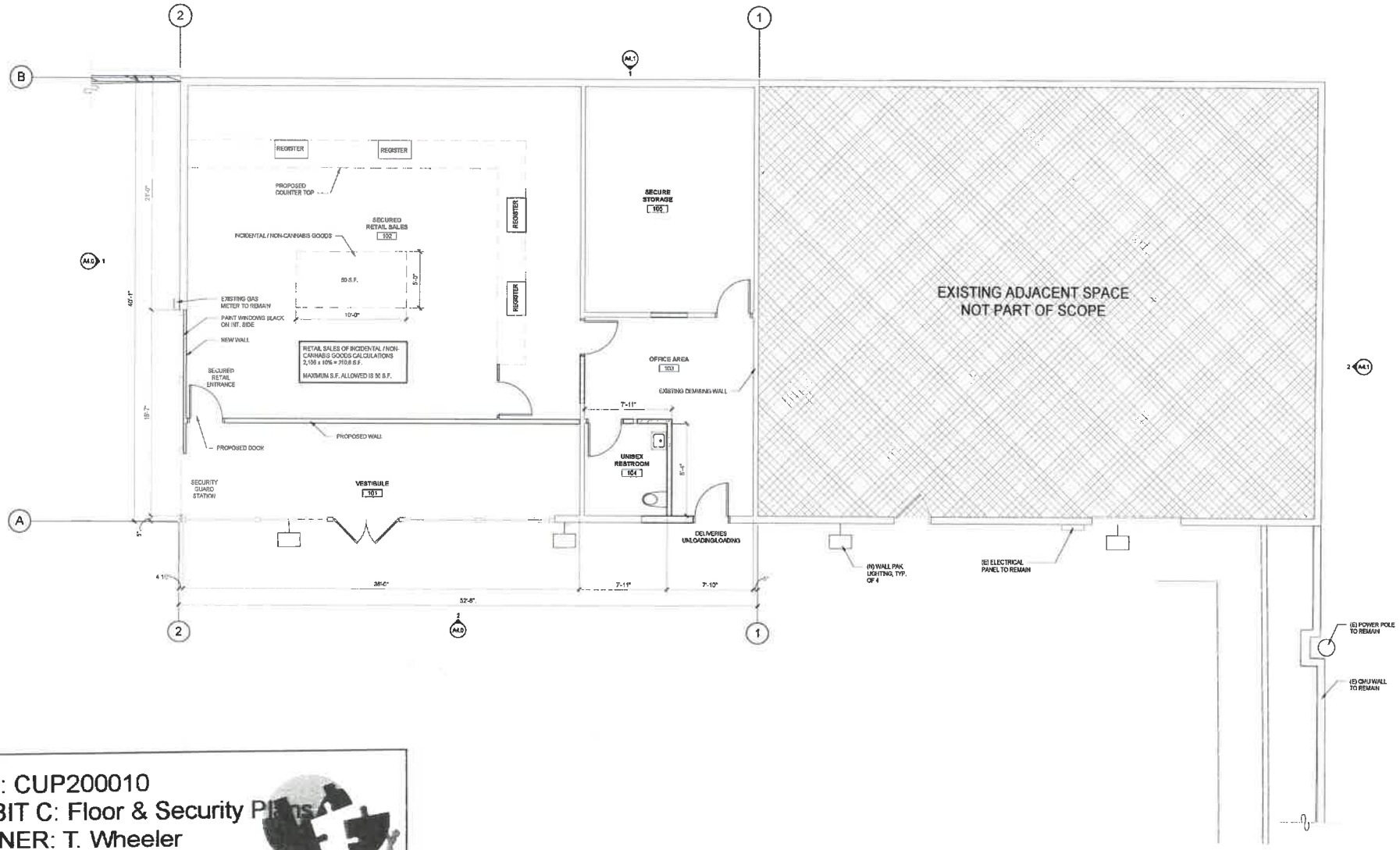
EXISTING ELEVATIONS

EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS

PROJECT NUMBER: 6716.02
DATE: 03/08/2019 - PROGRESS SET

SHEET
A4.1



CASE: CUP200010
EXHIBIT C: Floor & Security Plans
PLANNER: T. Wheeler
DATE: October 7, 2020

N 1/4"=1'-0" 0 2' 4' 8' 16'

CONDITIONAL USE PERMIT

PROPOSED FLOOR PLAN
EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

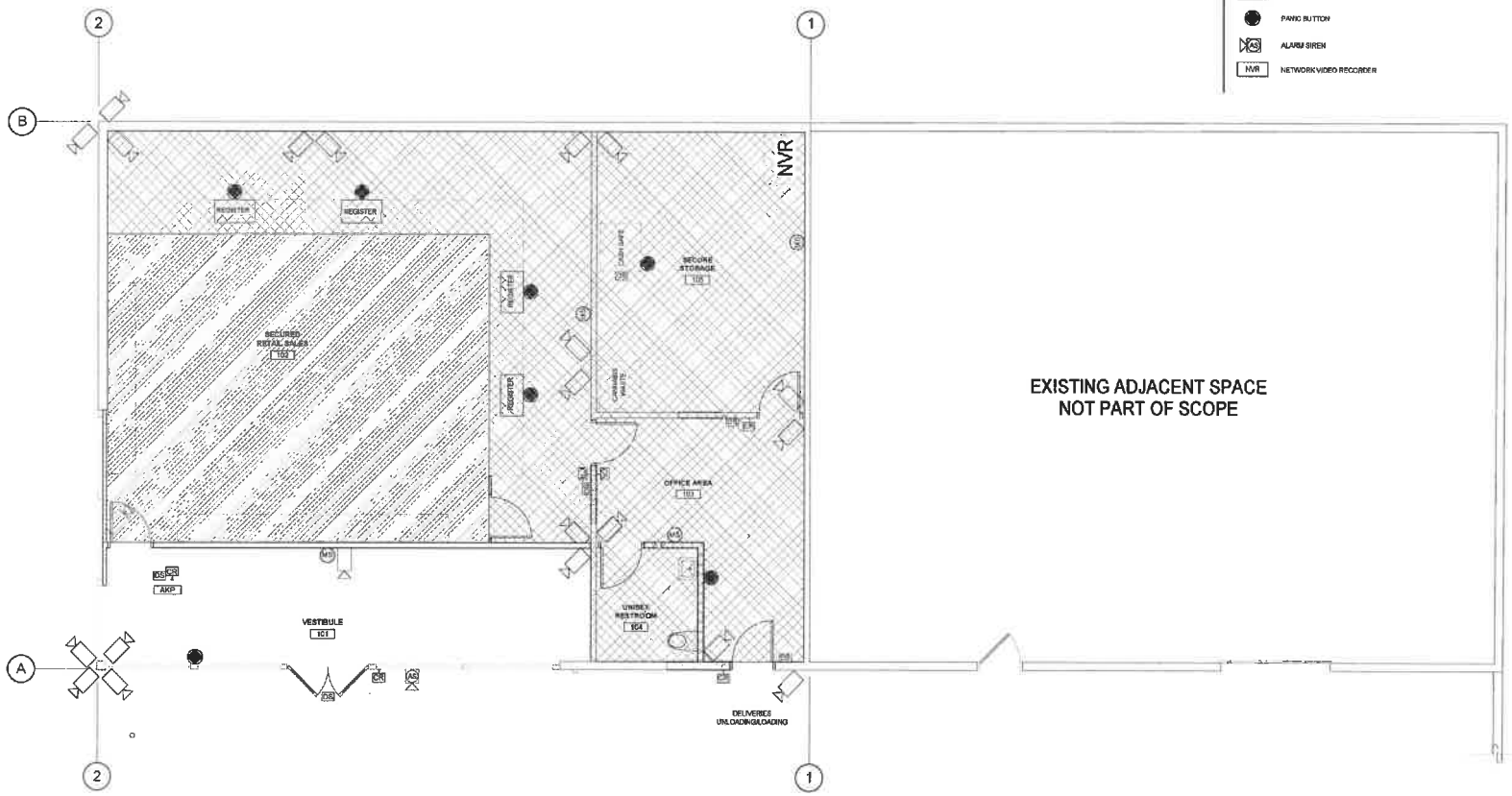
INFRASTRUCTURE ENGINEERS

PROJECT NUMBER: 6716.02
DATE: 08/09/2019 - PROGRESS SET

SHEET
A2.0

LEGEND

- CAMERA
- MOTION SENSOR
- DOOR SENSOR
- ALARM KEYPAD
- CARD READER
- LIMITED ACCESS
- RESTRICTED ACCESS
- PANIC BUTTON
- ALARM SIREN
- NVR — NETWORK VIDEO RECORDER



N

1/4"=1'-0"

0 2' 4' 8' 16'

CONDITIONAL USE PERMIT

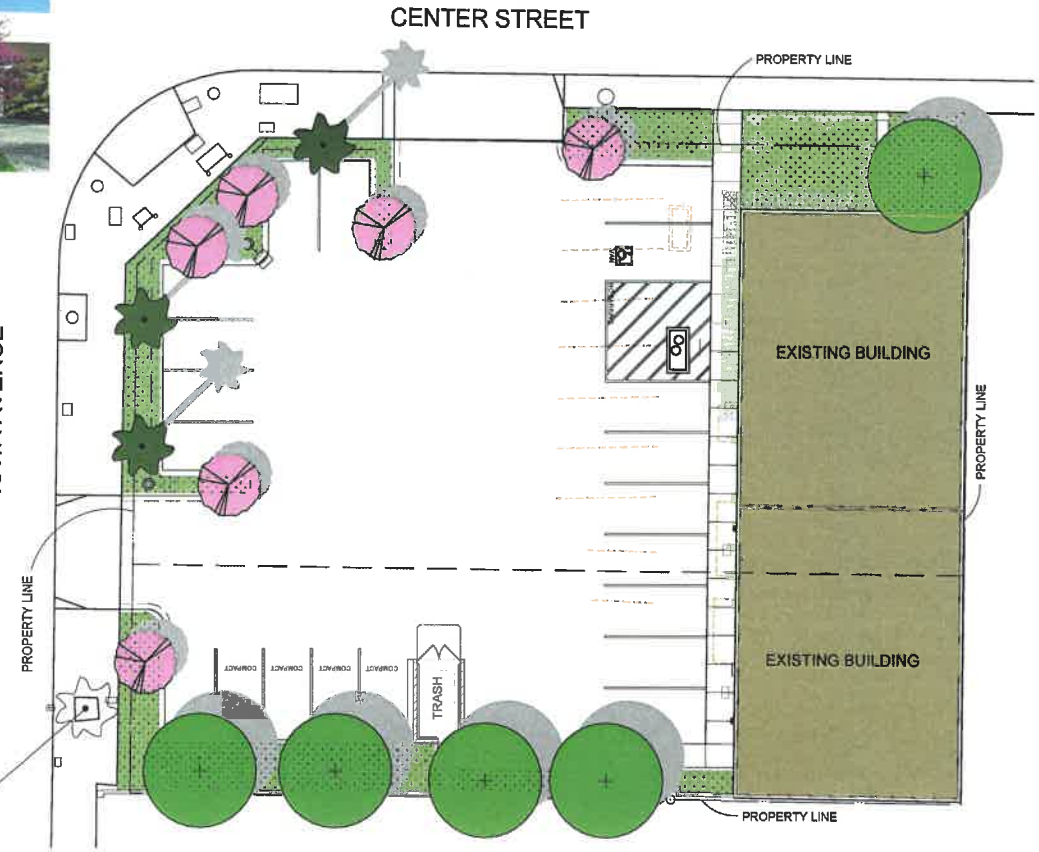
SECURITY PLAN

EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS
222 S HARBOR BLVD., STE 305
ANAHEIM, CA 92805
Tel (909) 521-8772
Fax (714) 990-6100
www.infrastructure-engineers.com

PROJECT NUMBER: 5716.02
DATE: 08/09/2019 - PROGRESS SET

SHEET
A3.0



PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 4 WUCOLS SOUTH INLAND VALLEY
PROPOSED TREES			
	CERCIS OCCIDENTALIS / WESTERN REDBUD (FLOWERING ACCENT TREE)	24" BOX STANDARD FORM	LOW
	ULMUS PARVIFOLIA 'DRAKE' / EVERGREEN ELM (SHADE TREE)	15 GAL STANDARD FORM	LOW
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM (THEME TREE)	24" BOX STRAIGHT TRUNK	LOW

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 4 WUCOLS SOUTH INLAND VALLEY	COMMENTS
PROPOSED SHRUBS				
	ACHILLEA 'MOONSHINE' / YARROW	1 GAL / 30" O.C.	LOW	FLOWERING HERBACEOUS PERENNIAL
	AGAVE ATTENUATA / FOXTAIL AGAVE	1 GAL / 42" O.C.	LOW	ORNAMENTAL ACCENT SUCCULENT
	ALYOGYNE HUEGELII / BLUE HIBISCUS	5 GAL / 42" O.C.	LOW	FLOWERING SHRUB
	PHORMIUM T. 'SURFER' / SURFER FLAX	5 GAL / 36" O.C.	LOW	UPRIGHT - BRONZE COLORED SHRUB
	DIANELLA T. 'SILVER STREAK' / SILVER STREAK FLAX LILY	5 GAL / 36" O.C.	LOW	UPRIGHT - GREEN VARIEGATED SHRUB
	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	5 GAL / 36" O.C.	MOD/LOW	FLOWERING PERENNIAL SHRUB
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 24" O.C.	LOW	UPRIGHT FLOWERING SUCCULENT
	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL / 36" O.C.	LOW	EVERGREEN SHRUB
	LOMANDRA CONFERTIFOLIA / SMALL MAT RUSH	1 GAL / 30" O.C.	LOW	GRASSY MAT RUSH
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	1 GAL / 36" O.C.	MOD/LOW	TALL GRASS
	SALVIA GREGII 'FURHMAN'S RED' / FURHMANS RED SAGE	1 GAL / 30" O.C.	LOW	FLOWERING SHRUB
	WESTRINGIA FRUITICOSA / COAST ROSEMARY	5 GAL / 42" O.C.	MOD / LOW	EVERGREEN SHRUB
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN	LOW	EVERGREEN CLINGING VINE
PROPOSED GROUNDCOVER				
	ROSA X 'FLOWERING CARPET' / FLOWERING CARPET ROSE - PINK	1 GAL / 30" O.C.	LOW	FLOWERING GROUNDCOVER
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 30" O.C.	LOW	EVERGREEN SPREADING GROUNDCOVER
	LANTANA CAMARA / COMMON LANTANA	5 GAL / 36" O.C.	LOW	FLOWERING GROUNDCOVER
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL / 36" O.C.	LOW	EVERGREEN GROUNDCOVER

PARKING LOT SHADING
914.8 SF OF SHADE FROM TREES
3079.92 SF OF PARKING AREA
= 30% SHADING OF PARKING AREA PROVIDED

LANDSCAPE AREA WITHIN PARKING LOT
1576.05 OF LANDSCAPE AREA WITHIN PARKING LOT
3079.92 SF OF PARKING AREA
= 51% OF LANDSCAPE WITHIN PARKING LOT

LANDSCAPE CONCEPT STATEMENT:
WATER CONSERVATION IS AN ESSENTIAL CONSIDERATION IN THE DESIGN AND MANAGEMENT OF CALIFORNIA LANDSCAPES. MATCHING WATER SUPPLY TO PLANT NEEDS BY SUPPLYING ONLY THE AMOUNT OF WATER NEEDED TO MAINTAIN LANDSCAPE HEALTH AND APPEARANCE IS THE BEST APPROACH.

THE PLANT LIST HAS BEEN DEVELOPED TO BE SUITABLE FOR THE SPECIFIC CLIMATE OF THE PROJECT SITE. PLANT MATERIAL WITHIN THE LOW TO MODERATE WATER REQUIREMENT RANGE HAVE BEEN SELECTED. IN ADDITION, PLAN MATERIAL SHALL BE GROUPED BASED UPON HORTICULTURAL REQUIREMENTS ALONG WITH FORM AND FUNCTION IN ORDER TO MAXIMIZE EFFICIENCY.

THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SUBSURFACE DRIP IRRIGATION TO THE SHRUBS AND GROUNDCOVER AREAS. A STATE OF THE ART IRRIGATION CONTROLLER SHALL BE SPECIFIED TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3; ORDINANCE 348; ORDINANCE 451; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

NOTE:
OFF-SITE PLANTING IS NOT A PART OF THIS SCOPE OF WORK.

ON-SITE MAINTENANCE OF THE LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL THE END OF THE 90-DAY MAINTENANCE PERIOD AFTER CONSTRUCTION. AT THE END OF CONSTRUCTION, THE OWNER SHALL ASSUME FULL RESPONSIBILITY OF LANDSCAPE MAINTENANCE OF THE PROJECT SITE.

SCALE: 1" = 10'-0"

0 5 10 20 30

REGISTERED LANDSCAPE ARCHITECT
Colleen M. Nolan
(Signature)
07.18.2019
(Date)
STATE OF CALIFORNIA

Colleen M. Nolan
Landscape Architect, #3439
7 Rubio
Rancho Santa Margarita, CA 92688
714.743.7915 cell cmolan@cox.net

PRELIMINARY LANDSCAPE PLAN

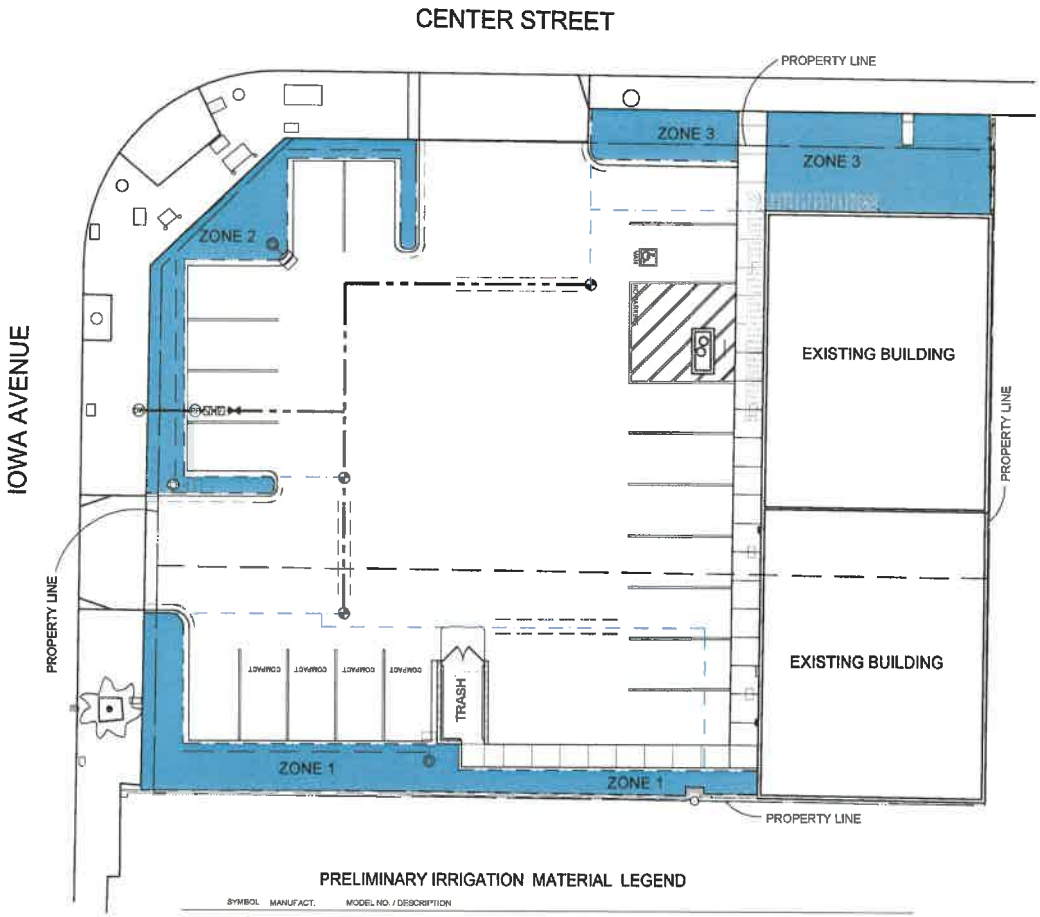
EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS
5000 BATEMAN ST., Ste 210
IRVINE, CA 92604
Tel: (714) 800-0300
Fax: (714) 545-8709
www.infrastructure-engineers.com

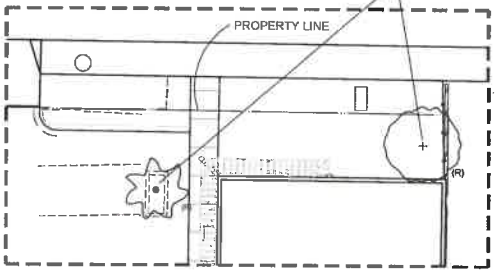
PROJECT NUMBER: 6716.02
DATE: 07/19/2019- CUP SET

SHEET
L1.1

CASE: CUP200010
EXHIBIT L: Landscape Plans
PLANNER: T. Wheeler
DATE: October 7, 2020



EXISTING TREES TO BE REMOVED: THE EXISTING TREE AT THE CORNER OF THE BUILDING SHALL BE REMOVED. THE TREE IS UNHEALTHY AND HAS NOT BEEN PROPERLY MAINTAINED OVER THE YEARS. THE EXISTING PALM TREE IN THE RAISED PLANTER IS LIKELY A VOLUNTEER PALM TREE THAT SPROUTED AND WAS NEVER REMOVED FROM THE PLANTER BOX. IT HAS NOT BEEN PROPERLY MAINTAINED OVER THE YEARS AND SHALL BE REMOVED.



TREE REMOVAL

AB 1881 WATER BUDGET CALCULATIONS

Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo) x (0.62) x [(0.45 x LA) + ((1.0-.45) x SLA)]

Eto *(Historical Evapotranspiration for Area)* = 49.70

ETAF *(Evapotranspiration Adjustment Factor - LA)* = 0.45

ETAF *(Evapotranspiration Adjustment Factor - SLA)* = 0.55

LA *(Landscaped Area)* = 2,440 ft2

SLA *(Special Landscaped Area)* = 0 ft2

0.62 *(Conversion Factor)*

	Eto		ETAF		LA or SLA (ft^2)		Conversion	MAWA (Gallons Per Year)
MAWA for LA =	49.70	x	0.45	x	2,440	x	0.62	33,834
MAWA for SLA =	49.70	x	0.55	x	0	x	0.62	0
Totals =					2,440			33,834

Maximum Applied Water Allowance (MAWA) = 33,834 Gallons Per Year

Estimated Applied Water Use (EAWU)

The project's Estimated Applied Water Use shall be calculated using this equation:

EAWU = (ETo) x (KL) x (LA) x 0.62 x (1/E)

Eto *(Historical Evapotranspiration for Area)* = 49.70 Inches per Year

KL *(Landscape Coefficient)*

LA *(Landscaped Area)*

0.62 *(Conversion Factor)*

E *(Irrigation Efficiency)*

	Eto		KL		LA (ft^2)		Conversion		E	EAWU (Gallons Per Year)
Hydrozone # 1 (Low Shrub Drip)	49.70	x	0.30	x	2,440	x	0.62	÷	0.81	27,947
Hydrozone # 4 (Shrub Spray)	49.70	x	0.40	x	0	x	0.62	÷	0.60	0
Totals =					2,440					27,947

Estimated Applied Water Use (EAWU) = 27,947 Gallons Per Year

PRELIMINARY IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION
(P.O.C.)	P.O.C.	1" DOMESTIC WATER IRRIGATION METER WITH A 2" SERVICE LINE, VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD
(WF)	WATTS	009QT SERIES, 1-1/2" R/P BACKFLOW PREVENTION ASSEMBLY WITH MODEL 777 1-1/2" WYE STRAINER
NO SYMBOL	V.I.T.	STRONG BOX SBBC-45AL ALUMINUM BACKFLOW DEVICE ENCLOSURE
	GRISWOLD	2230 1-1/2" NORMALLY CLOSED PRESSURE REDUCING MASTER CONTROL VALVE
	RAIN MASTER	FS-150, 1-1/2" FLOW SENSOR, INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND WIRE TO CONTROLLER USING EV-CAB-SEN CABLE, INSTALLED WITHIN 1" PVC CONDUIT
	WATTS	B-9080-SS-SH, 2" FULL PORT BRONZE BALL VALVE, WITH STAINLESS STEEL BALL, STEM AND HANDLE, LINE SIZE.
	RAIN BIRD	ESP-LXME-F (WITH FLOW SMART MODULE) ETC-LX MODULAR SERIES CONTROLLER ASSEMBLY WITH 12-STATION BASE UNIT, INSTALLED WITHIN WALL MOUNTED CABINET, AS PART OF ASSEMBLY. (ETC-LX ET MANAGER CARTRIDGE PROVIDED TO COORDINATE WEATHER DATA)
	AS APPROVED	PVC PIPE 2" CLASS 315 AS MAINLINES 18" BELOW GRADE
	RAINBIRD	XCZ-100-B-COM SERIES DRIP VALVE ASSEMBLY, SIZE AS SHOWN. ASSEMBLY INCLUDES RAIN BIRD PESB RCV, 200 MESH STAINLESS STEEL SCREEN FILTER AND RAIN BIRD PRESSURE REGULAOR

SCALE: 1" = 10'-0"

0 5 10 20 30

REGISTERED LANDSCAPE ARCHITECT
Colleen M. Nolan
LA #5439
Signature
07.18.2019
(Date)
STATE OF CALIFORNIA

Colleen M. Nolan
Landscape Architect, #5439
7 Roble
Rancho Santa Margarita, CA 92688
714.743.7915 cell
cmolan@cox.net

PRELIMINARY IRRIGATION & DEMOLITION PLAN

EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS
3050 SATURN ST Ste 250
BREA, CA 92821
Tel: (714) 990-8700
Fax: (714) 990-8701
www.infrastructure-engineers.com

PROJECT NUMBER: 6716.02
DATE: 07/19/2019- CUP SET

SHEET
L1.2

EXISTING TREE TO BE REMOVED

EXISTING PALM TREE TO BE REMOVED

ADJACENT COMMERCIAL PROPERTY

ADJACENT RESIDENTIAL PROPERTIES

STREET TREES (INCONSISTENT)

ADJACENT GAS STATION

ADJACENT RESIDENTIAL PROPERTIES

SCALE: 1"= 40'-0"

0 20 40 80 120

PROJECT LOCATION AT CORNER OF CENTER & IOWA

PALM TREES ALONG STREET EDGES

ADJACENT GAS STATION

LOW MAINTENANCE SHRUBS

REGISTERED LANDSCAPE ARCHITECT
Colleen M. Nolan
Lic. #5439
(Signature)
07.18.2019
(Date)
STATE OF CALIFORNIA

Colleen M. Nolan
Landscape Architect, #5439
7 Noble
Rancho Santa Margarita, CA 92688
714.763.7915 cell cnolan@cox.net

EXISTING CONDITIONS & ADJACENT SITES

EXCEL RIVERSIDE INC
1270 CENTER ST,
RIVERSIDE, CA 92507

INFRASTRUCTURE ENGINEERS

PROJECT NUMBER: 6716.02
DATE: 07/19/2019- CUP SET

SHEET
L1.3

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach,
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: CZ2000013 / CUP200010 / CZ2000012 / DA2000002 / CEQ200035

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: September 1, 2020

Applicant/Project Sponsor: Excel Riverside Date Submitted: May 28, 2020

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Tim Wheeler 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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ200035

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ200035
Project Case Type (s) and Number(s): CZ2000013, CUP200010, CZ2000012, DA2000002
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler, Urban Regional Planner
Telephone Number: 951-955-6060
Applicant's Name: County of Riverside
Applicant's Address: 4080 Lemon Street - 12th Floor, Riverside, CA 92501

I. PROJECT INFORMATION

Background:

Riverside County Board of Supervisors took action in October 2018 to adopt a regulatory framework to allow cannabis businesses the right to proceed through the entitlement process pursuant to the process described in Ordinance No. 348 (Land Use and Zoning) and Request For Proposal (RFP) criteria. The County of Riverside received 119 RFP response packages. For the first year, the Riverside County Board of Supervisors is allowing 19 retailers and 50 cultivators to apply to operate throughout the County.

The County received 71 RFP response packages for retail cannabis businesses, which exceeded the 19 retail businesses the Board of Supervisors approved. All retail response packages that were submitted and deemed to be complete were ranked by County staff based upon the criteria specified within RFP package. The top 19 highest ranked retail response packages were allowed to proceed to submit an application package.

Receiving a top ranking to apply for a County of Riverside Conditional Use Permit does not constitute an entitlement of approval. All cannabis activities must apply for and receive a Conditional Use Permit, comply with the California Environmental Quality Act, be consistent with the County's General Plan, enter into a Development Agreement with the County, obtain a State license as a retailer and satisfy all other regulatory requirements prior to commencing operation.

The Ordinance Amendment would allow retail facilities to operate in closer proximity than what the Ordinance currently allows. This would have County wide effects as the Amendment would allow the potential for more retail cannabis businesses in the Commercial/Industrial/Manufacturing zones approved within the RFP process currently and those in future RFP processes to follow.

Ordinance Amendment – Change of Zone No. 2000013 applies only to Ordinance No. 348.4896, Section 19.519, Cannabis Retailer Minimum Standards. The proposed amendment is for cannabis Retailer use only, which is an allowed use requiring an approved conditional use permit in accordance with Section 18.28 of Ordinance 348.4896. Cannabis Retailers are allowed to operate within the following zones: C-1/C-P General Commercial, C-P-S Scenic Highway Commercial, I-P Industrial Park, M-SC Manufacturing-Service Commercial, M-M Manufacturing-Medium and M-H Manufacturing-Heavy.

Project Description:

The proposed Project would include the following:

Ordinance No. 348.4933 associated with Change of Zone No. 2000013 amends Section 19.519.A.2. of Ordinance No. 348 related to Commercial Cannabis Activities and establishes a 1,000 feet separation requirement between cannabis retailers unless they are located with one-half mile of certain freeways. In those circumstances, the 1,000 foot separation requirement would not apply to the cannabis retailers.

Conditional Use Permit No. 200010 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping.

Change of Zone No. 2000012 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 2000002. The associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and Conditional Use Permit No.200010, and will provide community benefits to the Highgrove Area.

The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

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

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

B. Total Project Area: N/A

Residential Acres: N/A	**Lots:** N/A	**Units:** N/A	**Projected No. of Residents:** N/A
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

C. Assessor's Parcel No(s): 247-091-059 and 247-091-062

Street References: The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street

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

Brief description of the existing environmental setting of the project site and its surroundings:

According to the County of Riverside's Draft General Plan Environmental Impact Report No. 521 (March 2014), Riverside County encompasses 7,295 square miles that stretch across 200 miles of California, from the eastern edge of the Los Angeles metropolitan basin to the Colorado River. Bounded by Orange County on the west, San Bernardino County to the north, the State of Arizona to the east and San Diego and Imperial Counties to the south, Riverside County is the fourth largest county in California. Riverside is one of the most diverse counties in California. It includes well-established urban, suburban and rural communities. It has an extensive array of agricultural lands, lands devoted to mineral extraction and recreational areas. There are rugged mountains, flat valley areas, open desert and expansive natural open spaces. The western portion of the county contains most of the county's non-desert areas, as well as most of its urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond Coachella is the northern half of the massive Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the county's desert regions. Elevations in eastern Riverside County range from about 230 feet below mean sea level at the Salton Sea to 10,800 feet at the peak of Mount San Jacinto. Of the roughly 4.6 million acres within Riverside County, approximately 10% falls within the 26 incorporated cities of the county. The remaining portions include unincorporated county lands, as well as lands outside Riverside County's jurisdiction, such as military bases, National Forests, state lands and Indian Reservations. The western third of Riverside County is the most heavily populated region and contains roughly 85% of Riverside County's total population. The eastern two-thirds of the county contain the remaining 15%, with most of the population concentrated in the Coachella Valley region.

Highgrove borders on two other area plans: the Jurupa Area Plan to the west and the Reche Canyon/Badlands Area Plan to the east. The City of Riverside is to the south and cities of Colton and Grand Terrace (in San Bernardino County) to the north. The Highgrove area stretches south along the western side of the Box Springs Mountains almost to the confluence of Interstate 215 and State Route 60. To the west, the Highgrove Area Plan includes an unincorporated enclave along North Main Street.

The project site for the retail facility is surrounded by existing urban development. There is existing roadway right-of-way, commercial and residential uses to the north, existing roadway right-of-way and commercial uses to the west, commercial and residential uses to the east, and commercial and residential uses to the south. The project applicant anticipates to serve 30 customers/day during initial operations and 50 customers/day by the end of the first year.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Community Development (CD): Commercial Retail (CR) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all 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 is within the Western Riverside's Multi-Species Habitat Conservation Plan. The proposed project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project meets with all other applicable Safety element policies.

5. **Noise:** Sufficient mitigation 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, noise ordinance, or per the land use ordinance as it pertains to Cannabis Retailers. The project meets all other applicable Noise Element Policies.

6. **Housing:** The project is for a commercial retail (Cannabis Retail) facility and the Housing Element Policies do not apply to this project.

7. **Air Quality:** The proposed project has been conditioned to control air quality by any tenant improvement activities and operational activities for a Cannabis Retailer facility. The proposed project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** There are no impacts or adverse effects to healthy communities as a direct result of this project at this time.

B. General Plan Area Plan(s): Countywide and Highgrove Area Plan

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

D. Land Use Designation(s): Community Development: Commercial Retail (CD: CR)

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

F. Policy Area(s), if any: Countywide and Highgrove Community Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Countywide and Highgrove Area Plan

2. **Foundation Component(s):** The Foundation Components to the north, east, west, and south are all Community Development (CD).

3. **Land Use Designation(s):** The Land Use Designations to the north, east, and west are Community Development: Commercial Retail (CD: CR); to the south is Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR).

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

5. **Policy Area(s), if any:** Countywide and Highgrove Community 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:** Commercial Office (C-O)

J. **Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)

K. **Adjacent and Surrounding Zoning:** The Surrounding Zoning to the project site is to the north and west Scenic Highway Commercial (C-P-S); to east is Commercial Office (C-O); and to the south is Commercial Office (C-O) and One-Family Dwellings (R-1).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.

An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce ~~one or more~~ significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature	September 1, 2020 Date
Tim Wheeler, Urban Regional Planner Printed Name	For: Charissa Leach, P.E. *Assistant TLMA Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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

Findings of Fact:

a-c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project includes an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County and compliance with CEQA. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to scenic resources. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (setbacks, height limitations, views, etc.). Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing scenic quality. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon scenic resources. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to scenic resources. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing scenic quality. Project implementation would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct any prominent scenic vista or view open to the public because no development is proposed. Project implementation would not result in the creation of an aesthetically offensive site open to public view because project plans would be reviewed and approved by the County. Thus, the proposed project would not have a substantial effect upon scenic resources. Impacts would be less than significant.

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): Ord. No. 655 (Regulating Light Pollution)

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

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to lighting issues that would potentially interfere with the nighttime use of Mt. Palomar Observatory. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (lighting regulations, etc.). Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations, including compliance with Ordinance No. 655 that regulates light pollution. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon the nighttime use of the Mt. Palomar Observatory. Impacts would be considered less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to the Palomar Observatory nighttime use because the project site is located approximately 53 miles north of the Observatory and out of Ordinance No.

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

655 jurisdiction. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing light pollution or light trespass that would spill over onto an adjacent property. Thus, the proposed project would not interfere with the Palomar Observatory nighttime use. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source(s): Ord. No. 955 and 655.

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to creating substantial light, glare or unacceptable light levels. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (lighting regulations, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing lighting issues. This would include compliance with Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 and Ordinance No. 655 (where it would apply) along with design review and approvals by the County would ensure that certain levels of light, light trespass, and associated glare would not jeopardize the health, safety,

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

general welfare, or degrade the quality of life of the existing land uses adjacent to future retail development or within the surrounding community. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Thus, the proposed ordinance amendment would not cause other lighting issues. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to light pollution. The project would be required to comply with Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 along with design review and approvals by the County would ensure that certain levels of light, light trespass, and associated glare would not jeopardize the health, safety, general welfare, or degrade the quality of life of the existing land uses adjacent to the project site or within the surrounding community. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing light pollution or light trespass that would spill over onto an adjacent property. Thus, the proposed project would not cause other lighting issues. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure OS-2, "Agricultural Resources."

Findings of Fact:

a-d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would convert farmland to non-agricultural use, nor impair properties zoned for agricultural uses. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (agricultural regulations, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing agricultural land use issues. This would include compliance with Riverside County Ordinance No. 625, Right to Farm. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not involve changes in the existing environment that would result in conversion of Farmland to non-agricultural uses. Thus, the proposed ordinance amendment would not convert farmland, nor impair agricultural zoned properties. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a

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

Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. No agricultural use exists on the current project site and retail use is proposed. The existing commercial building is located in a developed urbanized area and no agricultural uses are within the vicinity of the project site. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment that would result in conversion of Farmland to non-agricultural uses. Thus, the proposed project would not convert farmland, nor impair agricultural zoned properties. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☒	☐
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☒	☐

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

Findings of Fact:

a-c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would convert forest land to non- forest use, nor impair properties zoned for timberland production. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis

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

retail businesses would be located only in Commercial/Industrial/Manufacturing zones) and would be subject to the development regulations stated in the zoning ordinance governing those zones (forest resources, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing forest and timberland issues. This would include compliance with Public Resources Code section 12220(g)), Public Resources Code section 4526, or Govt. Code section 51104(g)) that relate to forestland, native trees and timberland. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not convert forest or timberland, nor impair timberland zoned properties. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. No forest or timberland uses exists on the current project site and retail use is proposed. The existing commercial building is located in a developed urbanized area and no forest or timberland are within the vicinity of the project site. The proposed project would not involve changes in the existing environment that would result in conversion of forest or timberland to non-forest/timberland uses. Thus, the proposed project would not convert forest/timberland, nor impair such zoned properties. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

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

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

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not conflict with or obstruct implementation of an applicable air quality plan, 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. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (air quality, emissions, odors, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing air quality issues. This would include compliance/consistency with the Riverside County Climate Action Plan and the South Coast Air Quality Management District air quality emissions regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Further, as these uses are only allowed in the Commercial/Manufacturing/Industrial zones, and as the retail sale of cannabis does not create any particular air quality impacts beyond a typical retail establishment of the same or similar size, it's unlikely that the project would have significant regional air quality impacts. Thus, the proposed ordinance amendment would not conflict with an air quality management plan or generate new sources of air emissions. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint,

carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to air quality or emissions. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District's air emissions regulations. Project implementation would not substantially contribute to increased air pollutant emissions because no major construction is proposed and the site will continue to operate as it does under current baseline conditions – as a retail commercial business. Project implementation would not result in a substantial increase in vehicle emissions because the project is a relatively small business and would have periodic vehicular traffic for retail uses. Thus, the proposed project would not have a substantial effect upon air quality emissions or compliance with air quality regulations. Impacts would be considered less than significant.

Findings of Fact:

c-d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not expose people to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (air quality, emissions, odors, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing air quality issues. This would include compliance/consistency with the Riverside County Climate Action Plan and the South Coast Air Quality Management District air quality emissions regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own

discretionary County approval and CEQA compliance. It is anticipated that the majority of any future retail cannabis businesses would not likely contribute significant regional or localized air quality impacts. Thus, the proposed ordinance amendment would not expose people to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts are considered less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to air quality or emissions. No smoking would be allowed on the premises. Periodic vehicles would access the retail facility for a short duration. Potential sensitive receptors that are located within a radius mile of the project site include, but may not be limited to, the following:

- Pico Park, 21950 Pico St. Grand Terrace, CA 992313. Approximately 0.9 mile northeast of the project site.
- Reid Park-Ruth H Lewis Center, 701 Orange St. Riverside, CA 92501. Approximately 0.7 mile southwest of the project site.
- AB Brown Sports Complex, 3700 Placentia Ln. Riverside, CA 92501. Approximately 0.9 mile west of the project site.
- Grand Terrace High School, 2180 Main St. Grand Terrace, CA 92313. Approximately 0.6 mile northeast of the project site.
- Highgrove Elementary School, 690 Center St. Riverside, CA 92507. Approximately 0.8 mile southeast of the project site.
- Immanuel Baptist Church, 45 Michigan Ave. Riverside, CA 92507. Approximately 0.9 mile east of the project site.
- Iglesia De Cristo Miel Riverside Church, 115 W Cadena Dr. Riverside, CA 92501. Approximately 0.3 mile northwest of the project site.

The closest sensitive receptor to the site is Iglesia De Cristo Miel Riverside Church. Because the project would be providing minor tenant improvements (paint, carpet, furnishings, landscaping), the distance of 0.3 mile (1,584 feet) from the project site is considered a distance that would dissipate any minor pollutants caused from the improvements that could potentially reach the church to an amount that would be considered negligible or even non-existent. Implementation of the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations, nor would it result

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

in other emissions, such as odors that would adversely affect a substantial number of people. Further, the existing commercial building is located in a developed urbanized area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District's air emissions regulations. Therefore, project implementation would not substantially contribute to increased air pollutant emissions or emit odors that would adversely affect a substantial number of people because no development is proposed and no smoking would be allowed during the operational phase of the project. Thus, the proposed project would not have a substantial effect upon air quality. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Source(s): GIS database, WRCMSHCP

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

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (MSHCP consistency, biological resources regulations, regulatory compliance, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or agency regulatory permitting issues. This would include compliance/consistency with the MSHCP and other wildlife agency requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project may provide minor tenant improvements to the existing commercial building and project site, such as paint, carpet, furnishings and minimal landscaping, where possible, in compliance with existing regulations that would govern such improvements. These improvements would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements. The project is effectively a retail business moving into an existing

commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. The project site consist of existing commercial structures and paved surface area for parking. There are minimal opportunities for landscape enhancements as the site is primarily covered with paved surfaces. The surrounding area is also fully developed with adjacent improved asphalt roadways with concrete medians, concrete sidewalks, street signals, power poles and lines, storm drain facilities, underground utilities, as well as existing commercial and residential development throughout the project vicinity. Project implementation would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan because no physical development would occur and no habitat exists on site that would support wildlife that would be protected by conservation plans. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b-d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not modify any habitat and would not cause a substantial adverse effect on any endangered, or threatened species. The ordinance amendment would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because no physical development would occur processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or regulatory permitting issues. Depending on the location of a subsequent retail development project, future retail development would be required to comply with the following:

- MSHCP Consistency
- Regional Conservation Agency (RCA) Review/Process
- Habitat Evaluation and Acquisition Strategy (HANS) Review/Process
- US Fish and Wildlife Service Regulatory Permitting Requirements

- California Department of Fish and Wildlife Regulatory Permitting Requirements
- Regional Water Quality Control Board Regulatory Permitting Requirements
- Payment of Development Impact Fees, for example, but not limited to, Ordinance 663
- Migratory Bird Treaty Act

This is a brief listing of potential biological requirements that a future retail development project may be required to comply with. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Because of mandatory compliance with biological regulations, the ordinance amendment would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. The project site consist of existing commercial structures and paved surface area for parking. There are minimal opportunities for landscape enhancements as the site is primarily covered with paved surfaces. The surrounding area is also fully developed with adjacent improved asphalt roadways with concrete medians, concrete sidewalks, street signals, power poles and lines, storm drain facilities, underground utilities, as well as existing commercial and residential development throughout the project vicinity. Because the project site if completely developed and void of any habitat that would support wildlife or biological resources, project implementation would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because no physical development would occur. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e-f) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or agency regulatory permitting issues. This would include compliance/consistency with the MSHCP and other wildlife agency requirements. Thus, the proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur and impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to biological resources. Project implementation would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

g) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing tree preservation. This would include compliance/consistency with the County of Riverside Ordinance No. 599, which regulates the removal of trees and the Riverside County Oak Tree Management Guidelines. Thus, the proposed ordinance amendment would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur and impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. Utilizing Google Earth to review existing trees on site, there was no indication that there are any oak trees, native trees, trees of historic or cultural significance, or mature trees existing on-site.

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

Should trees indicated above be determined to exist on site, the proposed project would be subject to the Riverside County Oak Tree Management Guidelines and County of Riverside Ordinance No. 599 (if applicable). Thus, project implementation would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur and no vegetation is proposed to be removed. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source(s): Project Application Materials, Office of Historic Preservation website

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or historic resources because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural or historic resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or

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

historic resources because no physical development would occur and impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to cultural or historic resources. Map My County indicated that the existing structure on the site was built in 1982. The structure is not on the California Register of Historical Resources. Thus, the proposed project would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or historic resources because no physical development would occur and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Source(s): Project Application Materials

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an

archaeological resource because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural or archaeological resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an archaeological resource because no physical development would occur and impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to archaeological resources. Thus, the proposed project would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an archaeological resource because no physical development would occur and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not disturb any human remains, including those interred outside of formal cemeteries because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations involving the discovery of human remains. More specifically, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not disturb any human remains because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the potential discovery of human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. Thus, the proposed project is not anticipated to disturb any human remains because no physical development would occur. Impacts would be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:				
10. Energy Impacts a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

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

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing energy consumption or energy wastefulness. Also, any subsequent proposed retail project would be required to comply with the latest EPA and CARB engine emissions standards, as well as compliance with Title 24 energy efficiency standards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon energy resources. Impacts would be considered less than significant.

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

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest EPA and CARB engine emissions standards, as well as compliance with Title 24 and CALGreen energy efficiency standards. Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. The Project would adhere to all federal, State, and local requirements for energy efficiency. Additionally, the Project would not result in a substantial increase in demand for energy supplies or transmission service, resulting in the need for new or expanded sources of energy supply or new or expanded energy delivery systems or infrastructure. The Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. As such, a less than significant impact would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Highgrove Area Plan Figure 10, "Highgrove Area Plan Seismic Hazards."

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

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

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to rupture due to seismic/earthquake events because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon potential rupture due to seismic/earthquake events. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The Highgrove area is traversed by one fault zone located in the southern portion of the planning area approximately 4 miles south of the site. Thus, the proposed project would not have a substantial effect upon potential rupture due to seismic/earthquake events. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be subject to seismic-related ground failure, including liquefaction?				

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database, Highgrove Area Plan Figure 10, "Highgrove Area Plan Seismic Hazards."

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to liquefaction due to seismic/earthquake events because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon potential liquefaction due to seismic/earthquake events. Impacts would be considered less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting

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

business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The project area is designated by Highgrove Area Plan Figure 10, Seismic Hazards Map, to have a low potential for liquefaction susceptibility. Thus, the proposed project would have a low potential to be subject to seismic-related ground failure, such as liquefaction. Impacts would be considered 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), Highgrove Area Plan.

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to strong seismic ground shaking because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to strong seismic ground shaking. Impacts would be less than significant.

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

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The Highgrove area is traversed by one fault zone located in the southern portion of the planning area approximately 4 miles south of the site. Thus, the proposed project would not be subject to strong seismic ground shaking due to seismic/earthquake events. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to landslide risk because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

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

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing landslide issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to landside risks including, but not limited to, on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, depending on the tenant improvements to the existing building, the project would be required to comply with the latest California Building Code standards and provisions for existing building improvements, which would address structural stability, fire safety, electrical wiring, plumbing, etc. The project would be required to obtain a permit for improvements and go through an inspection process verifying they are in compliance prior to issuance of an occupancy permit. The project site is within a flat developed urban area. The project site is not 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. Thus, the proposed project would not be subject to landslide risks. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," County GIS.

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to ground subsidence because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing landslide issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to ground subsidence. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. The project site is within a flat developed urban area. The project site is located in an area that is susceptible for ground subsidence, but the project would be located within an existing development that has been previously approved for development

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

and would have addressed ground subsidence issues prior to development. Thus, the proposed project would not be subject to ground subsidence. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☒	☐

Source(s): Project Application Materials, Google Earth, County GIS

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to other geologic hazards such as seiche, mudflow or volcanic hazard because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing geologic hazards issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to other geologic issues. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial

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

building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. A seiche would not have the potential to occur because the project site is not located near a large body of water that could provide impacts to the project from a seiche. Impacts from mudflows would be considered remote because the project site is not located in an area where mudflows would occur. No volcanos exist near the project area. As such, the project site is not located in an area that is subject to other geologic issues such as seiche, mudflow or volcanic hazard. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

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

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the existing topography or ground surface, or the creation of cut and fill slopes because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading

and engineering design requirements. Any grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential impacts related to grading and engineering issues. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site located on flat lands within a developed urbanized area. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction activities are proposed as part of project approval, and thus, the project would not cause a direct physical change in the environment with regard to grading. The proposed ordinance amendment would not change the existing topography or ground surface relief features or create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change from grading that would affect or negate any subsurface sewage disposal systems because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading and engineering design requirements. Any grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval.

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

However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential impacts that may result from grading that affects or negates subsurface sewage disposal systems. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, paint, carpet, furnishings, signage and landscaping, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction or grading activities are proposed as part of project approval, and thus, the project would not cause a direct physical change in the environment with regard to grading that may affect or negate any subsurface sewage disposal systems. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to substantial soil erosion or the loss of topsoil because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing soil erosion or loss of topsoil. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in substantial soil erosion or the loss of topsoil. Impacts would be considered less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. The project site is within a flat developed urban area and the proposed use would occur within an existing development that has been previously approved. As no ground disturbance or grading is proposed, the project would not result impacts relative to substantial soil erosion or the loss of topsoil. Impacts would be 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

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to the effects of expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007) that would create substantial direct or indirect risks to life or property because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), that may have the potential to create substantial direct or indirect risks to life or property issues. Any future grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations, and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to the potential effects of expansive soils. Impacts would be considered less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project site is within a flat developed urban area and would be located within an existing development that has been previously approved. No ground disturbance, excavation, or grading activities are proposed that would require evaluation of the potential impacts resulting from the presence of expansive soils prior to project implementation. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Thus, the proposed project would not be subject to the effects of expansive soils. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change and would not be subject to the effects of soils being incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading and engineering design requirements with regard for accommodating alternative means of wastewater disposal if connection to a public system is infeasible. Any engineering utility improvement plans would be required to be designed by a licensed engineer, adhere to specific code regulations, and be approved by the County. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential impacts that may result from on-site soils being incapable of adequately supporting use of septic tanks or alternative waste water disposal systems. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, paint, carpet, furnishings, signage and landscaping, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the

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

environment. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction or grading activities are proposed as part of the project approval. Further, the proposed use would be accommodated within an existing building in an urbanized setting already served by connection to a public utility system for the disposal and treatment of wastewater; the use of alternative wastewater disposal systems would not be required. Therefore, the project would not result in impacts from on-site soils being incapable of adequately supporting use of septic tanks or alternative waste water disposal systems. Impacts in this regard would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site. e) 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) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in ground disturbance or grading that may result in exposure to or cause an increase in wind erosion and blowsand, either on- or off-site because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing measures to control or reduce the potential for blowsand. Future development would also be required to comply with standard engineering practices for erosion control and all grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed

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

decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in exposure to or cause an increase in wind erosion and blowsand, either on- or off-site because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would cause blowsand effects. Additionally, according Riverside County General Plan Figure S-8, Wind Erosion Susceptibility Map, the project site has a high wind erodibility rating. However, no grading or other ground disturbance is proposed that would result in the potential to temporarily increase or exacerbate the potential for blowsand effects. Although the proposed project would have the potential to be impacted by blowsand effects (as under existing conditions), the project would not result in an increase in wind erosion and blowsand, either on- or off-site, because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

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

Findings of Fact:

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

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing greenhouse gas emissions. This would include compliance/consistency with the Riverside County Climate Action Plan. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to greenhouse gas emissions

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

The project would not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. Due to the nature of the proposed project, GHG emissions generated would not exceed the County's 3,000 MT of CO_2e per year screening threshold. Consequently, implementation of the proposed project would not hinder the ability of the State to achieve SB 32 goals of achieving a reduction of 40% below the 1990 levels of GHG emissions by 2030. The project would not conflict with the requirements of SB 32. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source(s): Project Application Materials, Riverside Department of Waste Resources Countywide Integrated Waste Management Plan. County of Riverside Emergency Management Department. Riverside County General Plan. California Department of Toxic Substance Control.

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or 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, because no physical development or operational activities would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing any proposed transport, use, or disposal of hazardous materials or potential upset or accident conditions involving the release of hazardous materials into the environment. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or 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. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. The project would not involve construction activities (i.e., use of diesel fuel for construction equipment, disposal of hazardous materials, etc.) that may have the potential create a significant hazard to the public or the environment or require routine transport, use, or disposal of hazardous materials. The use of any related hazardous materials in renovations would not involve quantities or potential spills that would present substantial danger to the public. Furthermore, the State has deemed cannabis waste – provided it has not been combined with any toxic or hazardous material – to be organic waste that can be disposed of and hauled just like any organic waste products. It is not deemed to be hazardous waste. Standard practices would be implemented such that any materials released are appropriately contained and remediated as required by local, State, and federal law. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because no physical development or operational activities with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing emergency access and evacuation. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance Thus, the proposed ordinance amendment would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because no physical development or operational activities would occur with its adoption. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project site is located in an urbanized area and is currently accessed from Center Avenue. No new driveways or roadway improvements are proposed as existing access is adequate to serve the site and the proposed use. The transport of limited building materials (paint, carpet, furnishings, signage and/or landscaping materials) for minor improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving

into an existing commercial building and conducting business operations similar to preexisting conditions that would not result in local roadway closures or congestion that may affect circulation of emergency vehicles or evacuations using local roadways.

Additionally, the County of Riverside maintains an emergency operations center that is staffed by the County of Riverside Emergency Management Department. The Emergency Operations Centers are maintained in a constant state of readiness to activate quickly once the need arises to share information, coordinate resources, and create situational awareness among response agencies and local jurisdictions. Due to the nature of the proposed project, it is not anticipated that the project would impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the potential emission of hazardous emissions or handing of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance Thus, the proposed ordinance amendment would not result in the potential emission of hazardous emissions or handing of hazardous or acutely hazardous materials, substances,

or waste within one-quarter (1/4) mile of an existing or proposed school because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. Existing retail commercial uses are present in the surrounding area. No physical construction activities or development are proposed as part of the project approval. The nearest schools to the project site are Highgrove Elementary School located at 690 Center Street approximately 0.77 mile to the east and Grand Terrace High School located at 21810 Main Street, approximately 0.6 mile to the northeast. The project would allow for a new retail cannabis use in the neighborhood; however, due to the nature of the use and distance to surrounding schools, the project would not result in the potential emission of hazardous emissions or handing of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not affect lands 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 create a significant hazard to the public or the environment because no physical development would occur. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing the documented presence of hazardous materials on or near site and required preventative measures or remediation required as a result.

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

However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance Thus, the proposed ordinance amendment would not affect lands which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment, nor cause a direct physical change in the environment in regard to known hazardous materials sites.

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. A search on the EnviroStor search engine on the California Department of Toxic Substance Control's website (accessed on January 20, 2020) revealed that no hazardous materials issue records were found on the project site. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☒	☐
b) Require review by the Airport Land Use Commission?	☐	☐	☒	☐
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

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

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in inconsistency with an airport master plan because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in inconsistency with an airport master plan because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

The project site is not located within the boundaries of an airport master plan. The nearest public use airport is the Flabob Airport located approximately 4.5 miles to the southwest. No physical construction activities are proposed as part of project approval. The project is essentially a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations. Due to the nature of the proposed project, an inconsistency with an airport master plan would not occur with project implementation. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not require review by the Airport Land Use Commission because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not require review by the Airport Land Use Commission because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is essentially a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

As noted in Response 22a), the project site is not located within an Airport Master Plan. Due to the nature of the proposed project, the project would not require review by the Airport Land Use Commission because no physical development would result. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA

compliance. Thus, the proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

As stated, the project site is not located within the boundaries of an airport master plan, nor is the project site located within 2 miles of a public airport; refer to Figure S-20, Airport Locations, of the County General Plan. No physical construction activities are proposed as part of project approval. The project may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations. Due to the nature of the proposed project, the project would not result in a safety hazard for people residing or working in the project area Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and

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

would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

Per Figure S-20, Airport Locations, of the County General Plan, the project site is not located within the vicinity of a private airstrip or heliport. Due to the nature of the project, the project would not result in a safety hazard for people residing or working in the project area. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of a stream or river or through the addition of impervious surfaces?				
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
g) Impede or redirect flood flows?	☐	☐	☒	☐
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☒	☐
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

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. Rancho California Water District Regional Integrated Resources Plan, October 2005.

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would lead to violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on drainage and stormwater quality. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations, including with the provisions of the National Pollution Discharge Elimination System (NPDES) General Permit, and

to implement best management practices to reduce potential effects on stormwater quality, as applicable. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The ordinance amendment would not involve changes in the existing environment that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance or grading that may have the potential to affect existing on-site drainage or stormwater runoff conditions would occur. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to drainage or water quality. Surface water flows generated from storms or irrigation on the project site currently drain to an existing storm drain facility located on the eastern side of Iowa Avenue adjacent to the project site. The project would already be connected to existing water and sewer facilities located in the adjacent roadway right-of-ways, and no waste discharge that could degrade ground water quality would occur with project implementation. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing surface and groundwater quality. Because not development is proposed and existing storm drain, water and waste water facilities exist to serve the project site, the project would not involve changes in the existing environment that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on groundwater supplies. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to groundwater use and recharge requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The ordinance amendment would not involve changes in the existing environment that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance or grading that may have the potential to affect groundwater supplies or recharge. Minor tenant improvements may be provided by the applicant, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the spall size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to groundwater availability. The project would receive potable water from Rancho California Water District. RCWD would provide an agreement to serve the project site. RCWD's current water supplies come from groundwater, imported Metropolitan Water District and recycled water. Due to the relatively limited nature of the proposed retail use, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c-e) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially alter existing drainage patterns of a site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site of a subject property. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations governing those zones for potential effects on drainage and drainage design requirements. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering design and drainage requirements, as applicable, to ensure that adverse effects pertaining to drainage, erosion or siltation, or changes in stormwater runoff do not occur. All future discretionary projects would be subject to conformance with the County's engineering design requirement for drainage and stormwater quality, as appropriate. In addition, the utilization of best management practices and compliance with relevant regulating agencies would further reduce potential effects of erosion and siltation resulting from any ground disturbing activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially alter existing drainage patterns of a site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a

manner which would result in flooding on- or off-site of a subject property. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance, grading, or change in impervious surfaces that may have the potential to affect existing on-site drainage patterns, runoff, or related effects would occur; no drainage courses or streams are located on the site. The project may provide minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the alteration of existing drainage patterns. Surface water flows generated from storms or irrigation on the project site currently drain to an existing storm drain facility located on the eastern side of Iowa Avenue adjacent to the project site. The project would already be connected to existing water and sewer facilities located in the adjacent roadway right-of-ways, and no waste discharge that could degrade ground water quality would occur with project implementation.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would substantially alter existing drainage patterns of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

f) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would create or contribute runoff water which would

exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on drainage and stormwater. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering drainage design requirements, as applicable, to ensure that adverse effects pertaining to changes in stormwater runoff or quality do not occur and that stormwater runoff can be adequately accommodated via the County's stormwater infrastructure systems. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance, grading, or change in impervious surfaces that may have the potential to affect existing on-site drainage patterns or stormwater runoff or would occur. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the alteration of existing drainage patterns or changes in stormwater runoff or quality.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would create or contribute runoff water which would exceed the capacity of

existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

g) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects relative to drainage design and flooding. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering drainage design requirements, as applicable, to ensure that adverse effects pertaining to flooding do not occur. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

Refer to Responses c-e), above. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully

developed commercial building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval that would cause a change in on-site or off-site drainage patterns or contribute to an increased potential for the risk of flooding. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the potential for flooding to occur.

As stated in Response f), the project site is not identified as being in an area prone to flooding. The Riverside County General Plan Safety Element Figure S-9, Special Flood Hazard Areas, does not show the project site to be within or near a flood hazard area. Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

h) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would cause the risk of release of pollutants due to inundation where properties are located in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60.. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on flooding and release of pollutants due to hazardous conditions (i.e., location within a flood hazard, tsunami, or seiche zones. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to flooding, as applicable, and

to ensure that adverse effects such as the release of pollutants due to inundation does not occur. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would cause the risk of release of pollutants due to inundation where properties are located in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to increasing the risk for flooding or inundation to occur.

As stated in Response f), the project site is not identified as being in an area prone to flooding. The Riverside County General Plan Safety Element Figure S-9, *Special Flood Hazard Areas*, does not show the project site to be within or near a flood hazard area, nor is it located within a dam inundation zone (Figure S-10, Dam Failure Inundation Zones, of the County General Plan Safety Element). Additionally, the project site is located approximately 42 miles from the Pacific Ocean and is not susceptible to the risk of tsunami. Further, no large bodies of water are located in the vicinity of the site, and therefore, the risk of inundation from seiche is considered to be low.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would risk the release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

i) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on stormwater quality or groundwater management. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to stormwater quality (i.e., conformance with mandatory requirements of the NPDES General Permit, approval of a Water Quality Management Plan, etc.), as applicable, to ensure that adverse effects do not occur. Potential effects on groundwater may also be evaluated, as appropriate, depending on the nature and location of the proposed retail use. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

Refer to Response b), above, pertaining to groundwater. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

As stated in Responses a), b), and f), above pertaining to stormwater quality and groundwater. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with the potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management

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

plan. Best management practices would be implemented, as appropriate, to ensure continued stormwater quality. Due to the relatively limited nature of the proposed retail use, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin.

Therefore, it is not anticipated that the project would result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:				
24. Land Use a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

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

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The only change to the ordinance amendment is the distance requirement for retail cannabis facilities. Retail cannabis facilities located anywhere within the County will continue to be required to comply with all general requirements/conditions indicated in Ordinance No. 348.4896 pursuant to the Sections pertaining to Retail Cannabis facilities, including, but not limited to, operational standards, security, parking, inspections, licensing, fees, etc. The proposed ordinance amendment would not cause a direct physical change in the environment that would 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. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with applicable State and County of Riverside policies and regulations governing land use, including those aimed at reducing a potentially significant environmental effect. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, as no physical development would occur with the proposed ordinance amendment, 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 would not occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to land use. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and land use regulations.

The change in zone to C-P-S is considered to be consistent with similarly zoned properties in the immediate area and would therefore not represent a conflict. Although the project would change the existing zoning of the site, none of the requested discretionary approvals would result in a conflict with any land use plan, policy, or regulation of a relevant regulating agency that would have project jurisdiction for the purpose of avoiding or mitigation an environmental effect. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) as no physical development would result. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) as no physical development would result. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area. As stated, the applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to land use. The project would be consistent with other retail land uses in the area. The project does not propose any direct physical development (i.e., bridges, utility easements, roadway right-of-way, or drainage channels) that would have the potential to disrupt or divide the existing community. Impacts would be less than significant.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☒	☐

Source(s): Riverside County General Plan EIR Figure 4.14.1, "Mineral Resource Zones."

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor 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 no physical development would result. A less than significant impact would occur.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing mining and mineral resources.

However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the loss of availability of a known mineral resource that would

be of value to the region or the residents of the State, nor 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 no physical development would result. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. According to the Riverside County General Plan EIR, Figure 4.14.1, Mineral Resource Zones, the project site appears to fall within the classification of Mineral Resource Zone 3 (MRZ-3). MRZ-3 is a zone where resources are likely to exist, but the significance of mineral resource deposits remains undetermined. No mining facilities are located within the vicinity of the project site, and the site is located within a developed, urbanized area of the County. As the project would involve a new retail use occupying an existing structure onsite (i.e., previously developed site), the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor 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. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would 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. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of

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

Riverside policies and regulations governing mineral quarries or mines. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the potential exposure of people or property to hazards from proposed, existing, or abandoned quarries or mines as no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

Refer to Response 25a-b) above. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area and no mines or abandoned quarries or mines are located onsite or in the vicinity. No mining operations occur within the vicinity of the project site. Implementation of the project would therefore not have the potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines, as no physical development would result. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," Riverside County General Plan EIR Figure 4.15.10, "Flabob Airport - Existing Noise Contours," County of Riverside Airport Facilities Map

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels because no physical development would result with processing the ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations and related noise levels. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport operations and potential resulting noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels because no physical development would result. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

As stated, the project site is not located within the boundaries of an airport master plan, nor is the project site located within 2 miles of a public airport; refer to Figure S-20, Airport Locations, of the County General Plan, and Figure 4.15.10, Flabob Airport - Existing Noise Contours, of the County General Plan EIR. No physical construction activities are proposed as part of project approval. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment

that would have the potential to interfere with existing airport operations. Due to the nature and location of the proposed project, the project would not result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in exposure of people residing or working in the project area to excessive noise levels from private airstrip operations because no physical development would result with processing the ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations and potential resulting noise effects. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in exposure of people residing or working in the project area to excessive noise levels because no physical development would result. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

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

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

According to Figure S-20, Airport Locations, of the County General Plan Safety Element, the project site is not located within the vicinity of a private airstrip or heliport. Due to the nature and location of the proposed project, the project would not expose people residing or working in the project area to excessive noise levels from private airport operations. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials. Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines (September 2018).

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones pertaining to noise. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing construction and operational noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may provide minor tenant improvements such as paint, carpet, furnishings, etc. in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conduction business operations similar to preexisting conditions that would not cause a substantial physical change in the environment. Therefore, no significant construction noise would be generated. Moving of the proposed cannabis use into an existing commercial building and conducting business operations would not cause a significant direct physical change in the environment in regard to noise. Further, the project site is located in a developed, urbanized area and similar commercial retail uses are present. The minor number of vehicles utilizing the site would not substantially increase the existing ambient noise levels in the area. And noise in the parking lot from the retail users would effectively be the same or similar to existing baseline conditions. All project operations would be required to comply with Riverside County construction operational hours and regulations. Therefore, project implementation would not result in 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 because no physical development would occur. Impacts would be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause the generation of excessive ground-borne vibration or ground-borne noise levels because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing construction and operational ground-borne vibrations or noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in generation of excessive ground-borne vibration or ground-borne noise levels. Impacts are considered less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may provide minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct

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

physical change in the environment with regard to ground-borne noise levels. Project implementation would not result in the generation of excessive ground-borne vibration or ground-borne noise levels because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure OS-8, "Paleontological Sensitivity."

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural or historic resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial

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

building. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to paleontological resources. The project site supports the existing structures and is generally flat and the parking area is covered with a paving material composed of asphalt and/or concrete; no unique geological features are present onsite.

Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County Parcel Report for the project site (Assessor Parcel Numbers 247-091-059 and 247-091-062), the potential for paleontological resources to occur on-site is high. No unique geologic features occur on-site and the property is generally flat and covered with a paving surface. The project does not require any ground disturbance or physical construction activities that would have the potential to encounter or cause disturbance of known or unknown paleontological resources. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

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

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment through the displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere because no physical development would occur with the processing of the ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Therefore, future development proposed would be evaluated for any effects on existing housing, if present on a subject site. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere because no physical development would result. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The Project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to population and housing. The project site does not support any housing that would be displaced with project implementation. Therefore, the project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment or create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income because no physical development would occur with the processing of the ordinance amendment that would generate new area population. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail project would be separately examined in accordance with CEQA. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income, because no physical development would result that would generate new area population. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building, which would operate under similar preexisting conditions that would not cause a direct physical change in the environment, nor would it create a demand for additional housing. No physical construction activities are proposed as part of the project approval. Operation of the proposed retail use would require a limited number of employees and would not generate a substantial increase in area population. Therefore, the project would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to substantial unplanned population growth in the area, either directly or indirectly, as no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing land use and zoning issues which may influence resulting population growth. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not involve changes in the existing environment indirectly inducing substantial unplanned population growth. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and the proposed cannabis use would not result in the construction of new housing that would have the potential to generate new population in the area. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment and would not have the potential to induce substantial unplanned population growth in an area, either directly or indirectly. With County discretionary approval, the project would be consistent with Riverside County General Plan land use and zoning. The construction of new homes or businesses is not proposed, nor is the extension of roads or other infrastructure proposed or required to provide access or to enable operation of the proposed cannabis retail store. Thus, the project would not induce substantial unplanned population growth in the area, either directly or indirectly. Impacts would be less than significant.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

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:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for fire service. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not 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 service. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

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

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by the Riverside County Fire Department. The nearest fire station is Riverside County Fire Station No. 19 located at 469 Center Street, approximately 1 mile to the east. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment that would result in substantial new demand for fire service or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store) and would therefore not alter acceptable service ratios or response times. Additionally, the Riverside County Fire Department would review the project application and determine appropriate conditions of approval that may be required (if any) for project implementation. The proposed project would not 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 protection services. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	☐	☐	☒	☐

Source(s): Riverside County General Plan, Riverside Sheriff website: http://www.riversidesheriff.org/department/

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for sheriff services. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State

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

and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not 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. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by the Riverside County Sheriff Department. The nearest sheriff's station is Riverside County Sheriff Station located at 4095 Lemon Street, approximately 3.4 miles to the southwest. The Riverside County Sheriff's Department has a staff of over 3,600 and provides various services including, but not limited to, first responders, police services, search and rescue, emergency response jail systems, as well as other services to the project area The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for law enforcement service or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not alter acceptable service ratios or response times. The project would be subject to a Development Agreement that would include, but not be limited to, provisions that would have the retailer post no loitering signs and no smoking on premises. Additionally, the Riverside County Sheriff's Department will have the opportunity to review the project application and determine appropriate conditions of approval that may be required (if any) for project implementation. Therefore, a less than significant impact to sheriff services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☒	☐

Source(s): School District correspondence, GIS database

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

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

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not 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 or other performance objectives for schools. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by area schools. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for school facilities or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not create a significant need for school facilities. Therefore, a less than significant impact to school services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	☐	☐	☒	☐

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

Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not 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 or other performance objectives for libraries. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by area libraries. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for library facilities or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not alter acceptable service ratios. Impacts to library services would be mitigated through

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

income generated through property tax payments and various development impact fees. Therefore, a less than significant impact to library services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for health services. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to recreational parks provisions. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not 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 or other performance objectives for health services. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

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

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by several hospitals. The proposed project would effectively be a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial demand for medical facilities or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore is not anticipated to impact health care services; Therefore, a less than significant impact to health services would occur with project implementation.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review.

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not require the inclusion of recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, or increase 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.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with relevant federal, State and County of Riverside policies and regulations governing recreational uses. This would include compliance with Riverside County Ordinance No. 460 with regards to the payment of park fees. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not involve the construction or expansion of recreational facilities or demand or use of such recreational facilities that would result in substantial physical deterioration of the facility. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area. Several parks are located in the vicinity including Highgrove Community Park and Veterans Freedom Park. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial demand for new recreational parks or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not impact park or recreational facilities. Therefore, a less than significant impact to parks and recreation facilities would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment may affect lands located within a Community Service

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

Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees); however, the ordinance amendment itself would not result in a direct physical change in the environment relative to such conditions. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing CSAs or lands within a Community Parks and Recreation Plan. This would include compliance/consistency with County of Riverside Ordinance No. 460 with regards to payment of park fees, as applicable. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause an impact relative to lands located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve environmental impacts to parks or recreation facilities. The project site is not located within a recreation and park district. The project is within CSA 126, Highgrove Area and 152. The project would be required to pay special taxes for CSA services. Payment of taxes for CSA services would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails a. Include the construction or expansion of a trail system?	☐	☐	☐	☒

Source(s): Riverside County General Plan, Figure C-7, "Trails and Bikeway System." Highgrove Area Plan, Figure 7, "Trails and Bikeway System."

Findings of Fact:

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

a) No Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not include the construction or expansion of a trail system because no physical development would occur with the processing an ordinance amendment. No impact would occur.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies or requirements pertaining to the construction of new trails or improvement of existing trails as part of the County's planned trail system. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not include the construction or expansion of a trail system because no physical development would result. No impact would occur.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to recreational trails.

According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, a regional trail (urban/suburban) is located within the vicinity of the project site. Figure 7, Trails and Bikeway System, of the Highgrove Area Plan identifies a regional trail (urban/suburban) running east-west along Center Street within the project vicinity. However, as the project would not result in physical development, the project does not propose the construction of trails of any kind, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. No impact would occur.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
d. Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
e. Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
f. Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐

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

Findings of Fact:

a-b) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not conflict with a program, plan, ordinance, or policy addressing the circulation system, nor conflict with an applicable congestion management program, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies or requirements with regard to whether a project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b), regarding Vehicle Miles Traveled impacts. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed

decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b), as no physical construction would result. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to changes in the existing local circulation system. Although operation of the proposed cannabis use would add a limited amount of new vehicle trips to the local circulation system and may slightly increase demand on local alternative means of transportation, such effects are anticipated to be limited due to the nature of the use. The project would not contribute a sufficient number of vehicle trips to require a traffic impact analysis pursuant to County of Riverside implementing guidelines. Per the County's draft Vehicle Miles Traveled (VMT) analysis guidelines, retail less than 50,000 sq. ft. that serves a local community and has the potential to reduce VMT are exempt from VMT assessments. The project has a much lower square footage compared to the 50,000 sq. ft. threshold. The project would be considered a local serving retail business and would not have a significant VMT impact. Therefore, the project is not anticipated to result in conflict with a program, plan, ordinance, or policy addressing the circulation system, nor conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c-d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not substantially increase circulation hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered maintenance of roads, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside roadway and access engineering design and maintenance requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not substantially increase hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered maintenance of roads, as no physical construction would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to changes in the existing local circulation system that would result in hazardous conditions.

Additionally, the project area currently supports a number of commercial retail land uses similar to that which is proposed. The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for access or to accommodate project traffic, nor require a change in the maintenance of local roadways. Therefore, the project is not expected to substantially increase hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered maintenance of roads, because no physical development is proposed and the project would be consistent with the General Plan land use designation. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not cause an effect upon circulation during construction, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside circulation requirements to ensure that adequate access and public safety are maintained during construction activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not cause an effect upon circulation during construction, as no physical construction would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change. However, minor improvements (paint, carpet, furnishings, etc.) may be undertaken, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for access or to accommodate project traffic. Therefore, the project is not expected to cause an effect upon circulation during the project's construction because no physical development is proposed. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

f) Less Than Significant Impact

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

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not result in inadequate emergency access or access to nearby uses because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60.. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside circulation requirements to ensure that adequate emergency access and public safety are maintained during any construction activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in inadequate emergency access or access to nearby uses, as no physical construction would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change. The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for emergency access or to accommodate project traffic. Therefore, the project is not expected to result in inadequate emergency access or access to nearby uses because no physical development is proposed. Impacts would be less than significant.

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?	☐	☐	☒	☐

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

Source(s): Riverside County General Plan, Figure C-7, "Trails and Bikeway System." Highgrove Area Plan, Figure 7, "Trails and Bikeway System."

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in the construction or expansion of a bike system or bike lanes because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing the construction or improvement of any regional or local bike lanes. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not include the construction or expansion of a bike system or bike lanes because no physical development would occur. Impacts in this regard would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, a regional trail (urban/suburban) is located within the vicinity of the project site. Figure 7, Trails and Bikeway System, of the Highgrove Area Plan identifies a regional trail (urban/suburban) running east-west along Center Street within the project vicinity. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not require the construction or expansion of a bike system or bike lanes. However, as the project would not

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

result in physical development, the project does not propose the construction of trails of any kind, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES 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)?:				
39. Tribal Cultural Resources a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☐	☒	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☐	☒	☐

Source(s): County Archaeologist, AB 52 Tribal Consultation

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not adversely affect 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), or a resource determined significant pursuant to criteria per subdivision (c) of Public Resources Code Section 5024.1 because no physical development would occur with the processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations

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

governing cultural and tribal cultural resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not adversely affect 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), or a resource determined significant pursuant to criteria per subdivision (c) of Public Resources Code Section 5024.1 because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to tribal cultural resources as no ground disturbance or other physical development would occur. Further, the County has completed all required formal consultation with area tribes as appropriate in accordance with AB 52 requirements. Impacts on tribal cultural resources would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): Project Application Materials, Rancho California Water District

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of water, wastewater and stormwater improvements and any associated environmental effects. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that water, wastewater, and stormwater facilities can be provided for similar development proposals and that resulting environmental effects are adequately addressed. Thus, the proposed ordinance amendment would not 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 because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to water, wastewater, or stormwater services. The commercial building is located within an urbanized area and is currently served by Rancho California Water District. Wastewater would also be treated via existing connection to the public wastewater treatment system. It is not anticipated that the continuation of commercial use at the site will substantially impact the use of the site as it relates to water usage, or the generation of waste, wastewater, or stormwater beyond the existing baseline conditions. As no physical improvements, ground disturbance, or grading are proposed, no changes in existing stormwater flows or treatment requirements would occur with project implementation. Existing stormwater/drainage facilities would continue to accommodate runoff from the site. Thus, the proposed project would not require or result in the construction of new wastewater treatment facilities, or expansion of existing facilities, whereby the construction or relocation would cause

significant environmental effects because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not influence the availability or adequacy of water supplies to serve a project and reasonably foreseeable future development during normal, dry, and multiple dry years because no physical development that would demand water services would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision and adequacy of water services available to serve the use proposed. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate water services can be provided to the development proposed. Thus, the proposed ordinance amendment would not affect the adequacy of water supplies available to serve a project and reasonably foreseeable future development during normal, dry, and multiple dry years because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not substantially

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

result in a direct physical change in the environment with regard to water provision or treatment services. The commercial building is located within an urbanized area and is currently served by Rancho California Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with RCWD as well as all other applicable agencies. A will serve letter will be required from the District to ensure that water service can be provided for the proposed use. Due to the nature of the proposed commercial retail cannabis use, it is not anticipated that the project would result in a substantial increase in water demand over existing conditions. Thus, it is anticipated that sufficient water supplies will available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source(s): Project Application Materials, Rancho California Water District

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of wastewater services. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be

allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance.. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not 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 because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to wastewater provision services. The commercial building is located within an urbanized area and is currently served by the public water system. It is not anticipated that the continuation of commercial use at the site will substantially impact the use of the site as it relates to water usage, or the generation of waste, wastewater, or stormwater beyond the existing baseline conditions. Thus, the proposed project would not 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 because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

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

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of wastewater services. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to wastewater provision services. The commercial building is located within an urbanized area and is currently served by the public water system. As a small-scale commercial retail use, the project is not anticipated to substantially increase demand for the provision of wastewater treatment services or adversely affect the ability for the provider to service existing customers. Thus, the proposed project would not 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 because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
wastes including the CIWMP (County Integrated Waste Management Plan)?				

Source(s): Riverside County General Plan, CalRecycle

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in the generation of 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the solid waste generation and disposal. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not result in the generation of 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 because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to solid waste generation.

The proposed commercial retail use would not substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by three landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,800 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 16,054 tons per day of in-county solid waste and is anticipated to close in 2051. Solid waste collection services for unincorporated Riverside County area is provided by CR&R Services, which provides sustainable waste and recycling services. CR&R also has an extensive network of processing facilities that would manage the project site waste stream and includes solid waste, recyclables, green waste, food waste, construction and demolition waste, electronic waste and a number of other materials. As discussed prior, the State has deemed cannabis waste – provided it has not been combined with any toxic or hazardous material – to be organic waste that can be disposed of and hauled just like any organic waste products. Thus, project implementation would not impair the attainment of solid waste reduction goals. The project would result in a less than significant impact to solid waste disposal needs.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in non-compliance with any federal, State, or local management and reduction statutes and regulations related to solid waste including the County Integrated Waste Management Plan (CIWMP) because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside statutes and regulations pertaining to solid waste management and reduction including the CIWMP. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate solid waste is properly managed and disposed of in accordance with applicable regulations and goals. Thus, the proposed ordinance

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

amendment would not result in non-compliance with any federal, State, or local management and reduction statutes and regulations related to solid waste including the CIWMP because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to solid waste generation.

The proposed commercial retail use would not substantially alter existing or future solid waste generation patterns or disposal services. The proposed project would be required to comply with all applicable laws and regulations governing solid waste. Because CR&R has many sustainability services to the proposed project, it is not anticipated that the project would impact Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. The project would comply with federal, State, and local management and reduction statutes and regulations related to solid wastes including the CIWMP. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☒	☐

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not impact any public 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the regulation and provision of public facilities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not impact any public 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that support the project site and surrounding area. The applicant shall make arrangements with each utility provider to ensure that the retail operation is connected to the appropriate utilities. Thus, the proposed project would not impact any public 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

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?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Source(s): Highgrove Area Plan Figure S-9, "Wildfire Susceptibility"" GIS database, Project Application Materials

Findings of Fact:

a-e) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of

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

Riverside policies and regulations governing emergency response and evacuation and risks resulting from the potential for wildfire events (i.e., landslides; exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires; maintenance of associated infrastructure that may exacerbate risks, etc.). Future development would also be evaluated with relevance to the California Department of Forestry and Fire Protection (CAL FIRE) Severity Zone Maps relative to the potential for wildfire risk. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would interfere with emergency response and evacuation or risks resulting from the potential for wildfire events. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

According to Figure 9, Wildfire Susceptibility, of the Highgrove Area Plan, the project site is not located in an area designated as a State Responsibility Area, lands classified as a very high fire hazard severity zone, or other hazardous fire areas, per available CAL FIRE maps. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions. The site is located in an urbanized area of the County and is generally surrounded by similar commercial development. Additionally, the site is generally flat and is not adjacent to any steep slopes or large areas of undeveloped open space that would be susceptible to wildfire risk.

As the site is not located in or near a State Responsibility Area, lands classified as a very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, the risk of wildfire and associated potential adverse effects are considered to be low. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
animal, or eliminate important examples of the major periods of California history or prehistory?				

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the development of the site. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment 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 because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and

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

conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Due to the nature of the project, and as analyzed herein, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☐	☒	☐

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not have impacts which are individually limited, but cumulatively considerable, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have impacts which are

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

individually limited, but cumulatively considerable, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Implementation of the proposed project would not result in impacts which are individually limited, but cumulatively considerable, because no physical development would occur. The applicant may provide minor tenant improvements to the project that would be in compliance with existing regulation that would govern such improvements. The improvements would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements. Because of the relatively minimal improvements and small size of the project, cumulatively considerable impacts are not anticipated to occur. No mitigation measures are required or proposed. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 2000013

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would generally provide direction to cannabis retailers regarding distance requirements within one-half mile from designated freeways, including Interstate 10, Interstate 15, Interstate 215, State Route 91 and State Route 60. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations relevant to the proposed development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Implementation of the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur. No mitigation measures are required or proposed. Impacts would be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

Location: N/A

06/15/20, 2:09 pm **CUP200010**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP200010. 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 (CUP200010) 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

Ordinance No. 348.4933 associated with Change of Zone No. 2000013 amends Section 19.519.A.2. of Ordinance No. 348 related to Commercial Cannabis Activities and establishes a 1,000 feet separation requirement between cannabis retailers unless they are located with one-half mile of certain freeways. In those circumstances, the 1,000 foot separation requirement would not apply to the cannabis retailers.

Conditional Use Permit No. 200010 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping.

Change of Zone No. 2000012 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 2000002. The associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and Conditional Use Permit No.200010, and will provide community benefits to the Highgrove Area.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Project Description & Operational Limits (cont.)

The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

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 EXHIBIT(S)

Exhibit A (Site Plan), dated June 8, 2020.
Exhibit B (Elevations), dated June 8, 2020.
Exhibit C (Floor Plans), dated June 8, 2020.
Exhibit L (Conceptual Landscaping and Irrigation Plans), dated June 8, 2020.

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

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

2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Current California Building Code requirements
- California State Cannabis laws and regulations

3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- 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 (WRTUMF)

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.

General. 2 General – Causes for Revocation

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

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

(c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

General. 3 General – Ceased Operations

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

ADVISORY NOTIFICATION DOCUMENT

General

General. 4 General – Hold Harmless

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

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

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

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

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

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

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

General. 5 General – Human Remains

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

ADVISORY NOTIFICATION DOCUMENT

General

General. 6 General – Review Fees

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

General. 7 General – Unanticipated Resources

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

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

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

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

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

Planning

Planning. 1 General - A. Application Requirements

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business. Ord. 348 Article XIXh

ADVISORY NOTIFICATION DOCUMENT

Planning

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. Ord. 348 Article XIXh

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. Ord. 348 Article XIXh

Planning. 4 General - D. Health and Safety

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes. Ord. 348 Article XIXh

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:

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Planning. 6 General - F. Nuisance Odors (cont.)

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;

2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity. Ord. 348 Article XIXh

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

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.

2. Operators shall be subject to background checks.

3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.

4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article. Ord. 348 Article XIXh

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. Ord. 348 Article XIXh

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, and the Agricultural Commissioner's Office and the Sheriff's Department. Ord. 348 Article XIXh

Planning. 11 General - K. Monitoring Program

Permittees of a Commercial Cannabis Activity shall participate in the County's monitoring program to

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Planning. 11 General - K. Monitoring Program (cont.)

verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements. Ord. 348 Article XIXh

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

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages or tobacco on the site of the Commercial Cannabis Activity. Ord. 348 Article XIXh

Planning. 13 General - M. Restriction on Consumption

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity. Ord. 348 Article XIXh

Planning. 14 General - N. Security - Part 1

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

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.

2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.

3. A professionally installed, maintained, and monitored alarm system.

4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request. Ord. 348 Article XIXh

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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:

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. Ord. 348 Article XIXh

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. Ord. 348 Article XIXh

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Planning. 17 General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following: 1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance. 2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way. 3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children. 4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles. 5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center. 6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window. 7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited. 8. Signage shall not be directly illuminated, internally or externally. 9. No banners, flags, billboards, or other prohibited signs may be used at any time. Ord. 348 Article XIXh

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. Ord. 348 Article XIXh

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Planning

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. Ord. 348 Article XIXh

Planning. 20 General - S. Waste Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

Planning. 21 General - T. Parking

Parking shall be provided in accordance with Section 18.12 of this ordinance. Ord. 348 Article XIXh

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. Ord. 348 Article XIXh

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. Ord. 348 Article XIXh

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

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Planning

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

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

Planning. 25 General - X. Material Alterations to Premises

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits. Ord. 348 Article XIXh

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 6 Cannabis Retail Operations - 14

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

Planning-All. 7 Cannabis Retail Operations - 2

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

Planning-All. 8 Cannabis Retail Operations - 3

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

Planning-All. 9 Cannabis Retail Operations - 4

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

Planning-All. 10 Cannabis Retail Operations - 5

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

Planning-All. 11 Cannabis Retail Operations - 6

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

Planning-All. 12 Cannabis Retail Operations - 7

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

Planning-All. 13 Cannabis Retail Operations - 8

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

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-All. 15 Retail Occupancy of Commercial Building

The proposed Cannabis Retailer is entitled to occupy the retail suite (nearest Center Street existing of 2,106 sqft.) for the Cannabis Retail business. The adjacent suite or area (existing of 1,846 sqft.) cannot be occupied by any Cannabis Retail business or Cannabis Activities.

The Cannabis Retailer cannot access, expand, or use the adjacent area (existing of 1,846 sqft.) for Cannabis related activities, storage, or business uses associated with the Cannabis Retail without subsequent entitlement processing and approval.

The adjacent suite or area (existing of 1,846 sqft.) may only be used for those permitted Commercial uses allowed under the proposed zone of Scenic Highway Commercial (C-P-S), excluding Cannabis Retail.

Transportation

Transportation. 1 Trans General Conditions

General Conditions

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

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

Plan: CUP200010

Parcel: 247091059

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 **Gen - Custom** **Not Satisfied**

Will-serves for water and sewer received 8/12/2019. The existing building on this property is serviced by a septic system. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer or a septic system. Other waste, including industrial waste, cannot be discharged to sewer or septic without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions. Prior to building permit issuance, either: 1. Provide current documentation from the appropriate sewering agency that this facility is connecting to sewer or 2. Provide a C-42 certification of the existing septic system, showing the location of all components and the system is functioning properly. Permit to repair or modify the existing system will not be issued due to the availability of sewer. Information about maximum expected daily customer volume, maximum number of employees per day, and customer access to restrooms should be provided at time of submission of C-42 certification.

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**

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 and if open flame devices will be on site.

080 - Fire. 3 **Prior to permit** **Not Satisfied**

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

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of

Plan: CUP200010 Parcel: 247091059

80. Prior To Building Permit Issuance

Fire

080 - Fire. 3 Prior to permit (cont.) Not Satisfied

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. 4 Prior to permit Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.) 2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s)

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s)

Transportation

080 - Transportation. 1 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 LSP* - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

Landscaping shall be improved for the following off-site/road right-of-way areas or easements adjacent to the public right-of-way areas: Iowa Ave. Irrigation cross-overs in the road shall be shown on road improvement plans.

Waste Resources

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

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Gen - Waste Recycling Plan **Not Satisfied**

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Gen - Custom **Not Satisfied**

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.

090 - E Health. 2 Gen - Custom **Not Satisfied**

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at 951-358-5055 for any questions.

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING **Not Satisfied**

A minimum of One (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk.

090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING **Not Satisfied**

Roof-mounted equipment shall be shielded from ground view as shown on APPROVED EXHIBIT B. Screening material shall be subject to Planning Department approval.

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 **0090-Planning-USE - TRASH ENCLOSURES** **Not Satisfied**

One (1) trash enclosure which is adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin. Any previous location of a trash enclosure shall be completely demolished.

090 - Planning. 4 **0090-Planning-USE - WALL & FENCE LOCATIONS** **Not Satisfied**

Wall locations shall be in conformance with APPROVED EXHIBIT A. Existing wrought-iron fencing enclosing the parking area shall be removed.

090 - Planning. 5 **090 - Obtain State License** **Not Satisfied**

Prior to final of the building permit or certificate of occupancy, whichever occurs first; obtain the California State License for Commercial Cannabis Activity. The applicable California license issued is pursuant to California Business and Professions Code Sections 19300.7 or 26050(a), or equivalent and as may be amended from time to time.

Provide a copy of the State License for Commercial Cannabis Activity to the Riverside County Planning Department.

090 - Planning. 6 **090 - Sheriff's Signage for No Loitering** **Not Satisfied**

Prior to final of the building permit or certificate of occupancy, whichever occurs first; acquire a “no loitering” signs from the Riverside County Sheriff's Department. Said signage provides additional authorization for the Riverside County Sheriff’s Department to assist, as needed on site.

090 - Planning. 7 **090-Planning-USE CERTIFICATE OF PARCEL MERGER** **Not Satisfied**

The permittee or successor of interest is restricted from isolating the Cannabis related uses in each building located on separate parcels 247-091-059 and 247-091-062. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit and finalize a Parcel Merger through the Riverside County Survey Division.

090 - Planning. 8 **Use - Parking Paving Materials** **Not Satisfied**

A minimum of twenty (20) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

Waste Resources

090 - Waste Resources. 1 090 Mandatory Commercial Recycling and Organics Not Satisfied

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

090 - Waste Resources. 2 Gen - Custom Not Satisfied

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

090 - Waste Resources. 3 Gen - 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 stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 4 Gen - Waste Reporting Form and Receipts Not Satisfied

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC")
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: July 10, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Hake
City of Riverside Sphere of Influence

CHANGE OF ZONE NO. 1900021, DEVELOPMENT AGREEMENT NO. 1900005, and CONDITIONAL USE PERMIT NO. 190009 - Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Palmer Street, South of Center Street, East of Iowa Avenue, and West of Pacific Avenue – 0.41 Net Acres - Zoning: Existing: Commercial Office (CO); Proposed: Scenic Highway Commercial (C-P-S) - **REQUEST:** Change of Zone No. 1900021 proposes to change the existing zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S). Development Agreement No. 190005 would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. Conditional Use Permit No. 190009 proposes to use an existing building as a storefront for a retail cannabis business and delivery service. The Project consists of two parcels with existing parking and retail shell building. Upgraded landscaping proposed and existing tubular steel fencing to be removed. – APN: 247-091-059, 062 – Related Cases: RFP-CAN190080, PP17464 – Code Case: CV1603784 – **BBID: 178-509-326**

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 1, 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.

Y:\Planning Case Files-Riverside office\CUP190009\Admin Docs\DAC Transmittal Forms\CUP190009 Initial Case Transmittal.docx

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 14, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP190009)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to Dljones@Rivco.org and CC: vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900036, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005, - CEQ190069 - Applicant: Excel Riverside, Inc. Engineer/Representative: Infrastructure Engineers c/o Charles Minyard - Second Supervisorial District University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) **Location:** North of Palmer Street, South of Center Street, East of Iowa Avenue, and West of Pacific Avenue0.41 Net Acres - Zoning: Existing: Commercial Office (CO); Proposed: Scenic Highway Commercial
(C-P-S)
REQUEST: *Conditional Use Permit No. 190009* proposes to use an existing building as a storefront for a retail cannabis business and delivery service. The Project consists of two parcels with existing parking and retail shell building. Upgraded landscaping proposed and existing tubular steel fencing to be removed.
Change of Zone No. 1900036 proposes to Ordinance No. 348 Section 19.519 for a Cannabis Retailer minimum standard regarding the location from other Cannabis Retailers from 1000 feet to 250 feet in distance.
Change of Zone No. 1900021 proposes to change the existing zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S).
Development Agreement No. 190005 would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. APN: 247-091-059, 062

Sincerely,

PLANNING DEPARTMENT

Dave Jones, Chief Engineering Geologist

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

Wheeler, Timothy

From:	Lopez, Valentina
Sent:	Tuesday, January 14, 2020 12:17 PM
To:	Administration Gabrieleno Indians (admin@gabrielenoindians.org); CRITTHPO (CRITTHPO@crit-nsn.gov); Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); GTTribalcouncil@aol.com; Joseph Ontiveros (jontiveros@soboba-nsn.gov); Juan Ochoa; JValdez (JValdez@soboba-nsn.gov); Molly Earp-Escobar (mescobar@pechanga-nsn.gov)
Cc:	Wheeler, Timothy; Jones, David
Subject:	AB52 Formal Notification CUP190009
Attachments:	AB52 Formal Notification .pdf

Good Afternoon,

Please find as an attachment, an AB52 notification for the above referenced project. Feel free to contact us with any questions.

Thank you-

Valentina Lopez OAIII
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-8632 office
(951) 955-1811 fax
vslopez@rivco.org

PLANNING DEPARTMENT

How are we doing? Click the link and tell us.

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AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

February 13, 2020

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

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.:	ZAP1045RG20
Related File No.:	CZ1900036 (Ordinance No. 348.4896 Amendment)
APN:	Countywide

Dear Mr. Hildebrand:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its February 13, 2020, regular meeting, as ALUC Director, I have reviewed County of Riverside Case No. CZ1900036 (Zoning Ordinance Amendment [Amending Ordinance No. 348]), a proposal to amend Section 19.518A.2 to allow storefront cannabis retailers with approval of a Conditional Use Permit in the Commercial Office (C-O) zone and to amend Section 19.519A.2 to reduce the separation distance of cannabis retailers from 1,000 feet to 250 feet. (No change is proposed in required separation distances from other land uses.)

There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendment. 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: Chandresh Ravaliya, Greentech Investments
Simone Sandoval, Global Go, LLC/Highroad Consulting Group, LLC
Richard Bostwick, Infrastructure Architects
Lesa Slaughter, Slaughter Law Group
Sigma Petroleum, dba Anthem Oil – Orange (fee-payer)
ALUC Case File

Y:\AIRPORT CASE FILES\Regional\ZAP1045RG20\ZAP1045RG20.LTR.doc

Exhibit A
Redline Attachment to Change of Ordinance Application

Text Amendment to Ord. 348.4896; § 9, 19.518.A.2 and 19.519.A.2 (regulation of commercial cannabis retail activities, adopted by the County of Riverside on October 23, 2018) (Codified under Riverside County Code of Ordinances as Title 17 – Zoning, Chapter 17.302 Commercial Cannabis Activities; Sections 17.302.190 and Section 17.302.191) 19.518.A.2 and 19.519.A.2

Applicant: Excel Riverside, Inc.
Related Cases: CAN 190080; CUP190009; CZ1900021; DA1900005

SECTION 19.518. CANNABIS RETAILER.

A. APPLICABILITY.

Notwithstanding any other provision of this ordinance, Cannabis Retailers are allowed as follows:

1. Cannabis Retailer – Non-Storefront

   Non-storefront Cannabis Retailers within a permanent structure are allowed in the following zone classifications with an approved conditional use permit in accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H.

2. Cannabis Retailer – Storefront

   Storefront Cannabis Retailers within a permanent structure are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: C-1/C-P, C-O, C-P-S, I-P, M-SC, M-M and M-H.

3. Mobile Cannabis Retailers are prohibited in all zone classifications.

SECTION 19.519. CANNABIS RETAILER MINIMUM STANDARDS.

In addition to the approval requirements in Section 19.506 of this ordinance and development standards for the applicable zoning classification, Cannabis Retailers shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. GENERAL LOCATION.

1. Cannabis Retailers shall not be located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law.

2. Cannabis Retailers shall not be located within ~~2501,000~~ 290 feet of any other Cannabis Retailer.

3. Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility.

4. Cannabis Retailers shall not be located on a lot containing a residential dwelling unit.

B. SETBACKS.

1. All Cannabis Retailers shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 40 feet.

2. Setbacks may be modified with an approved setback adjustment in accordance with Section 18.33 of this ordinance. In no case, shall a setback be less than setbacks required by the State of California Bureau of Cannabis Control, California Building Code or Ordinance No. 457.

C. 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.

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.

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.

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.

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

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

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.

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

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.

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.

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.

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.

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

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.

D. MOBILE DELIVERIES.

Cannabis Retailers with an approved conditional use permit may provide deliveries of Cannabis Products consistent with State law.

E. FINDINGS.

In addition to the requirements for approval in Section 19.506 of this ordinance, no conditional use permit shall be approved or conditionally approved unless the following findings are made:

1. The Cannabis Retailer complies with all the requirements of the State and County for the selling of Cannabis.

2. The non-storefront Cannabis Retailer is not open to the public.

3. The Cannabis Retailer 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.

4. The Cannabis Retailer 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.

5. 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.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: **February 19, 2020**

TO: **Planning Commissioners**

FROM: **John Hildebrand, TLMA Administrative Services Manager (Planning)**
Tim Wheeler, Urban Regional Planner (Project Planner)

RE: **Item 4.3 – Comments Received**

Since completion of the Planning Commission's Staff Report and the Negative Declaration Initial Study for CZ1900036, CUP190009, CZ1900021, and DA1900005; the Planning Department has received the attached letters and email from the following:

1) A letter from the president of Residents Association of Greater Lake Mathews (RAGLM) Dr. John Minnella dated February 15, 2020 in opposition to the Ordinance Amendment 348.4922 (CZ190036).
2) Mr. Gary Worobec dated February 17, 2020 in opposition to the Ordinance Amendment 348.4922 (CZ190036).
3) A letter from the president of Rural Association of Mead Valley (RAMV) Debbie Walsh dated February 18, 2020 in opposition to the Ordinance Amendment 348.4922 (CZ190036).
4) Received a phone call from the City of Riverside, Jay Eastman Principle Planner, on February 18, 2020 stating that a letter would be forthcoming in opposition to the Ordinance Amendment 348.4922 (CZ190036).

RESIDENTS ASSOCIATION OF GREATER LAKE MATHEWS

3410 La Sierra Ave., PMB F41, Riverside, CA 92503-5272. 714/543-9005. www.facebook.com/RAGLM

February 15, 2020

Eric Kroencke, Chairman
Planning Commission
COUNTY OF RIVERSIDE
County Administration Center
First Floor Board Chambers
4080 Lemon Street
Riverside, California 92501

Re: **RAGLM Objections to February 19, 2020 Agenda Items 4.2 and 4.3**

Honorable Commissioners:

The Board of Directors of the Residents Association of Greater Lake Mathews, Inc. ("RAGLM") has carefully reviewed and studied Agenda items 4.2 and 4.3 of the Planning Commission's Agenda for February 19, 2020, strongly opposes both items, and urges this body to reject approval of each in the best interests of the community.

RAGLM is a non-profit, public membership corporation whose stated purpose since our founding is "to keep the rural lifestyle, protect the open spaces, and to preserve the wildlife in our area known as Greater Lake Mathews." We have no economic or political interest in the subject Agenda items. Our interest is solely in living up to our aforesaid purpose and protecting the Greater Lake Mathews community (i.e., the rural areas between the 15 and 215 freeways and between the southern border of Riverside City and State Highway 74).

Both of the subject Agenda items greatly and irretrievably threaten the existing rural and undeveloped character, peace and safety of the Greater Lake Mathews community, threats we have long battled.

1) **Item 4.2 Plot Plan No. 190006 (PPT 190006)** requests approval of "a proposal for the construction and operation of a total of 289.55 sq. ft warehouse/distribution/manufacturing development on 12.96 gross acres" "westerly of Harvill Avenue, northerly of Cajalco Road, southeasterly of Cajalco Expressway, and easterly of Seaton Avenue" in the north Perris Zoning and Mead Valley Area Plans. In short, this proposal seeks to construct and develop yet another over a quarter million square foot warehouse in that area immediately east of Greater Lake Mathews under the pretext of brings jobs, tax revenue and services to our community despite the repeatedly and loudly expressed, nearly unanimous opposition of the local community; the lack

of any demonstrable need for such real development; and the severely negative impact on the local community.

RAGLM and members of our community have repeatedly cited the many negative results of these unnecessary mega warehouse projects such as dangerous, needless and exponentially increasing semitrailer truck and other vehicle traffic on Cajalco Road between the 15 and 215 freeways; increased air pollution; increase in needed but unavailable public services; and irreparable destruction of the natural landscape and wildlife habitat. The Commission repeatedly hears and accepts the promises of positive results of such development but we have seen none. What we do have evidence of is only negative results. No jobs (the short-term union construction workers usually presented by warehouse promoters as local employment have quickly moved on to other projects in places like Banning, Beaumont, French Camp and elsewhere). One need do no more than merely drive Cajalco Road and El Sobrante to witness and experience the negative results of this unwise and destructive development, negative results that will only continue to grow and negatively impact our community.

2) **4.3. CHANGE OF ZONE NO. 1900036, CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 –** Intent to Adopt a Negative Declaration – CEQ190069. This Request is in the Highgrove area, outside Greater Lake Mathews. It proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and **reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet**. If approved, it would set a very disturbing and dangerous precedent that others would soon replicate.

Respectfully submitted,

**FOR THE EXECUTIVE BOARD OF
THE RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS, INC.**

John L. Minnella
President

JLM:bs
Cc: Project Planner: Tim Wheeler, twheeler@rivco.org.
Project Planner: Russell Brady,rbrady@rivco.org.

Wheeler, Timothy

From: Gary Worobec <garytwmw@gmail.com>
Sent: Monday, February 17, 2020 1:27 PM
To: Sarabia, Elizabeth; Leach, Charissa
Cc: Wheeler, Timothy; Brady, Russell; John Minnella; Donahue, Bill
Subject: Planning Commission agenda item 4.3

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Ms, Sarabia,

Could you please forward this email to the Riverside County Planning Commissioners.

Please be advised that the principals and supporters of www.takebackanza.org are in opposition to any change in Ordinance 348 regarding minimum distances between cannabis retailers. Any change would make no sense for communities and would infringe on the quality of life that we all strive for in Riverside County. What is next? Do we then change the ordinance for a retailer to open a business within 250 feet of a school or public park. Our Planning Department did their due diligence and spent hundreds of man hours and hundreds of thousands of dollars in development of our Cannabis ordinance. Our supporters and many other citizens groups supported the Ordinance as it was written and approved by the BOS. Any changes would be a complete violation of the public trust

2) 4.3. CHANGE OF ZONE NO. 1900036, CONDTTIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 - Intent to Adopt a Negative Declaration - CEQ190069. It proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet.

Thank you for your consideration
Gary Worobec
www.takebackanza.org
951-763-0518

February 18, 2020

RAMV
PO Box 2244
Perris, CA 92572

Riverside County Planning Commission
4080 Lemon Street
Riverside, CA 92501

RE: Item 4.3 CUP Request to amend Ordinance No 348 Section 19.519 A.2. to reduce the distance from 1000 feet to 250 feet between Cannabis Retail Stores.

Honorable Commissioners:

The Rural Association of Mead Valley (RAMV) strongly opposes the request to amend Ordinance No 348 Section 19.519 A.2. to reduce the distance from 1000 feet to 250 feet between Cannabis Retail Stores.

CHANGE OF ZONE NO. 1900036, CONDTTIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 -Intent to Adopt a Negative Declaration - CEQ190069.

The request for a CUP proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. The proposal states, "This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis retailers Countywide."

This is a proposed countywide change to the Cannabis Ordinance without proper notice to the public. This sets a dangerous precedent for not only this ordinance change, but also all other future ordinance changes.

Placing an ordinance change within a request for a CUP lacks transparency, as the public is not aware that a **countywide** ordinance change is about to take place. A change of this nature would quadruple the number of cannabis stores in any given block. I remember the outcry in Lakeland Village as thirteen cannabis stores sprouted up overnight along Grand Ave.

I urge the Planning Commission to deny this CUP and proposed change to Ordinance No. 348 Section 19.519.

Sincerely,

Debbie Walsh, President RAMV

Community Development
Department
Planning Division

City of Arts & Innovation

February 18, 2020

Tim Wheeler
Project Planner
County of Riverside Planning Department
P.O. Boz 1409
Riverside, CA 92502

Subject: City of Riverside Opposition to Ordinance Amendment – CZ No. 1900036 and CUP No. 1900009; Retail Cannabis Business on Iowa Avenue at Center Street

Dear Tim Wheeler:

Thank you for the opportunity to comment on the proposed retail cannabis business located on two adjacent parcels, which are addressed at 314 Iowa Avenue (APN 247-091-062) and 1270 Center Street (APN 247-091-059). The business includes retail sales and cannabis delivery.

The proposal requires the approval of four planning applications, including a Conditional Use Permit, Development Agreement, and two Changes to Zoning. The Zoning Code amendments will: (1) reduce the existing 1,000-foot buffer requirement from other cannabis businesses to 250 feet; and (2) change zoning from C-O to C-P-S.

The City of Riverside Planning Division routed the Planning Commission hearing notice to other City departments for their review and comment. The following comments were received:

Parks, Recreation and Community Services Department

- The proposed cannabis retail businesses, and another cannabis retail business approved by the County last December (240 Iowa Avenue), are less than 4000 feet from City parkland, including Reid Park and the Ab Brown Sports Complex. Both facilities cater to youth programs.

  The City's Parks, Recreation and Community Services Department is concerned with a concentration of cannabis retailers and delivery businesses near the City. The concern is with business patrons brining cannabis products to youth oriented facilities, or having cannabis products delivered to park events.

Police Department

- In July 2018 the City of Riverside adopted an Ordinance that prohibits retail cannabis businesses. Prior to adoption, the City conducted a year-long evaluation, which included workshops and public comments. The evaluation also included an exploratory trip to the City of Denver, were staff interviewed personnel from the State of Colorado, the County of Bolder, and the City of Denver. The City also interviewed cannabis business operators, the school district, and involved members of the public.

  The City concluded that public safety concerns outweighed potential benefits. These public safety concerns include, but are not limited to:
  1. Access to minors, especially marijuana edibles that are often packaged as candy or other food items.
  2. Increase in robberies due to the volume of cash on hand, since federal regulations prohibit proceeds from marijuana sales to be deposited in federally insured banks.
  3. Proper inventory control to prevent "back door sales".
  4. Proliferation of illegal dispensaries.
  5. Increase in crime in the adjacent areas surrounding dispensaries. One study looked at Denver, Colorado and Long Beach, California and found that both cities showed an increase in property crimes. The study showed mixed results regarding violent crime, with no increase in the City of Denver; however violent crime increased in the areas adjacent to marijuana dispensaries in the City of Long Beach. Study was conducted by Bridget Freisthler, a social work professor at The Ohio State University. The study can be found at: https://news.osu.edu/news/2017/04/27/marijuana-crime/
  6. A study conducted by the University of Pittsburgh, School of Public Health concluded that people who live in areas of California with a higher density of marijuana dispensaries experience a greater number of hospitalizations involving marijuana abuse and dependence. Results of the study can be found at: http://www.upmc.com/media/NewsReleases/2015/Pages/mair-marijuana.aspx
  7. Additional pubic resources are needed to monitor/enforce Conditional Use Permits for marijuana dispensaries.

- The proposed retail cannabis business is located less than 1,200 feet from the City of Riverside. The City's Police Department opposes the proposal since the benefits do not out-way the impacts to City residents. Additionally, the City anticipated an increase in calls for services from to cannabis associated activities; yet the City will not receive the "community benefits" attributed to the proposed Development Agreement.

The City of Riverside **opposes** the proposed project. While the City of Riverside respects the County's ability regulate businesses within its jurisdiction, the proposal to change the Zoning Code, which reduces setback between retailers to 250 feet, will create a concentration of cannabis businesses just outside the City boundary. The County's continued approval of cannabis retail and delivery businesses just outside the City-County line ensures that the City receives impacts without any of the "community benefits" attributed to County-Cannabis development agreements.

Should the County choose to amend the established Zoning Code to allow for a reduction in setbacks between cannabis retailers, the City request that the reduction not apply to areas within five (5) miles of the City boundary, so that the 1,000-foot setback remains in effect near the City.

The City appreciates your consideration of the comments in this letter. Please feel free to contact me with questions at (951) 826-5264, or jeastman@riversideca.gov.

Sincerely,

Jay Eastman, AICP
Principal Planner

cc: Rusty Bailey, Mayor
Riverside City Council Members
Al Zelinka, FAICP, CMSM, City Manager
Rafael Guzman, Assistant City Manager
David Welch, Community & Economic Development Director
Larry Gonzalez, Police Department Chief
Frank Assumma, Police Department Captain
Adolfo Cruz, Parks, Recreation and Community Services Director
Randy McDaniel, Parks, Recreation and Community Services Deputy Director
Mary Kopaskie-Brown, City Planner
Kristi Smith, Chief Assistant City Attorney

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: **May 19, 2020**

TO: **County of Riverside - Board of Supervisors**

FROM: **John Hildebrand, TLMA Deputy Director of Planning**
Tim Wheeler, Urban Regional Planner (Project Planner)

RE: **Item 21.1 – Comments Received**

Since the approval of the proposed project (CZ1900036, CUP190009, CZ1900021, and DA1900005) at Planning Commission on February 19, 2020; Planning Department Staff has inserted a condition of approval for physical security onsite 24 hours, 7 days a week and has received the attached letters or emails from the following the public or applicant:

1) **Planning. 15 – General N. Security Part 2:** *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. Physical security will be onsite 24 hours, 7 days a week.*
2) Received an email on March 9, 2020 from the applicant/representative of 25 letters in support of the Project and Ordinance Amendment. Letters are from: *Eduardo Serrato, Elvia Aleman, Luis Enrique Flores, Maggie Flores, Michelle Rascon, Brittany Morrison, Donny Adame, Ernesto Ruedon, Alberto Montiel, Casandre Rivera, Francisco Delacraz, Bliss Saber, Jalrsco Jimenez, Jorge De Jesus, M. Ayala, Chris Jeffcoat, Yadira Lopez, Edwin Salcedo, M. Macintosh, Francisco Garcia, Rogelio Ortega, Gabriel Naranjo, Brett Perony, Candice Arroyo, and Erica Torres.*
3) Email forwarded from the Clerk of the Board from a John Minnella for a Gary Worobec dated March 16, 2020 in opposition to the Ordinance Amendment 348.4922 (CZ190036).
4) Email from Staff informing Debbie Walsh of the continued Project and Ordinance Amendment to May 19, 2020 Board hearing. Email dated May 12, 2020 from Staff.
5) Email from Staff informing John Minnella of the continued Project and Ordinance Amendment to May 19, 2020 Board hearing. Email dated May 12, 2020 from Staff.
6) Email from Staff informing Mr. Barnett of the continued Project and Ordinance Amendment to May 19, 2020 Board hearing. Email dated May 12, 2020 from Staff.
7) Email from Staff informing Gary Worobec of the continued Project and Ordinance Amendment to May 19, 2020 Board hearing. Email dated May 12, 2020 from Staff with reply received.
8) Email from Project Applicant to the Greater Lake Matthews Residents Association regarding the Project and Ordinance Amendment for May 19, 2020. Email dated May 14, 2020 by applicant.
9) Email from Project Applicant to the Rural Association of Mead Valley regarding the Project and Ordinance Amendment for May 19, 2020. Email dated May 14, 2020 by applicant.
10) Email from Project Applicant to the Mr. Gary Worobec regarding the Project and Ordinance Amendment for May 19, 2020. Email dated May 14, 2020 by applicant.

ADVISORY NOTIFICATION DOCUMENT

Planning

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

Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

a. Significant discrepancies identified during inventory.

b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.

c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.

d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel. Physical security will be onsite 24 hours, 7 days a week.

14. Cannabis or Cannabis Products shall not be stored outside at any time. Ord. 348 Article XIXh

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. Ord. 348 Article XIXh

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.

Wheeler, Timothy

From: Ivy Bader <ibader@globalgo.consulting>
Sent: Monday, March 9, 2020 11:40 AM
To: Wheeler, Timothy; Hildebrand, John
Cc: Simone Sandoval; Ryan Fingerhut; Lesa Slaughter; Chandresh Ravaliya
Subject: Letters of Support
Attachments: 20200309ChandSignedNeighborhoodLetters.pdf

Hello Tim and John,

Hope you're well. I have attached 25 signed letters of support. Please include this in your report package for the Board of Supervisors. I look forward to seeing you at the meeting next week.

Sincerely,

Ivy Bader, MLS
Legal Analyst,
Global Go, LLC
14201 Palm Drive, Ste 105, Desert Hot Springs, CA, 92240, USA
Direct: +1 (760) 904-4972
ibader@globalgo.consulting | globalgo.consulting

Global G

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Name: Eduardo Serrato

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

My biggest concern was safety. Mr. Ravaliya explained the security measures he plans to utilize, which made me feel much more confident that Excel's opening will not lead to more crime in the area. I was told the following would be required by Excel's Development Agreement and local and State law:

- A security guard will be on duty at all times, 24/7, and Mr. Ravaliya asked that I call him or the security guard if I witness cannabis use or loitering in the neighborhood.
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I'm also thrilled that Mr. Ravaliya plans to start a crime reporting hotline and community neighborhood watch to ensure Highgrove is a safe neighborhood.

I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely, Eduardo Serrato

Address: 1181 Fountain st Riverside CA 92507

Name: Elvia Aleman

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely, Elvia Aleman

Address: 1202 Fountain St Apt B
Riverside CA 92507

Name: Luis Enrique Flores

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Address: 1162 Fountain St Riverside CA 92507

Name: Maggie Flores

Highgrove Neighborhood

Riverside, CA 92507

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MF

Sincerely,

Address: 403 Pacific Ave, Riverside, CA 92507

Name: Michelle Rascon

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Address: 409 Pacific Ave, Riverside, CA 92507

Name: Brittany Morrison

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely, Brittany Morrison

Address: 411 Pacific Ave, Riverside, CA 92507

Name: Donny Adame

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Address: 419 Pacific Ave, Riverside, CA 92507

Name: Ernesto Rueda

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Ernesto Rueda

Address:

435 Pacific Ave, Riverside, CA 92507

Name:

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

My biggest concern was if there was no distance between pot shops, Highgrove would be full of them and create crime, odor, trash and graffiti, which is what the illegal pot dealers have brought to Highgrove. Mr. Ravaliya explained that even if there was no distance between pot shops, the County is only allowing 19. As long as these cannabis retailers are away from schools and the number of shops is limited, I support what Mr. Ravaliya is asking the County to change. I think he is a responsible business owner who has already shown he is a good neighbor by cleaning up the building he purchased, which had a parking lot being used for metal storage.

I believe Excel Riverside will be a good neighbor. He explained the following:

- The hours of operation are reasonable. Traffic and noise due to business activities shall occur will happen between the hours of 8:00 a.m. and 10:00 p.m.
- No cannabis can be used on site, and a trained security guard will keep people from publicly using near the store.
- All goods are delivered to the facility in pre-packed form, which reduces odors.
- Mr. Ravaliya plans for professional installation of HVAC system with carbon filters before venting air outside to reduce any possibilities of odors being detected throughout the neighborhood.
- The parking lot will be repaved to cure the site of cracked and crumbling pavement.
- Trash will be stored in a locked area.
- Security and staff will make sure the property is clean at all times.
- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely, Alberto Montiel

Address: 334 Iowa Av.
Riverside CA. 92507

Name: Casandra Rivera

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Address: 1232 Center St

Name: Francisco Delacruz

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I live in the Highgrove area and write in support for Excel Riverside, LLC's request to reduce the distance between cannabis stores. Excel's owner, Chandresh Ravaliya reached out to me personally, along with other Highgrove residents explaining the change of distance, zone change and asking for our feedback and giving me the opportunity to raise any questions about those requests as well as how his dispensary would operate.

Mr. Ravaliya explained that reducing the distance between dispensaries would not increase the number of licenses above the 19 that the County is allowing, which was my main concern. He also brought to my attention the extra security measures dispensaries are required to have, which I believe will have a positive impact on neighborhood safety. Further, I was informed a security guard will provide 24/7 security and Mr. Ravaliya asked that I reach out to management and the security guard if I see any loitering in the neighborhood.

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What impressed me was that not only did Mr. Ravaliya take the time to reach out to me, he also gave me his personal contact information, including his email and direct line, so that I can reach him with any issues or concerns 24/7. The building where Excel would be located has been a neighborhood eyesore until Mr. Ravaliya purchased the building and cleaned up the parking lot where the tenants had been storing shelving. This makes me believe Mr. Ravaliya will be a responsible business owner, generating taxes and jobs the County needs.

Thank you and I ask each Supervisor to vote in favor of Excel's change of ordinance and zone change.

Sincerely,

Address: 421 Transit Ave, Riverside, CA 92507

Name: BLISS SABER
Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Address: 1243 Villa St. Riverside, CA 92507

Nombre de impresión: I. C. Jalisco Jimenez

Highgrove Vecindario

Riverside, CA 92507

Estimada Junta de Supervisores del Condado de Riverside:

Vivo en el área de Highgrove y escribo en apoyo de la solicitud de Excel Riverside, LLC para reducir la distancia entre las tiendas de marihuana. El propietario de Excel, Chandresh Ravaliya se puso en contacto conmigo personalmente,junto con otros residentes de Highgrove explicando el cambio de distancia, cambio de zona y pidiendo nuestros comentarios y dándome la oportunidad de plantear cualquier pregunta sobre esas solicitudes, así como cómo funcionaría su dispensario.

El Sr. Ravaliya explicó que reducir la distancia entre dispensarios no aumentaría el número de licencias de los 19 que el Condado está permitiendo, que era mi preocupación principal. También trajo a mi atención las medidas de seguridad adicionales que los dispensarios deben tener, lo que creo que tendrá un impacto positivo en la seguridad de los vecindarios. Además, me informaron que un guardia de seguridad estará en la propiedad las 24/7 y el Sr. Ravaliya me pidió que me comunique con la gerencia y el guardia de seguridad del dispensario si veo algún merodeando en el vecindario.

Las cámaras de seguridad se instalarán en el interior y exterior del edificio y grabarán 24/7, lo que ayuda a detectar y disuadir la delincuencia. Las luces de movimiento cubrirán la entrada y el estacionamiento. De esta manera, si alguien entra el estacionamiento en la noche después de horas, él o ella será claramente visible desde la calle.

Lo que me impresionó fue que no sólo el Sr. Ravaliya se tomó el tiempo para llegar a mí, también me dio su información de contacto personal, incluyendo su correo electrónico y línea directa, para que pueda llegar a él con cualquier problema o preocupación 24/7. El edificio donde se ubicaría Excel ha sido un vecindario monstruoso hasta que el Sr. Ravaliya compró el edificio. El Sr. Ravaliya limpió la propiedad y el estacionamiento donde los inquilinos previos habían estado almacenando estanterías de metal. El Sr. Ravaliya será un empresario responsable, generando impuestos y empleos que el Condado necesita.

Gracias y le pido a cada Superviso que vote a favor del cambio de ordenanza y cambio de zona de Excel.

Sinceramente,

Dirección:

1245 Villa St, Riverside, CA 92507

Nombre de impresión:

Highgrove Vecindario

Riverside, CA 92507

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Gracias y le pido a cada Superviso que vote a favor del cambio de ordenanza y cambio de zona de Excel.

Sinceramente,

JORGE DE JESUS CARDENAS HOLMEDO.

Dirección:

342 IOWA HAVENUE HIGHGROVE CALIFORNI

Nombre de impresión:
Highgrove Vecindario

Riverside, CA 92507

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Gracias y le pido a cada Superviso que vote a favor del cambio de ordenanza y cambio de zona de Excel.

Sinceramente,

Dirección:
1170 Villa St, #C, Riverside, CA 92507

Name: Chris Jeffcoat

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

My biggest concern was if there was no distance between pot shops, Highgrove would be full of them and create crime, odor, trash and graffiti, which is what the illegal pot dealers have brought to Highgrove. Mr. Ravaliya explained that even if there was no distance between pot shops, the County is only allowing 19. As long as these cannabis retailers are away from schools and the number of shops is limited, I support what Mr. Ravaliya is asking the County to change. I think he is a responsible business owner who has already shown he is a good neighbor by cleaning up the building he purchased, which had a parking lot being used for metal storage.

I believe Excel Riverside will be a good neighbor. He explained the following:

- The hours of operation are reasonable. Traffic and noise due to business activities shall occur will happen between the hours of 8:00 a.m. and 10:00 p.m.
- No cannabis can be used on site, and a trained security guard will keep people from publicly using near the store.
- All goods are delivered to the facility in pre-packed form, which reduces odors.
- Mr. Ravaliya plans for professional installation of HVAC system with carbon filters before venting air outside to reduce any possibilities of odors being detected throughout the neighborhood.
- The parking lot will be repaved to cure the site of cracked and crumbling pavement.
- Trash will be stored in a locked area.
- Security and staff will make sure the property is clean at all times.
- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Address: 1222 Center St, Riverside, CA 92507

Name: Yadira Lopez

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Yadira Lopez

Address: 429 Pacific Ave, Riverside, CA 92507

Name: Edwin Salcedo

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Edwin Salcedo

Address: 1161 Villa St, Riverside, CA 92507

Name: Myles McIntosh

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely, Myles McIntosh

Address: 389 Highgrove Ave, Riverside, CA 92507

Name: Francisco Garcia

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Francisco Garcia

Address: 1180 Villa St apt B
Riverside Ca 92507

Name: Rogelio Ortega

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

1190 Villa St, #2, Riverside, CA 92507

Address:

Name:

Highgrove Neighborhood

Riverside, CA 92507

Gabriel Naranjo

Dear Riverside County Board of Supervisors:

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Sincerely,

Address: 1190 Vista St, Riverside CA 92507

Name: Brett Perong 951 321 0436

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Address: 1190 Villa St Apt. 5

Name: CANDICE Arroyo

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

My biggest concern was safety. Mr. Ravaliya explained the security measures he plans to utilize, which made me feel much more confident that Excel's opening will not lead to more crime in the area. I was told the following would be required by Excel's Development Agreement and local and State law:

- A security guard will be on duty at all times, 24/7, and Mr. Ravaliya asked that I call him or the security guard if I witness cannabis use or loitering in the neighborhood.
- Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime since criminals don't want to be recorded looking for victims.
- Motion lights will cover the entrance and parking lot. This way, if someone enters through parking lot at night after hours, he or she will be clearly visible from the street. Good lighting also helps to deter crime.

I'm also thrilled that Mr. Ravaliya plans to start a crime reporting hotline and community neighborhood watch to ensure Highgrove is a safe neighborhood.

I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,

Address: 339 Pacific Ave, Riverside, CA 92507

Name: Erica Torres

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

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Sincerely,

Address: 347 Pacific Ave
Riverside CAL 92507

Wheeler, Timothy

From:	Maxwell, Sue
Sent:	Tuesday, March 17, 2020 11:32 AM
To:	Rector, Kimberly; Harper, Kecia; Barton, Karen; Lewis, Tammymae
Cc:	Hildebrand, John; Wheeler, Timothy; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject:	March 17, 2020 Item No 21.1 Public Comment - Highgrove COZ 1900021 and Cannabis Retailer (Continued to May 19, 2020) - Dr. John Minnella-Romano

The email below received via COB has been printed and placed with Agenda Back-up for March 17, 2020 Board Meeting Item No 21.1 (continued to May 19, 2020); MinuteTraq No 12035.

Thank you kindly,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
website: http://rivcocob.org/
https://www.facebook.com/RivCoCOB/

TOGETHER, *Everybody Counts!*

From: Rector, Kimberly <KRECTOR@RIVCO.ORG>
Sent: Monday, March 16, 2020 7:50 AM
To: Harper, Kecia <KHarper@rivco.org>; Barton, Karen <KLBARTON@RIVCO.ORG>; Maxwell, Sue <smaxwell@RIVCO.ORG>; Lewis, Tammymae <TMLewis@RIVCO.ORG>
Subject: FW: Tuesday morning BOS meeting

FYI~

Kimberly Rector
Assistant Clerk of the Board
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
Phone: (951) 955-1098
Fax: (951) 955-1071
Mail Stop #1010
krector@rivco.org
Website: http://rivcocob.org/
https://www.facebook.com/RivCoCOB/

"We are what we repeatedly do. Excellence, therefore, is not an act but a habit." – **Aristotle**

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From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Monday, March 16, 2020 6:45 AM
To: Rector, Kimberly <KRECTOR@RIVCO.ORG>
Cc: Leach, Charissa <cleach@rivco.org>; Jeffries, Kevin <KJeffries@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Ketcham, Thomas <TKetcham@RIVCO.ORG>; Worobec, Gary <gtw5@earthlink.net>; Gary Worobec <garytwmw@gmail.com>; Donahue, Bill <sagetownhall@gmail.com>; Bill Donahue <donahueelectric@sbcglobal.net>; Adel Salem <deputydude552@gmail.com>; Debbie Salem <debbiesalem71@gmail.com>; Sandy Rytych <rknrrnch@aol.com>; ElaineEW <ElaineEW@aol.com>; Jake Somers <jakes222@verizon.net>
Subject: Fw: Tuesday morning BOS meeting

Dear Kimberly:

The Residents Association of Greater Lake Mathews, Inc. ("RAGLM") joins in expressing serious concern over BOS consideration of item 21.1 of its Agenda for March 17, 2020.

Our organization intends to attend en masse any such consideration by the BOS to express vocally our strong opposition. At the same time, we want to abide by recommendations against large gatherings. Continuing with this Agenda item only forces us to attend.

Sincerely,

RAGLM
[signed] John L. Minnella
President
Direct, personal ddress: 1820 East 17th Street, Santa Ana, California 92705-8604. Telephone: 714/543-9005; Facsimile: 714/542-2495. Email: drjminnella@yahoo.com or minnellalaw@sbcglobal.net.

----- Forwarded Message -----
From: Gary Worobec <gtw5@earthlink.net>
To: colleen huffman <colhuff2@gmail.com>; Linda Caldwell <goforthvillage2@yahoo.com>; ghostcreeks@hotmail.com <ghostcreeks@hotmail.com>; Iris Grosse <dirtroadduo@gmail.com>; Laura Stillwell <curtsbookshemet@gmail.com>; John Minnella <drjminnella@yahoo.com>; Brianne Hopkins <happynanza@aol.com>; Allison Renck <ali9591@aol.com>; David Shulberg <aabacusltd@aol.com>; Audrey Turpin <upacreekranch1@gmail.com>; chris walters <rench@pacbell.net>; Tim Ivetun <tivetun@gmail.com>; Linda Bush <msmaddog0001@gmail.com>; Maryann Puett <puett.maryann@gmail.com>; Bill Donahue <sagetownhall@gmail.com>; oneranchocostaplenty@gmail.com <oneranchocostaplenty@gmail.com>; SHaron Evans <anzarealestate@gmail.com>; Diane Sieker <motorhead-x@hotmail.com>; Phil Canaday <phil@anzawireless.net>; Debbie Walsh <abilene149@gmail.com>; Arlene Miller

<tenajacsd@gmail.com>; rex huffman <rex.huffman@abheonline.com>; Bud Elmore <2budzracing@gmail.com>; tracy bassett <rdhtred@aol.com>; Jackie Hare <jackie@jlhare.com>
Cc: Kimberly Rector <krector@rivco.org>; charissa Leach <cleach@rivco.org>; John Minnella <drjminnella@yahoo.com>; Debbie Walsh <abilene149@gmail.com>; Bill Donahue <sagetownhall@gmail.com>
Sent: Sunday, March 15, 2020, 2:56:33 PM PDT
Subject: Tuesday morning BOS meeting

Hi Kimberly, Is the BOS meeting still on for Tuesday. Many of us would like to speak regarding Item 21.1 regarding the reduction of distance for marijuana dispensaries from 1000ft to 250ft county wide. We do not want to get down there and be denied admittance because of the COVID-19 issue.

Thank you,
Gary Worobec
www.takebackanza.org

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON ORDINANCE NO. 348.4922, CHANGE OF ZONE NO. 1900036, CHANGE OF ZONE NO. 1900021, ORDINANCE NO. 348.4921, CONDITIONAL USE PERMIT NO. 190009, DEVELOPMENT AGREEMENT NO. 1900005 and ORDINANCE NO. 664.64 – Intent to Adopt a Negative Declaration – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue – 0.41 Net Acres - Zoning: Existing: Commercial Office (C-O); Proposed: Scenic Highway Commercial (C-P-S) - REQUEST: Ordinance Amendment - Change of Zone No. 1900036 proposes to amend Ordinance No. 348 Section 19.519 to reduce the minimum separation standard between Cannabis Retailers from 1,000 feet to 250 feet. Conditional Use Permit No. 190009 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any commercial cannabis activities of any kind. Change of Zone No. 1900021, proposes to change the existing zoning for the project site from Commercial Office to Scenic Highway Commercial. Development Agreement No. 1900005 and Ordinance No. 664.64 is a proposal for a development agreement with the County consistent with Board Policy B-9 and would impose a lifespan on the proposed cannabis project and provide community benefit to the surrounding community. District 2. [Applicant fees 100%]

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, May 12, 2020 2:45 PM
To: Debbie Walsh
Cc: Hildebrand, John
Subject: RE: CHANGE OF ZONE NO. 1900036, CUP NO. 190009.

Good Afternoon Debbie,

I wanted to provide you with a reminder that Change of Zone No. 190036, Change of Zone No. 190021, and Conditional Use Permit No. 190009 will be on the Board of Supervisors agenda next week May 19, 2020. Please see the Clerk of the Boards website https://www.rivcocob.org/ for means of public participation (viewing, teleconferencing, etc.) on the Board meeting.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Wheeler, Timothy
Sent: Tuesday, February 18, 2020 9:21 AM
To: Debbie Walsh <abilene149@gmail.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: RE: CHANGE OF ZONE NO. 1900036, CUP NO. 190009.

Good Morning Ms. Walsh,

Thank you for your emailed letter in regards to Agenda Item 4.3 for Planning Commission. Ms. Sarabia and I will make sure it is provided to the Planning Commissioners for tomorrow's February 19, 2020 Planning Commission hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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How are we doing? Click the Link and tell us

From: Debbie Walsh [mailto:abilene149@gmail.com]
Sent: Monday, February 17, 2020 10:19 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: CHANGE OF ZONE NO. 1900036, CUP NO. 190009.

Timothy and Elizabeth,

Please find the attached letter in opposition to Item 4.3 on the Planning Commission Agenda February 19, 2019.

Proposal for a CUP and change to Cannabis Ordinance No 348 Section 19.519 A.2.

Thanks.

Debbie Walsh

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, May 12, 2020 3:05 PM
To: Dr. John L. MINNELLA-Romano
Cc: Adel Salem; Debbie Salem; Jake Somers; Sandy Rytych; ElaineEW; elaineew73 @gmail.com; Hildebrand, John
Subject: CUP190009 on next week's Board agenda May 19, 2020

Good Afternoon Dr. Minnella,

I wanted to provide you with a reminder that Change of Zone No. 190036, Change of Zone No. 190021, and Conditional Use Permit No. 190009 will be on the Board of Supervisors agenda next week May 19, 2020. Please see the Clerk of the Boards website https://www.rivcocob.org/ for means of public participation (viewing, teleconferencing, etc.) on the Board meeting.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Wheeler, Timothy
Sent: Tuesday, February 18, 2020 9:19 AM
To: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Russell Brady <russellb@migcom.com>
Cc: Jeffries, Kevin <KJeffries@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Supervisor Kevin Jeffries <rivcodistrict1@public.govdelivery.com>; Adel Salem <deputydude552@gmail.com>; Debbie Salem <debbiesalem71@gmail.com>; Jake Somers <jakes222@verizon.net>; Sandy Rytych <rknrrnch@aol.com>; ElaineEW <ElaineEW@aol.com>; elaineew73@gmail.com
Subject: RE: Planning Commission Agenda Items 4.2 & 4.3, 2-19-20 Agenda

Good Morning Dr. John Minnella,

Thank you for your emailed letter in regards to Agenda Item 4.3 for Planning Commission. Ms. Sarabia and I will make sure it is provided to the Planning Commissioners for tomorrow's February 19, 2020 Planning Commission hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III

4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Dr. John L. MINNELLA-Romano [mailto:drjminnella@yahoo.com]
Sent: Sunday, February 16, 2020 5:37 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Russell Brady <russellb@migcom.com>
Cc: Jeffries, Kevin <KJeffries@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Supervisor Kevin Jeffries <rivcodistrict1@public.govdelivery.com>; Adel Salem <deputydude552@gmail.com>; Debbie Salem <debbiesalem71@gmail.com>; Jake Somers <jakes222@verizon.net>; Sandy Rytych <rknrrnch@aol.com>; ElaineEW <ElaineEW@aol.com>; elaineew73@gmail.com
Subject: Planning Commission Agenda Items 4.2 & 4.3, 2-19-20 Agenda

Dear Ms. Sarabia:

Please present the attached to the Planning Commission for their February 19, 2020 deliberations.

Thank you.

John Minnella
President, RAGLM

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, May 12, 2020 3:13 PM
To: 'highgrovenews@roadrunner.com'
Cc: Hildebrand, John
Subject: RE: CZ1900036, CUP190009, CZ1900021, DA1900005 - Excel Riverside (Cannabis Retailer)

Good Afternoon Mr. Barnett,

I wanted to provide you with a reminder that Change of Zone No. 190036, Change of Zone No. 190021, and Conditional Use Permit No. 190009 will be on the Board of Supervisors agenda next week May 19, 2020. Please see the Clerk of the Boards website https://www.rivcocob.org/ for means of public participation (viewing, teleconferencing, etc.) on the Board meeting.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Wheeler, Timothy
Sent: Monday, February 24, 2020 4:00 PM
To: highgrovenews@roadrunner.com
Cc: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: CZ1900036, CUP190009, CZ1900021, DA1900005 - Excel Riverside (Cannabis Retailer)

Good Afternoon Mr. Barnett,

As you had requested, below is the action taken by the Planning Commission on Item 4.3 from February 19, 2020 meeting and additionally their request to the Board of Supervisors regarding the separation requirement for Cannabis Retailers:

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

RECOMMEND-ADOPTION of Ordinance No. 348.4922 associated with Change of Zone No. 1900036, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

RECOMMEND-ADOPTION of a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ190069, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,
RECOMMEND-TENTATIVE APPROVAL of Change of Zone No. 1900021, that modifies the project site zoned Commercial Office (C-O) to Scenic Highway Commercial (C-P-S), subject to adoption of the zoning ordinance by the Board of Supervisors; and
RECOMMEND-TENTATIVE APPROVAL of Development Agreement No. 1900005, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,
RECOMMEND-APPROVAL of Conditional Use Permit No. 1900009, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and subject to final approval of Change of Zone No. 1900021.

In addition with the above recommendations, the Planning Commission requested that the Board of Supervisors initiate a staff-level review of separation requirements between cannabis retailers. During the discussion by the Planning Commissioners, Staff responded to the Commission during the hearing, stating that staff had conducted an environmental analysis and made the appropriate findings, resulting in a recommendation to reduce the existing 1,000ft separation requirement to 250ft. The Planning Commission understood that further analysis could be conducted, but it would look at the possibility of reducing this separation even more or possibly removing a separation requirement altogether.

I hope this helps with the information you were looking for.

The project will proceed to the Board of Supervisors on the March 17, 2020 meeting agenda.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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Wheeler, Timothy

From: Gary Worobec <garytwmw@gmail.com>
Sent: Tuesday, May 12, 2020 3:49 PM
To: Wheeler, Timothy
Subject: Re: CUP190009 on next week's Board agenda May 19, 2020

Thank you Mr. Wheeler, we will all be there.

Thank you
Gary Worobec
www.takebackanza.org.

On May 12, 2020, at 3:06 PM, Wheeler, Timothy <TWHEELER@RIVCO.ORG> wrote:

Good Afternoon Mr. Worobec,

I wanted to provide you with a reminder that Change of Zone No. 190036, Change of Zone No. 190021, and Conditional Use Permit No. 190009 will be on the Board of Supervisors agenda next week May 19, 2020. Please see the Clerk of the Boards website https://www.rivcocob.org/ for means of public participation (viewing, teleconferencing, etc.) on the Board meeting.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Wheeler, Timothy
Sent: Tuesday, February 18, 2020 9:20 AM
To: Gary Worobec <garytwmw@gmail.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Cc: Brady, Russell <rbrady@RIVCO.ORG>; John Minnella <drjminnella@yahoo.com>; Donahue, Bill <sagetownhall@gmail.com>
Subject: RE: Planning Commission agenda item 4.3

Good Morning Mr. Worobec,

Thank you for your email in regards to Agenda Item 4.3 for Planning Commission. Ms. Sarabia and I will make sure it is provided to the Planning Commissioners for tomorrow's February 19, 2020 Planning Commission hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Gary Worobec [mailto:garytwmw@gmail.com]
Sent: Monday, February 17, 2020 1:27 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Brady, Russell <rbrady@RIVCO.ORG>; John Minnella <drjminnella@yahoo.com>; Donahue, Bill <sagetownhall@gmail.com>
Subject: Planning Commission agenda item 4.3

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Ms, Sarabia,

Could you please forward this email to the Riverside County Planning Commissioners.

Please be advised that the principals and supporters of www.takebackanza.org are in opposition to any change in Ordinance 348 regarding minimum distances between cannabis retailers. Any change would make no sense for communities and would infringe on the quality of life that we all strive for in Riverside County. What is next? Do we then change the ordinance for a retailer to open a business within 250 feet of a school or public park. Our Planning Department did their due diligence and spent hundreds of man hours and hundreds of thousands of dollars in development of our Cannabis ordinance. Our supporters and many other citizens groups supported the Ordinance as it was written and approved by the BOS. Any changes would be a complete violation of the public trust

2) 4.3. CHANGE OF ZONE NO. 1900036, CONDTTIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 - Intent to Adopt a Negative Declaration - CEQ190069. It proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet.

Thank you for your consideration
Gary Worobec
www.takebackanza.org
951-763-0518

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County of Riverside California

Wheeler, Timothy

From: Chandresh Ravaliya <cravaliya@gmail.com>
Sent: Thursday, May 14, 2020 10:28 AM
To: drjminnella@yahoo.com
Cc: Wheeler, Timothy; Hildebrand, John
Subject: Greater Lake Mathews Residents Association
Attachments: Excel Riverside Inc to Greater Lake Matthews Residents Association_5.14.2020.pdf

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Dear Dr. Minnella,

Attached please find a letter addressed to the Greater Lake Matthews Residents Association from Excel Riverside Inc.

Thank you in advance for your consideration and please don't hesitate to reach out with any questions.

Sincerely,

Chandresh Ravaliya

President

Excel Riverside Inc

cravaliya@gmail.com

(909) 562 6388

EXCEL RIVERSIDE, INC.

Via e-mail only to Drjminnella@yahoo.com

May 10, 2020

Dr. John Minnella
President
Residents Association of Greater Lake Matthews

Dear Dr. Minnella,

I hope this finds you well in these very trying times. The County of Riverside, Department of Planning (the County) forwarded me copy of your e-mail written on behalf of the Residents Association of Greater Lake Matthews (the Association) voicing the Association's concerns regarding the proposed ordinance change reducing the distance between cannabis retailers to 250 feet. I understand the Association's apprehension concerning the change and wanted to reach out regarding the proposed distance and provide you with some information and a perspective that you may not be aware of to share with the Association.

Please know that we are not seeking to amend, change or expand the 3 significant restrictions that Riverside County Ordinance 348.4896, places on cannabis retailers which are: (1) allowing only 19 retail licenses County wide, (2) any change in zoning that would allow cannabis in residentially zoned areas or (3) to reduce the distance between dispensaries and schools, parks and day care centers. We believe these 3 requirements have and will continue to operate as a check and balance the Ordinance was designed to carry out

First, on the Association's concern that reducing the distance between only cannabis businesses will result in more dispensaries, that is incorrect. Only 19 retail cannabis businesses are allowed County wide. In other words, within the 7303 square miles contained in County, stretching from Corona to Blythe, only 19 cannabis businesses will be permitted to operate. Please see the County's website referencing only 19 licenses will be issued at https://planning.rctlma.org/Cannabis/FAQ.

Second, Ordinance 348.4896 further requires that the distance between a cannabis retail business and any child day care center, K-12 school, public park, or youth center be a minimum of 1000 feet away. We are not seeking to change this distance.

Third, the County also limits the location of cannabis retailers by zone. Cannabis retail may only be located in very specific types of Commercial, Industrial and Manufacturing Zones. The availability of Commercial, Industrial and Manufacturing zoned space that also meets the distance requirement of being located 1000 feet from a school, park or daycare center is extremely limited, which creates an additional barrier to any increase in dispensaries.

1270 Center Street
Riverside, CA 92507

Just as there is no distance limitation between those selling off site liquor (e.g. gas stations selling beer and wine) or restaurants who serve liquor, we believe that cannabis retail businesses with the Ordinance limitations mentioned above, should not be further required to be 1000 feet from a competitor. Reducing the distance between retailers will not have the impact of increasing the number of dispensaries, and certainly not allow dispensaries to locate in residential areas.

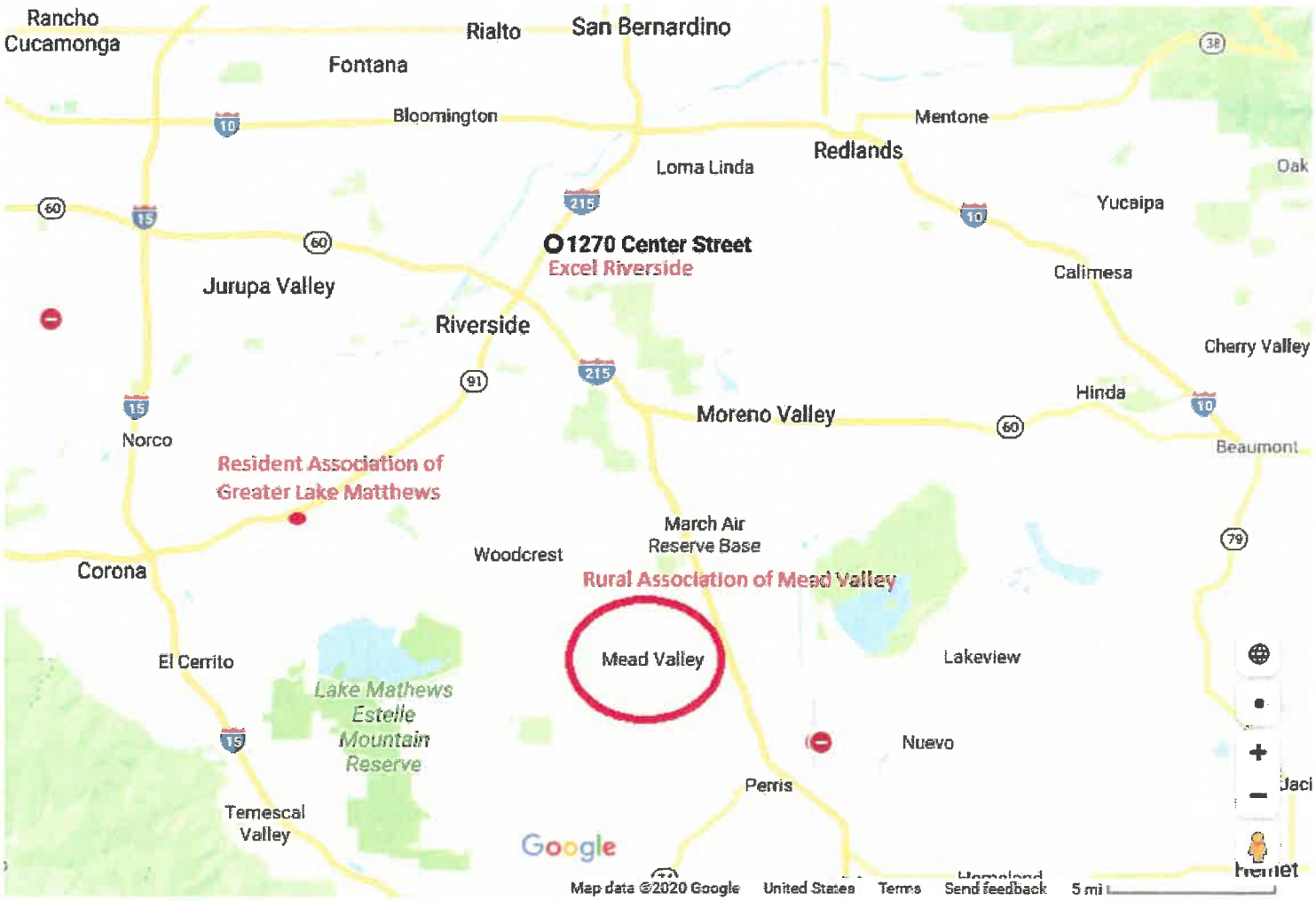
Lastly, I enclose a map showing the location of Excel Riverside in the Highgrove area verses the area covering the Association to give you a perspective regarding proximity. As you see, the distance between the two is considerable.

Thank you in advance for your time for considering and concern for the community. Please feel free to reach out to me via e-mail, cravaliya@gmail.com or by phone at 909-562-6388 should you have questions or wish to discuss the proposed project further.

Sincerely,

Chandresh Ravaliya
President, Excel Riverside

CR/las
encls.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Hinda
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Rural Association of Mead Valley
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El Cerrito
Lake Mathews Estelle Mountain Reserve
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Wheeler, Timothy

From: Chandresh Ravaliya <cravaliya@gmail.com>
Sent: Thursday, May 14, 2020 3:52 PM
To: abilene149@gmail.com; Wheeler, Timothy; Hildebrand, John
Subject: Rural Association of Mead Valley, Inc.
Attachments: Excel Riverside Inc to Rural Association Mead Valley 5.14.20.pdf

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Dear Ms. Walsh,

Attached please find a letter addressed to the Rural Association of Mead Valley, Inc. from Excel Riverside Inc.

Thank you in advance for your consideration and please don't hesitate to reach out should you have any questions.

Chandresh Ravaliya

Excel Riverside, Inc

909 562 6388

EXCEL RIVERSIDE, INC.

VIA E-MAIL ONLY TO: Debbie Walsh (abilene149@gmail.com)

May 14, 2020

Ms. Debbie Walsh
President of the Rural Association of Mead Valley

Dear Ms. Walsh

I hope this finds you well in these very trying times. The County of Riverside, Department of Planning (the County) forwarded me copy of your e-mail written on behalf of the Rural Association of Mead Valley (the Association) voicing the Association's concerns regarding the proposed ordinance change reducing the distance between cannabis retailers to 250 feet. I understand the Association's apprehension concerning the change and wanted to reach out regarding the proposed distance and provide you with some information and a perspective that you may not be aware of to share with the Association.

Please know that we are a cannabis retail business and are not engaged in cultivation of any sort nor is our amendment seeking to allow any legal cannabis activity in any designated agricultural or residential zone in Riverside County. We believe as does the Association that those areas are inappropriate for permitted cannabis activity. Further, we congratulate the Association on its efforts to prohibit licensed activity in the area

We are not seeking to amend, change or expand the 3 significant restrictions that Riverside County Ordinance 348.4896, places on cannabis retailers which are: (1) allowing only 19 retail licenses County wide, (2) any change in zoning that would allow cannabis in residentially zoned areas or (3) to reduce the distance between dispensaries and schools, parks and day care centers. We believe these 3 requirements have and will continue to operate as a check and balance the Ordinance was designed to carry out

First, on the Association's concern that reducing the distance between only cannabis businesses will result in more dispensaries, that is incorrect. Only 19 retail cannabis businesses are allowed County wide. In other words, within the 7303 square miles contained in County, stretching from Corona to Blythe, only 19 cannabis businesses will be permitted to operate. Please see the County's website referencing only 19 licenses will be issued at https://planning.rctlma.org/Cannabis/FAQ.

1270 Center Street
Riverside, CA 92507

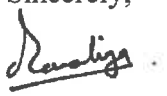
Second, Ordinance 348.4896 further requires that the distance between a cannabis retail business and any child day care center, K-12 school, public park, or youth center be a minimum of 1000 feet away. We are not seeking to change this distance and believe children should be protected.

Third, the County also limits the location of cannabis retailers by zone. Cannabis retail may only be located in very specific types of Commercial, Industrial and Manufacturing Zones. The availability of Commercial, Industrial and Manufacturing zoned space that also meets the distance requirement of being located 1000 feet from a school, park or daycare center is extremely limited, which creates an additional barrier to any increase in dispensaries.

Just as there is no distance limitation between those selling off site liquor (e.g. gas stations selling beer and wine) or restaurants who serve liquor, we believe that cannabis retail businesses with the Ordinance limitations mentioned above, should not be further required to be 1000 feet from a competitor. Reducing the distance between retailers will not have the impact of increasing the number of dispensaries in unincorporated areas of Riverside County and certainly not allow dispensaries to locate in residential areas.

Thank you in advance for your time for considering and concern for the community. Please feel free to reach out to me via e-mail, cravaliya@gmail.com or by phone at 909-562-6388 should you have questions or wish to discuss the proposed project further.

Sincerely,



Chandresh Ravaliya
President, Excel Riverside

CR/las

1270 Center Street
Riverside, CA 92507

Wheeler, Timothy

From: Chandresh Ravaliya <cravaliya@gmail.com>
Sent: Thursday, May 14, 2020 3:56 PM
To: District3 Information
Cc: Hildebrand, John; Wheeler, Timothy; Lesa Slaughter
Subject: Take Back Anza
Attachments: Excel Riverside to Take Back Anza 5.14.20.pdf

Dear Mr. Worobec

Attached please find a letter to Take Back Anza from Excel Riverside.

Thank you in advance for your consideration and please don't hesitate to reach out should you have any questions.

Chandresh Ravaliya

Excel Riverside Inc

(909) 562 6388

EXCEL RIVERSIDE, INC.

VIA E-MAIL ONLY TO: Gary Worobec (*gtw5@earthlink.net*) with a copy to the Honorable Chuck Washington, Supervisor 3rd District, Riverside County (D3email@rivco.org)

May 14, 2020

Mr. Gary Worobec
Take Back Anza Citizens Coalition

Dear Mr. Worobec,

I hope this finds you well in these very trying times. The County of Riverside, Department of Planning (the County) forwarded me copy of your e-mail written on behalf of the citizen's coalition, Take Back Anza (the Coalition) voicing the Coalition's concerns regarding the proposed ordinance change reducing the distance between cannabis retailers to 250 feet. I understand the Coalition's apprehension concerning the change and wanted to reach out regarding the proposed distance and provide you with some information and a perspective that you may not be aware of to share with the Coalition.

Please know that we are a cannabis retail business and are not engaged in cultivation of any sort nor is our amendment seeking to allow any legal cannabis activity in any designated agricultural or residential zone in Riverside County. We believe as does the Coalition that those areas are inappropriate for permitted cannabis activity. Further, we congratulate the Coalition on its efforts to prohibit licensed activity in the area and the success the Coalition is having on eradicating illegal cannabis activity, such as the April 29 seizure of 3 tons of illegally grown cannabis in the communities of Anza and Aguanga.

Additionally, we are not seeking to amend, change or expand the 3 significant restrictions that Riverside County Ordinance 348.4896, places on cannabis retailers which are: (1) allowing only 19 retail licenses County wide, (2) any change in zoning that would allow cannabis in residentially zoned areas or (3) to reduce the distance between dispensaries and schools, parks and day care centers. We believe these 3 requirements have and will continue to operate as a check and balance the Ordinance was designed to carry out

First, on the Coalition's concern that reducing the distance between only cannabis businesses will result in more dispensaries, that is incorrect. Only 19 retail cannabis businesses are allowed County wide. In other words, within the 7303 square miles contained in County, stretching from Corona to Blythe, only 19 cannabis businesses will be permitted to operate. Please see the County's website referencing only 19 licenses will be issued at https://planning.rctlma.org/Cannabis/FAQ.

1270 Center Street
Riverside, CA 92507

Second, Ordinance 348.4896 further requires that the distance between a cannabis retail business and any child day care center, K-12 school, public park, or youth center be a minimum of 1000 feet away. We are not seeking to change this distance and believe children should be protected.

Third, the County also limits the location of cannabis retailers by zone. Cannabis retail may only be located in very specific types of Commercial, Industrial and Manufacturing Zones. The availability of Commercial, Industrial and Manufacturing zoned space that also meets the distance requirement of being located 1000 feet from a school, park or daycare center is extremely limited, which creates an additional barrier to any increase in dispensaries.

Just as there is no distance limitation between those selling off site liquor (e.g. gas stations selling beer and wine) or restaurants who serve liquor, we believe that cannabis retail businesses with the Ordinance limitations mentioned above, should not be further required to be 1000 feet from a competitor. Reducing the distance between retailers will not have the impact of increasing the number of dispensaries, and certainly not allow dispensaries to locate in residential areas.

Thank you in advance for your time for considering and concern for the community. Please feel free to reach out to me via e-mail, cravaliya@gmail.com or by phone at 909-562-6388 should you have questions or wish to discuss the proposed project further.

Sincerely,

Chandresh Ravaliya
President, Excel Riverside

CR/las

cc: Honorable Chuck Washington, Supervisor Third District, Riverside County

1270 Center Street
Riverside, CA 92507

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: **July 1, 2020**

TO: **County of Riverside – Planning Commissioners**

FROM: **Tim Wheeler, Urban Regional Planner (Project Planner)**

RE: **Item 4.1 – Comments Received**

Since the noticing of the proposed project (CZ2000013, CUP200010, CZ2000012, and DA2000002); Planning Department Staff has received the attached letters or emails from the following the public or applicant:

1) Email from Gary Worobec dated June 26, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.
2) Email from Keith Ayers dated June 27, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.
3) Email from Amber Thwaites dated June 28, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.
4) Email from Carol Breshears dated June 28, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.
5) Email from Fred Nikpour dated June 29, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.
6) Email from Debbie Walsh dated June 29, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.
7) Email from Jim Fagelson Consulting dated June 29, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.
8) Email from Majid AbouSalah dated June 30, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.
9) Email from Ryan Bacchas with the California Cannabis Coalition dated June 30, 2020 in favor of the Ordinance Amendment 348.4933 (CZ200013) and of CUP200010 proposed project. Staff replied to email.
10) Received an email on June 30, 2020 from the applicant/representative consisting of a neighborhood canvas of the surrounding area near the project site and 25 letters in support of the Project and Ordinance Amendment. Letters are from: *Eduardo Serrato, Elvia Aleman, Luis Enrique Flores, Maggie Flores, Michelle Rascon, Brittany Morrison, Donny Adame, Ernesto Ruedon, Alberto Montiel, Casandre Rivera, Francisco Delacraz, Bliss Saber, Jalrsco Jimenez, Jorge De Jesus, M. Ayala, Chris Jeffcoat, Yadira Lopez, Edwin Salcedo, M. Macintosh, Francisco Garcia, Rogelio Ortega, Gabriel Naranjo, Brett Perony, Candice Arroyo, and Erica Torres.*
11) Email from the City of Riverside dated July 1, 2020 in opposition to the Ordinance Amendment 348.4933 (CZ200013). Staff replied to email.

Wheeler, Timothy

From: Sarabia, Elizabeth
Sent: Tuesday, June 30, 2020 1:37 PM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy
Subject: FW: Dispensary distances.

Good afternoon Commissioners,

Please see email below regarding CZ2000013, item 4.1.

Thank you,
Elizabeth

From: Gary Worobec [mailto:garytwmw@gmail.com]
Sent: Friday, June 26, 2020 7:25 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Cc: Leach, Charissa <cleach@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; jhilderbrand@rivco.org; gthornhill17@yahoo.com
Subject: Dispensary distances.

Ms. Sarabia, Please forward to each of the planning commissioners, This is the notice that we have sent out to 30 social media sites

Thank you

Gary Worobec
www.takebackanza.org
951-763-0518

A couple of weeks ago the Board of Supervisors TURNED DOWN a request for an ordinance change to reduce the distance between legal marijuana dispensaries from 1000 ft. between each operation to 250 ft. This was brought on by an applicant in Highgrove (between the 60 and 10 freeways along the 215) who somehow was late in filing his application. Another dispensary came in ahead of him which is located only 290 ft. from his proposed operation. He has now come back with the same request but this time to REDUCE the distance to 290 ft. Instead of 250 ft. Seems rather silly for 40 ft.

While the closeness of these dispensaries in Highgrove is of no consequence to us in Anza, Sage, Idyllwild, Aguanga or other rural communities listed below distant from Highgrove ANY CHANGE IN OUR CURRENT MARIJUANA ORDINANCE WOULD BE COUNTY WIDE. For whatever reason the county cannot offer a variance for a situation like this. To change a major ordinance that thousands of Riverside County residents were happy with is a complete violation of the public trust.

The issue then becomes how many marijuana dispensaries 290 ft. apart can a small rural community handle. Personally, I think Anza will no doubt get a legal dispensary on properly zoned land. I'm fine with that but what I don't think we can handle are 4 or 5 dispensaries along our commercial strip of land on Hwy 371 which could certainly be possible. Given the already accident prone Hwy's 371, 79 and 74 the last thing we need are more opportunities for people to get impaired as they drive through town. Coupled with the fact the we have a 30-45 minute response time for the Sheriff in case of a theft it would seem rather silly to have multiple dispensaries within a tightly knit area.

If you feel that the distancing of 290 ft. will be a detriment to our community then you need to speak up and make your concerns known. This item comes before the County Planning Commissioners on Wednesday, July 1 at 9:00 am. You can register your concerns by sending an email to Elizabeth Sarabia, the clerk of the Planning Commission. She will distribute your email to all members of the Planning Commission. Her email is esarabia@rivco.org

You can also call in and give your message live to the commissioners via teleconference which works remarkably well. Go to https://planning.rctlma.org/Public-Hearings to register to speak by telephone.

Obviously, attending in person makes the biggest impact. If you can do that, much appreciated.

We here in Anza, Sage and Aguanga are not alone in this. Our friends listed below in our unincorporated area of the county could be severely impacted by the ordinance change. The only way to stop this is to speak up and SPEAK UP LOUDLY.

Did the members of the Planning Commission have any input from the unincorporated communities below. Have the Planning Commissioners actually travelled to these communities for input?? If they have not travelled to these communities and held a town hall meeting regarding this issue they should be sanctioned and replaced.

District 1.Lakeland Village, Lake Mathews, Mead Valley, Wildomar, Santa Rosa Rancho, as well as portions of Gavilan Hills and Woodcrest.

District 2. Jurupa Valley (Rubidoux, Glen Avon, Sunnyslope, Pedley, Mira Loma and Home Gardens, El Cerrito, Coronita, and Green River.

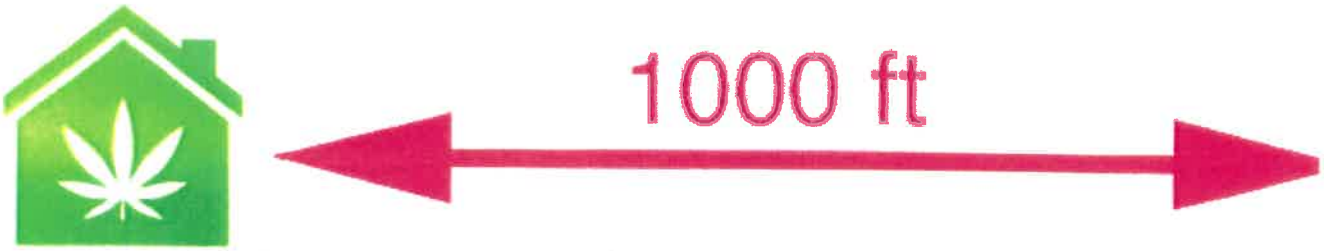
District 3. Aguanga, Anza, Idyllwild, Menifee Valley, Pinyon Pines, Sage, Valle Vista, Winchester and Wine Country,

District 4. Sky Valley, Thermal, Desert Center and the Palo Verde Valley.

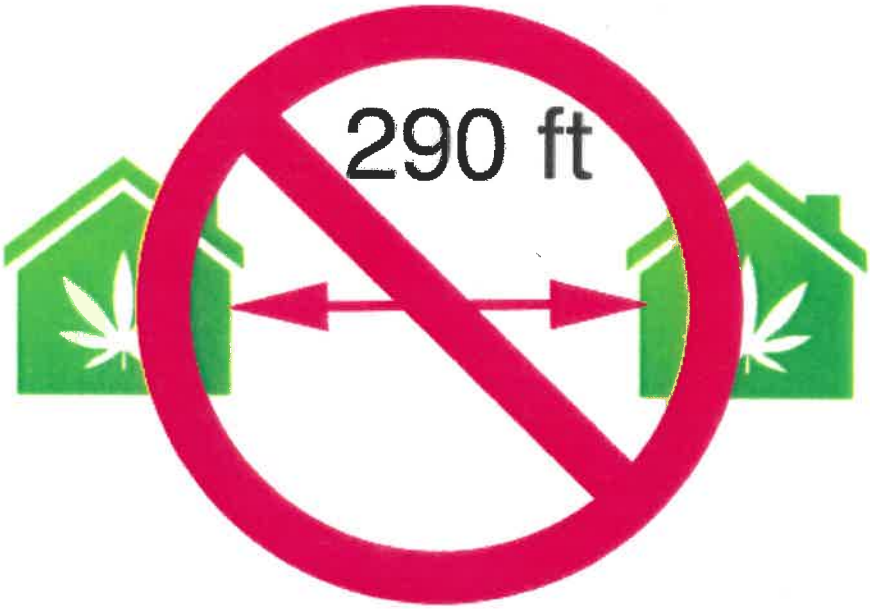
District 5. Nuevo, Lakeview, Juniper Flats, Meadowbrook, Good Hope, a portion of Mead Valley, Romoland, Homeland, Green Acres, Highgrove, Box Springs, Pigeon Pass, Reche Canyon, San Timoteo Canyon, Oak Valley, Cherry Valley, Banning Bench, Cabazon, Palm Springs Village and Palm Springs West. The District also includes the Tribal Governments from the Sovereign Nations of the Morongo Band of Mission Indians and the Agua Caliente Band of Cahuilla Indians as well as a portion of March Air Reserve Base.

Anything other than a complete investigation of the effects of this ordinance change on the above communities is an egregious violation of the public trust.

Thank you
Gary Worobec
www.takebackanz.org



Distance between marijua
dispensaries in current
ordinance



Proposed distance
ordinance change

It is important that the 1000

Wheeler, Timothy

From: Keith Ayers <krayers@sbcglobal.net>
Sent: Saturday, June 27, 2020 3:13 PM
To: Wheeler, Timothy
Subject: Agenda item 4.1

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Agenda item 4.1

Vote: AGAINST

Wheeler, Timothy

From: Amber Thwaites <amberthwaites45@icloud.com>
Sent: Sunday, June 28, 2020 4:51 PM
To: Wheeler, Timothy
Subject: Dispensary Ordinance

Please DO NOT ALLOW our County to be changed by this Ridiculous proposal. You all know this is not good for Riverside County Residence. Please do not allow this to happen to us.

Thank You
Amber Loria Thwaites
Sent from my iPhone

Wheeler, Timothy

From: Sarabia, Elizabeth
Sent: Tuesday, June 30, 2020 1:39 PM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy
Subject: FW: Marijuana dispensaries

Good afternoon Commissioners,

Please see email below regarding agenda item 4.1, CZ2000013.

Thank you,
Elizabeth

From: Carol Breshears [mailto:cbreshea@att.net]
Sent: Sunday, June 28, 2020 10:42 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Marijuana dispensaries

I am absolutely opposed to locating these dispensaries any closer than the existing 1000 feet.

I am also opposed to allowing marijuana grown in the RR and RA zones. These illegal grows are everywhere and are impacting us as residents by depleting our wells and contamination of our ground water resources.

Thank you for your consideration.

Carol Breshears

Sent from AT&T Yahoo Mail for iPhone

Wheeler, Timothy

From: Fred Nikpour <fred.nikpour1@gmail.com>
Sent: Monday, June 29, 2020 5:35 PM
To: Wheeler, Timothy
Subject: Pot shop in Highgrove.

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Wheeler I am a resident of H.G. Please cast a NO vote in my behalf and my wife Debra on July 1st meeting of board of supervisors. This was heard by the board Last month and it was a no vote . Thanks F Nikpour

Virus-free. www.avast.com

Wheeler, Timothy

From: Sarabia, Elizabeth
Sent: Tuesday, June 30, 2020 2:40 PM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy
Subject: FW: July 1, 2020 Planning Commission Item 4.1 Cannabis Ordinance change
Attachments: CannabisordinacedistancechangeJune29.pdf

Good afternoon Commissioners,

Attached for your review is a comment letter regarding CZ2000013, item 4.1.

Thank you,
Elizabeth

From: Debbie Walsh [mailto:abilene149@gmail.com]
Sent: Monday, June 29, 2020 6:57 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: July 1, 2020 Planning Commission Item 4.1 Cannabis Ordinance change

Tim and Elizabeth,

Please find the attached letter in opposition to **Item 4.1.** CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010,CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 –Intent to Adopt a Negative Declaration–CEQ200035.
REQUEST Ordinance Amendment –Change of Zone No. 2000013. Ordinance Amendment –Change of Zone No. 2000013 proposes to amend Ordinance No. 348 Section 19.51.

Opposition to Cannabis Ordinance change from 1000 to 290 feet between commercial cannabis stores.

Planning Commission July 1, 2020, Item 4.1

Please make this a part of the administrative record.

Thanks.

Debbie Walsh

June 29, 2020

RAMV
PO Box 2244
Perris, CA 92572

Riverside County Planning Commission
4080 Lemon Street
Riverside, CA 92501

Attn: Tim Wheeler:

RE: Item 4.1. CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010,CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 –Intent to Adopt a Negative Declaration– CEQ200035.
REQUEST Ordinance Amendment –Change of Zone No. 2000013. Ordinance Amendment –Change of Zone No. 2000013 proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimúm distance to other Cannabis Retailers **will** increase the number of Cannabis Retailers countywide.

Dear Commissioners:

Just a short time ago this same item came before the Board of Supervisors and they voted against this Project because it is a Countywide change to the Cannabis Ordinance. This is a request to change the ordinance again and not as a separate item on the agenda, but within a CUP and zoning request. This violates California State Law. (ARTICLE 7. Ordinances [25120 - 25132] Section 25124). See Attached Exhibit 2.

This item should not even be on the agenda and rejected as this oversteps the **Power of the Board of Supervisors** who have the ultimate power of decision making. This cannabis store project was voted down by the Board of Supervisors for their final decision just a few weeks ago and not sent back to the Planning Commission. There is no appeal once the Board of Supervisors makes their final decision. This is the same cannabis store project with a twist. A minor 40-foot change in distance between cannabis stores does not change these facts.

Changes to all ordinances MUST go through the proper process with Countywide notice to all residents and placed as a separate item on the agenda. This is not the proper and legal process.

The Rural Association of Mead Valley (RAMV) strongly opposes the request to amend

Commercial Cannabis Ordinance 348.4898 to reduce the distance from 1000 feet to 290 feet between Cannabis Retail Stores. The City of Riverside and a large number of rural groups strongly opposes this change to the Cannabis Ordinance reducing the distance between commercial cannabis stores from 1000 feet to 290 feet.

Issues of concern:

1. Countywide ordinance change without proper notice to the millions of residents living within Riverside County. Notice was given to property owners within 600 feet of the proposed project. This does not follow legal requirements by California State Law. (ARTICLE 7. Ordinances [25120 - 25132] (Section 25124). See Attached Exhibit 2.

The real issue is this continues to be an improper and illegal countywide ordinance amendment to change the required distance from 1000 feet to 290 feet between Cannabis Retail Stores. Only residents and property owners next to the proposed project were notified. That notice includes a request to amend ordinance 348.4898 to reduce the distance between dispensaries from 1000 to 290 feet within the project description. The millions of people living in Riverside County who will be adversely affected by this countywide ordinance were not notified. This ordinance change was not properly agendized on the Planning Commission agenda.

The proposed ordinance change would allow four times the number of cannabis dispensaries currently allowed in a geographic area.

Countywide Ordinance changes require the ordinance be noticed as a separate item on the Board of Supervisors or Planning Commission agendas and not "hidden" within a proposed CUP, zone change brought before the Planning Commission or Board of Supervisors.

1. This Countywide change (Ordinance Amendment) needs to be brought before the Planning Commission and Board of Supervisor as a separate agenda item and noticed to the public according to State law.

   The request proposes is to amend Ordinance No. 348 Section 19.519. The reasoning is that this one developer for a cannabis store has spent a considerable amount of money on this project. So therefore, the Planning staff have justified "bending the rules" by reducing the minimum distance from 1000 feet to 290 feet between Cannabis retail establishments. The proposal states, **"This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis retailers Countywide."**

Amending Ordinance No 348.4898 in this manner sets a dangerous precedent for not only this ordinance change, but all other future ordinance changes.

Placing an ordinance amendment within a request for a CUP lacks transparency, as the

public is not aware that a **countywide** ordinance amendment is about to take place.

RAMV is opposed to a change of this magnitude that would quadruple the number of cannabis stores in any given block within the entire unincorporated communities of the County. Is the County willing to open up huge changes to the Cannabis Ordinance after years of negotiation, hard work and substantial expense? If so, it needs to be open and transparent.

Even though RAMV sent in letters opposing this Ordinance Change to both the Planning Commission and Board of Supervisors, we were not notified that this item was coming up on the Planning Commission agenda. Clearly a lack of transparency.

I remember the outcry in Lakeland Village as thirteen cannabis stores sprouted up overnight along Grand Ave in a two-block area. The City of Riverside is also very concerned and opposed to this project that would increase four times the number of cannabis stores in a commercial area near the City limits. The owner has already gone through much of the process. The County could work out a solution by reducing project fees for another location more suited to the community and project proponent that would retain the current 1000 foot distance between cannabis stores.

I urge the Planning Commission to DENY, changes to Commercial Cannabis Ordinance 348.4898 from 1000 feet to 290 feet distance between commercial cannabis stores, Change of Zone Number 1900036, Conditional Use Permit 190009, Change of Zone number 1900021, Development Agreement Number 1900005 -Intent to Adopt a Negative Declaration - CEQ190069 and amendment to Ordinance No. 348 Section 19.519. See Attached California Law regarding County Ordinances.

Sincerely,

Debbie Walsh, President RAMV

Exhibit 2

CALIFORNIA LAW
HTTPS://LEGINFO.LEGISLATURE.CA.GOV/FACES/CODES_DISPLAYTEXT.XHTML?LAWCODE=GOV&DIVISION=2.&TITLE=3.&PART=2.&CHAPTER=1.&ARTICLE=7.GOVERNMENT CODE – GOV

TITLE 3. GOVERNMENT OF COUNTIES [23000 - 33205]
(Title 3 added by Stats. 1947, Ch. 424.)

DIVISION 2. OFFICERS [24000 - 28085]
(Division 2 added by Stats. 1947, Ch. 424.)

PART 2. BOARD OF SUPERVISORS [25000 - 26490]
(Part 2 added by Stats. 1947, Ch. 424.)

CHAPTER 1. Organization [25000 - 25176]
(Chapter 1 added by Stats. 1947, Ch. 424.)

ARTICLE 7. Ordinances [25120 - 25132]
(Article 7 added by Stats. 1947, Ch. 424.)

25124.

(a) Except as provided in subdivision (c), within 15 days after the passage of an ordinance it shall be published once, with the names of the members voting for and against the ordinance, in a newspaper published in the county if there is one, and if there is no newspaper published in the county, the ordinance shall be posted in a prominent location at the board of supervisors' chambers within the 15-day period and remain posted thereafter for at least one week. The local agency, at its option, may include in an ordinance reclassifying land either a brief description accompanied by a map of the boundaries of the property, as recited in the notice of hearing, or a complete metes and bounds description accompanied by a map depicting the reclassified property and adjacent properties. Except for maps, any exhibit attached to and incorporated by reference in an ordinance need not be published in its entirety if the publication lists all those exhibits by title or description and includes a notation that a complete copy of each exhibit is on file with the clerk of the board of supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1. A certificate of the clerk of the board of supervisors or order entered in the minutes of the board that the ordinance has been duly published or posted is prima facie proof of the publication or posting.

(b) The publication or posting of ordinances, as required by subdivision (a), may be satisfied by either of the following actions:

(1) The county board of supervisors may publish a summary of a proposed ordinance or proposed amendment to an existing ordinance. The summary shall be prepared by an official designated by the board of supervisors. A summary shall be published and a certified copy of the full text of the proposed ordinance or proposed amendment shall be made available to the public upon request by the clerk of the legislative body at least five days prior to the board of supervisors meeting at which the proposed ordinance or amendment or alteration thereto is to be adopted. The clerk also shall either post a copy of the full text of the ordinance or amendment on the county's Internet Web site or post a certified copy of the full text in the office of the clerk five days prior to the board of supervisors meeting at which the proposed ordinance, amendment, or alteration is to be adopted. Within 15 days after adoption of the ordinance or amendment, the board of supervisors shall publish a summary of the ordinance or amendment with the names of those supervisors voting for and against the matter and the clerk shall make available to the public, upon request, a certified copy of the full text of the adopted ordinance or amendment along with the names of those supervisors voting for and against the ordinance or amendment. The clerk of the board of supervisors shall also either post a copy of the full text of the ordinance or amendment and the names of those supervisors voting for and against the ordinance or amendment on the county's Internet Web site or shall post in the office of the clerk of the board of supervisors a certified copy of the full text of the ordinance or amendment along with the vote information specified in this paragraph.

(2) If the county official designated by the board of supervisors determines that it is not feasible to prepare a fair and adequate summary of the proposed or adopted ordinance or amendment, and if the board of supervisors so orders, a display advertisement of at least one-quarter of a page in a newspaper of general circulation in the county shall be published at least five days prior to the board of supervisors meeting at which the proposed ordinance or amendment or alteration thereto is to be adopted. Within 15 days after adoption of the ordinance or amendment, a display advertisement of at least one-quarter of a page shall be published. The advertisement shall indicate the general nature of, and provide information about, the proposed or adopted ordinance or amendment, including information sufficient to enable the public to obtain copies of the complete text of such ordinance or amendment, and the names of those supervisors voting for and against the ordinance or amendment.

(c) If the clerk of the board of supervisors fails to publish an ordinance within 15 days after the date of adoption, the ordinance shall not take effect until 30 days after the date of publication.

(Amended by Stats. 2015, Ch. 39, Sec. 1. (AB 823) Effective January 1, 2016.)

25125.

No county ordinance passed prior to September 13, 1941, is void solely by reason of the fact that it was not published for a full week within 15 days after its passage, if the first actual publication of the ordinance was within the 15-day period, and thereafter actual publication was made for a full week.
(Added by Stats. 1947, Ch. 424.)

25126.

Any or all ordinances of any county which have been enacted and published in accordance with the provisions of its charter or this article, and which have not been repealed, may be compiled, consolidated, revised, indexed, including such restatement and substantive change as is necessary in the interest of clarity, and arranged as a comprehensive ordinance code.
(Added by Stats. 1947, Ch. 424.)

25127.

The ordinance code may be adopted by reference by the passage of an ordinance for the purpose, which shall be adopted and approved in the manner provided by charter or this article for the passage of ordinances for the county.
(Added by Stats. 1947, Ch. 424.)

25128.

The ordinance code itself need not be published in the manner required for other ordinances, but not less than three copies of the code shall be filed for use and examination by the public in the office of the clerk of the county prior to the adoption thereof.
(Added by Stats. 1947, Ch. 424.)

25129.

After the code has been adopted all ordinances thereafter adopted pertaining to the subjects in the code shall be amendatory or revisory of the code. No section or subsection of the code shall be revised or amended by reference. The ordinance section or subsection revised or amended shall be adopted and published in the manner prescribed in Section 25124. Nothing in this section shall preclude repealing or rendering inoperative by reference any section or subsection if language in the ordinance fairly identifies the subject matter of the sections or subsections which would be repealed or rendered inoperative by the ordinance.
(Amended by Stats. 1986, Ch. 320, Sec. 1.)

Wheeler, Timothy

From: Sarabia, Elizabeth
Sent: Tuesday, June 30, 2020 1:49 PM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy
Subject: FW: Ordinance Amendment – Change of Zone No. 2000013

Good afternoon Commissioners,

Please see email message below regarding CZ2000013, item 4.1.

Thank you,
Elizabeth

From: David Leonard [mailto:leonarddla@icloud.com]
Sent: Monday, June 29, 2020 1:09 PM
To: Fagelson Consulting <fagelsonconsult@aol.com>
Cc: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Re: Ordinance Amendment – Change of Zone No. 2000013

Sent from my iPhone

On Jun 29, 2020, at 12:28 PM, Fagelson Consulting <fagelsonconsult@aol.com> wrote:

> Commissioner Leonard
>
> If you allow me to put my two-cents worth into the current discussion, I think that the change to the Riverside County Zoning Ordinance has greater implications than just allowing an individual cannabis facility. I feel it is generally ill-advised to tailor a zoning ordinance to any one project and that any change should be viewed as it affects the entire County. The sale and use of cannabis products are allowed by the State but are regulated at the local level. One must look at how this product is regulated in the various cities and neighboring Counties so that the Riverside County does not arbitrarily become too submissive when compared to neighboring communities.
>
> While the use of cannabis can be both medical and recreational, its availability should be restricted to assure that its acquisition and use does not adversely impact the communities in which it is sold. Most cities have limited the number of outlets, their location and their impact on the community. While the distance between commercial outlets varies by municipal areas, they generally agree that outlets should not be within 1,000' of a school, church, youth center, day care or other similar facility. Commercial outlets should not be clustered in such a manner that they impact a community. A distance between outlets should consider that impacts would occur if multiple outlets were allowed in close proximity to each other. In reviewing other ordinances, this distance appears to be within the range of 500' to 1,000' with the number limited within an area so that no one community is adversely impacted.
>
> Riverside County is just beginning to allow cannabis sales and, I think, there has been insufficient time to evaluate the impacts and to determine what is reasonable. I would suggest that the County take a "wait and see" approach before modifying the current regulations. There is sufficient time in the future to modify regulations once data has been gathered as to impacts, setbacks, traffic concerns and need for additional outlets. There have been a limited number of cannabis outlets approved to date and none

have started operation. It is too early to start modifying the existing ordinance when we don't know what positive or negative impacts might materialize once the currently approved outlets start operation.

I appreciate you taking the time to listen to me. I wish you the best. I know what a thankless job a being a Planning Commissioner can be.

Jim Fagelson
Fagelson Consulting

Sent from Mail for Windows 10

Wheeler, Timothy

From: Majid A <mabbh0923@yahoo.com>
Sent: Tuesday, June 30, 2020 12:22 PM
To: Wheeler, Timothy
Cc: Attallah
Subject: pot shops

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

hi sir
Am sending this Email to you just to let you know on behave High grove Chevron we are Voting "AGAINST" The pots shop a cross the street from our station due the facts that is our customers 90% of them are Family's from the neighborhood,with Kids and they are within a walking distance from our site , i would like you to take that into your consideration to help our community united, and hard working people from company's around to continue shop at chevron, were kindly asking to help us provide a better service to the community and keep the area as family neighborhood .

Thank you

Majid AbouSalah

mabbh0923@yahoo.com

Wheeler, Timothy

From: Sarabia, Elizabeth
Sent: Tuesday, June 30, 2020 5:17 PM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy
Subject: FW: July 1st Planning Commission: CCC Letter on Behalf of Excel Riverside
Attachments: Letter to Planning RivCo - Excel RIVERSIDE.pdf

Good afternoon Commissioners,

Attached for your review is a comment letter regarding CZ2000013, 4.1.

Thank you,
Elizabeth

From: admin@californiacannabiscoalition.org admin@californiacannabiscoalition.org [mailto:admin@californiacannabiscoalition.org]
Sent: Tuesday, June 30, 2020 5:07 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Cc: ryan@californiacannabiscoalition.org; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: July 1st Planning Commission: CCC Letter on Behalf of Excel Riverside

Good Afternoon!

Apologies to have this out to you so late in the day.

Please referred below for our letter in support of our Members Excel Riverside the applicant signed by Ryan and dated for tomorrow's Planning Commission Hearing.

Thank you and have a wonderful rest of your day!

Best,

Sierra

CALIFORNIA CANNABIS COALITION

8549 Wilshire Blvd. Suite 490 Beverly Hills, CA 90211
www.californiacannabiscoalition.org
July 1st, 2020

Riverside County Planning Commission
4080 Lemon Street
Riverside, California 92501

RE: **Request for Change of Zone & Amendments to Ordinance 348.4896.**

The *California Cannabis Coalition* (*CCC)* is writing this letter to the Riverside County Planning Commission in support of our members Excel Riverside and amendments to lower barrier of entry into the locally regulated market for the applicant before you and future applicants.

The *CCC* has represented the cannabis industry and stakeholders in the industry for over a decade. Furthermore, the *CCC* has advocated for the patients, medical and public health communities as well as all stakeholders in the industry which include, but not limited to, retail operators, cultivators, manufacturers, distributors, patients and purchasers of the product.

The *CCC* respectfully requests your consideration regarding our Members, Excel Riverside for Conditional Use Permit Application No. 200010 to amend Ordinance 348.4896 § 9, Sections 19.518.A.2 and 19.519.A.2 which regulate distance between Type 10 Storefront Retailers from 1,000 feet to 290 feet in addition to a change of zone.

In this item being brought to you before, our organization has vocalized the importance of ensuring that there are means by which diverse participation can occur in the newly legal market, such as our members at Excel Riverside whom demonstrate the business acumen as well as spirit of the local community, while not bearing arduous expense to the local community or fellow operators.

We have also voiced the need in realizing changes to accommodate these means for current and future local operators to participate in the newly legal cannabis market, necessary in the form of revising those prior models of framework to address and mitigate some of these unforeseen barriers to entry for these local entrepreneurs such as Excel Riverside in regards to distance from fellow Type 10 Retail Storefront operators.

As the county still retains discretion on permit approval regardless of distance and zoning requirements, we are very positive that your support again on this issue before you while, bearing the areas of focus in our communications on behalf of our members the applicant, that these substantive changes will only result in a more fruitful and stronger local cannabis market for the County of Riverside.

As we always implore our local and state partners to find means by which these business owners have this least path of resistance particularly local business owners, the Principal ownership of Excel Riverside has a proven track record in other sectors of business, predominately in the County of Riverside for whom they are also a resident of and in becoming a local cannabis business owner would inherently transition that acumen and experience over including, ensuring sales to minors do not occur within his establishment.

We thank the County Planning Commission for their considerations and encouragement in regards to our Members and the cannabis community, industry and eco – system overall especially during these unprecedented times we are collectively facing.

With Respect & Gratitude,

8549 Wilshire Blvd. Suite 490 Beverly Hills, CA 90211
www.californiacannabiscoalition.org
Ryan Bacchas

CC :

Supervisors of the County Board:

Chair Supervisor Manuel Perez (District 4), Vice Chair Supervisor Karen Spiegel (District 2), Supervisor Jeff Hewitt (District 5), Supervisor Kevin Jeffries (District 5) and Supervisor Chuck Washington (District 3)

Planning Staff:

Tim Wheeler (Assigned Planner)

Wheeler, Timothy

From: Sarabia, Elizabeth
Sent: Tuesday, June 30, 2020 5:23 PM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy; Hildebrand, John
Subject: FW: excel riverside support letters
Attachments: 20200311ChandBOSSupportLetterSummaryPacket.pdf

Good afternoon commissioners,

Attached for your review are additional comments regarding agenda item 4.1, CZ2000013.

Thank you,
Elizabeth

From: Ivy Bader [mailto:ibader@globalgo.consulting]
Sent: Tuesday, June 30, 2020 5:17 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: excel riverside support letters

Hello,

I just wanted to make sure that you had the letters for Excel Riverside's project, Agenda Item #1. Please add to the record if it's not already added.

Thank you in advance

Sincerely,

Ivy Bader, MLS
Legal Analyst,
Global Go, LLC
14201 Palm Drive, Ste 105, Desert Hot Springs, CA, 92240, USA
Direct: +1 (760) 904-4972
ibader@globalgo.consulting | globalgo.consulting

Global G

The information contained in this email message and any attachments may be confidential and privileged, and exempt from disclosure under applicable law. This email message is intended only for the exclusive use of the person or entity to whom it is addressed. If you are not the intended recipient (or someone responsible for delivering this email message to the intended recipient), please be aware that any use, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by return email or by telephone and delete or destroy this email message and any attachments to it. This email may be an attorney advertisement. Should you not wish to receive such communications from me, please reply to this email requesting to be removed.

Neighborhood Outreach 2020 Summary – Excel Riverside

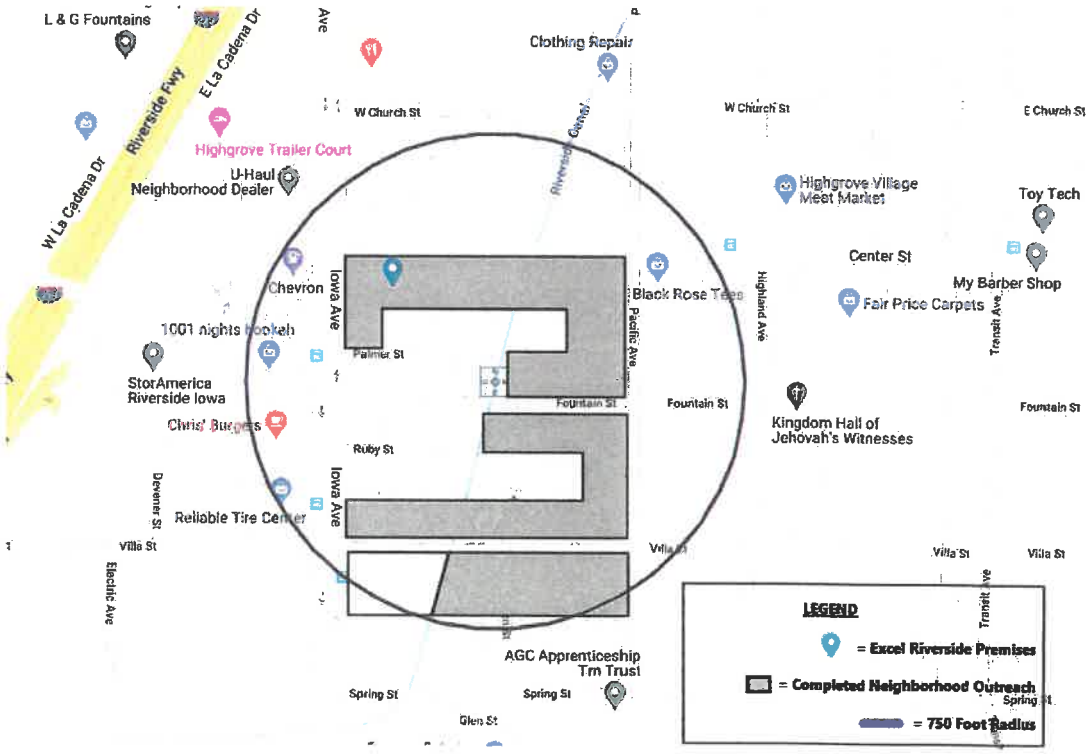
On Sunday March 8th 2020 applicant, Mr. Chandresh Ravaliya, and myself, Ivy Bader walked through the Highgrove neighborhood. We talked with residents about the proposed Excel Riverside Project. We did not talk with any businesses that day.

During the RFP process at the beginning of March 2019, Chandresh Ravaliya and Ryan Fingerhut, Compliance Officer named in RFP application, went door-to-door to ask neighbor's ideas on support for Excel Riverside. They collected information on neighbor's concerns, proposed solutions, preferred additional benefits.

Using the March 2019 data to guide the March 2020 outreach, we wanted to revisit supporters and neighbors who weren't home during the initial outreach. This time we talked with neighbors about supporting our project as it goes through the application process. We asked the supportive neighbors to sign pre-drafted letters of support.

We had 3 different pre-drafted letters of support and all were translated to Spanish because many of residents we met with spoke only Spanish and wanted to be inclusive.

Below is a map of the parts of the neighborhood we connected with. There was no time to connect with the surrounding businesses that day.



2019 notes, 2020 notes, and signed support letters are attached.

PROPERTY OWNER INFORMATION

ADDRESS	NAME OF OWNER	CONCERNS	PROPOSED SOLUTIONS	ADDITIONAL BENEFITS	NOTES
124? CENTER	N/A	DID NOT UNDERSTAND- ELDERLY	N/A	N/A	NO ADDRESS BUT MAYBE 1233-1251; NO SIGNATURE
334 IOWA			N/A		CALL; NO SIGNATURE
342 IOWA AVE RIVERSIDE CA 92507	SONIA OLMEDO	NO	N/A	SCHOOLS	SIGNATURE PROVIDED
364 IOWA	LEO DOMINGUEZ	NO	N/A	NO OPINION	PROVIDED
1213 CENTER	DHH FOSTER	NO	N/A	NO OPINION	PROVIDED
1213 PALMER	MORENO JOELLE	N/A	N/A	N/A	951-288-8833; SPANISH ONLY
1214 CENTER	JOE MARTINEZ	CHILDREN, TRAFFIC; LOITERING- NOT GEERALLY SUPPORTIVE OF CANNABIS	SECURITY- NOT SURE WILL SOLVE ANY ISSUES	POLICE	SIGNATURE PROVIDED
1222 CENTER	JEFFCOAT	N/A		CHARITY	PROVIDED
1222 CENTER	ANNA JEFFCOAT	NO		CHARITY	PROVIDED
1225 CENTER	JOSE MARTINEZ	DOES NOT LIKE- LAST ILLEGAL SHOPS- LOITERING, NOICE HOMELESS		POLICE	NO SIGNATURE
1225 PALMER	ANGEL TARE	NONE			SCHOOLS; SIGNATURE PROVIDED
1228 PALMER	N/A	N/A	N/A	N/A	CALL; NO SIGNATURE
1232 CENTER	ALEJANDRA MEDERE	NOT USED IN AREA, SMOKING IN AREA, HOMELESS, GANGSTER, TOO MUCH USE	SECURITY GUARD; CLOSING EARLIER	SCHOOLS, HOMELESS	SIGNATURE PROVIDED
1233 CENTER	N/A	N/A	N/A	N/A	CALL; NO SIGNATURE
1238 PALMER	GONZALEZ	NO	N/A	ROADS	PROVIDED; FIRST NAME IS UNCLEAR
1242 CENTER	DAUGHTER OF JOSE MARTINEZ	N/A	N/A	N/A	CALL; NO SIGNATURE
1243 PALMER	N/A	N/A	N/A	N/A	CALL; NO SIGNATURE
1244 W CHURCH	RAMONA LEDSMA	TRAFFIC, NO CHILDREN, TRACKS ON RESIDENTS STREET- NOT GENERALLY SUPPORTIVE	N/A	PARKING ENFORCEMENT, STREET IMPROVEMENT	NO SIGNATURE GIVEN
1248 PALMER	N/A	CHILDREN SEEING POSTERS- NO CANNABIS POSTED SO THEY KNOW WHAT IT IS/ NO BAD ACTORS	NO EXTERIOR POSTINGS, SYMBOLS, NO CANNA WORDS	POLICE ENFORCEMENT	NO SIGNATURE GIVEN
1251 CENTER	N/A	N/A	N/A	N/A	CALL; NO SIGNATURE
1252 CENTER	N/A	N/A	N/A	N/A	CALL; NO SIGNATURE

1255 PALMER	NOEMI GUTIERREZ	NO	N/A	SCHOOLS	PROVIDED
1258 PALMER	N/A	N/A	N/A	N/A	NO RESIDENT
1261 CENTER	LAWRENCE UNK	NONE	N/A	SCHOOLS	UNLEGIBLE; SIGNATURE PROVIDED
1263 PALMER	LISSETTE VIALLEGAS	NO	N/A	ENFORCEMENT; HOOKAH BAR	SIGNATURE PROVIDED
1268 W CHURCH ST	N/A	N/A	N/A	N/A	CALL; NO SIGNATURE
1270 PALMER	TERRIQUEZ	NO	N/A	FIX ROADS	PROVIDED
1271 CENTER	N/A	N/A	N/A	N/A	CALL; NO SIGNATURE; CHAND MIGHT HAVE PHONE #
1272 PALMER	N/A	N/A	N/A	N/A	N/A

March 2020 Outreach

Address	Name/Contact	Notes/concerns	Follow ups
342 Iowa Ave, Highgrove, Riverside CA 92507	Jorge De Jesus Cardenas Holmedo	Supportive; no phone number;	
334 Iowa Ave, Highgrove, Riverside CA 92507	Alberto Montiel	Said he would support at Board of Supervisors; Signed Letter; He currently completes handyman work for Chand at gas station	Remind about March 17th BOS meeting
1252 Center St, Highgrove, Riverside CA 92507	?	Not home	
1242 Center St, Highgrove, Riverside CA 92507	Angel	Was sleeping	Try again later
1232 Center St, Highgrove, Riverside CA 92507	Daughter Casandra Rivera	Signed letter; Mother Alejandra previously supported Excel during first neighborhood outreach	
1222 Center St, Highgrove, Riverside CA 92507	Grant	Supportive; Signed letter	
1214 Center St, Highgrove, Riverside CA 92507	n/a;	Not supportive because of previous experience with illegal shops; Accepted contact information and was happy to hear Excel would have 24/7 security	
1170 Center St, Highgrove, Riverside CA 92507	n/a	Saw sister & niece leaving and we dropped card with them and briefly explained Excel opening; the resident didn't answer the door	
339 Pacific Avenue, Highgrove, Riverside CA 92507	Candice Arroyo	Signed letter	
347 Pacific Avenue, Highgrove, Riverside CA 92507	Erica Torres	Signed letter	
365 Pacific Avenue, Highgrove, Riverside CA 92507	n/a	Not home	
367 Pacific Avenue, Highgrove, Riverside CA 92507	n/a	Not home	
1181 Fountain, Highgrove, Riverside CA 92507	Eduardo Cerrado	Signed letter	
1202 Fountain, Highgrove, Riverside CA 92507	Ella Aleman	Signed Letter; Translated for her Daughter	
403 Pacific Avenue, Highgrove, Riverside CA 92507	Maggie Flores	Signed Letter	
407 Pacific Avenue, Highgrove, Riverside CA 92507	n/a	Not home	
403 Pacific Avenue, Highgrove, Riverside CA 92507	Michelle Rascon	Signed Letter; Supportive of legal cannabis opening in area	
411 Pacific Avenue, Highgrove, Riverside CA 92507	Brittany Morrison	Signed Letter	
413 Pacific Avenue, Highgrove, Riverside CA 92507	n/a	Refused to sign	

417 Pacific Avenue, Highgrove, Riverside CA 92507	n/a	Refused to sign	
423 Pacific Avenue, Highgrove, Riverside CA 92507	n/a	Refused to sign	
419 Pacific Avenue, Highgrove, Riverside CA 92507	Donny Adame	Supportive; Signed Letter	
435 Pacific Avenue, Highgrove, Riverside CA 92507	Ernesto Rueda	Supportive; Signed Letter	
433 Pacific Avenue, Highgrove, Riverside CA 92507	n/a	Not home	
431 Pacific Avenue, Highgrove, Riverside CA 92507	n/a	Did not want to sign letter	
429 Pacific Avenue, Highgrove, Riverside CA 92507	Yolanda Lopez	Signed letter	
1161 Villa St, Highgrove, Riverside CA 92507	Edwin Salcedo	Signed letter	
1180 Villa St #C, Highgrove, Riverside CA 92507	Rylus McIntosh	Signed; (was outside smoking a swisher when we asked him to sign a letter of support)	
1170 Villa St #C, Highgrove, Riverside CA 92507	M. Ayala	Signed letter	
1170 Villa St #B, Highgrove, Riverside CA 92507	Francisco Garcia	Signed letter	
1190 Villa St #2, Highgrove, Riverside CA 92507	Rogelio Ortego	Signed letter	
1190 Villa St #3, Highgrove, Riverside CA 92507	Gabriel Naranjo	Signed letter	
1190 Villa St #5, Highgrove, Riverside CA 92507	Brett Perong	Signed Letter; seemed excited about Excel	*wants to work at Excel*
421 Transit Ave, Highgrove, Riverside CA 92507	Francisco D.	Saw walking down the street	

Name: Eduardo Serrato

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

My biggest concern was safety. Mr. Ravaliya explained the security measures he plans to utilize, which made me feel much more confident that Excel's opening will not lead to more crime in the area. I was told the following would be required by Excel's Development Agreement and local and State law:

- A security guard will be on duty at all times, 24/7, and Mr. Ravaliya asked that I call him or the security guard if I witness cannabis use or loitering in the neighborhood.
- Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime since criminals don't want to be recorded looking for victims.
- Motion lights will cover the entrance and parking lot. This way, if someone enters through parking lot at night after hours, he or she will be clearly visible from the street. Good lighting also helps to deter crime.

I'm also thrilled that Mr. Ravaliya plans to start a crime reporting hotline and community neighborhood watch to ensure Highgrove is a safe neighborhood.

I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely, Eduardo Serrato

Address: 1181 Fountain st Riverside CA 92507

Name: Elvia Aleman

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely, Elvia Aleman

Address: 1202 Fountain St Apt B
Riverside CA 92507

Name: Luis Enrique Flores

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Address: 1162 FOUNTAIN S.T RIVERSIDE C.A 92507

Name: Maggie Flores

Highgrove Neighborhood

Riverside, CA 92507

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Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

MF

Sincerely,

Address: 403 Pacific Ave, Riverside, CA 92507

Name: Michelle Rascon

Highgrove Neighborhood

Riverside, CA 92507

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Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,

Address: 409 Pacific Ave, Riverside, CA 92507

Name: Brittany Morrison

Highgrove Neighborhood

Riverside, CA 92507

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Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely, Brittany Morrison

Address: 4411 Pacific Ave, Riverside, CA 92507

Name: Donny Adame

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Address: 419 Pacific Ave, Riverside, CA 92507

Name: Ernesto Rueda

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

My biggest concern was safety. Mr. Ravaliya explained the security measures he plans to utilize, which made me feel much more confident that Excel's opening will not lead to more crime in the area. I was told the following would be required by Excel's Development Agreement and local and State law:

- A security guard will be on duty at all times, 24/7, and Mr. Ravaliya asked that I call him or the security guard if I witness cannabis use or loitering in the neighborhood.
- Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime since criminals don't want to be recorded looking for victims.
- Motion lights will cover the entrance and parking lot. This way, if someone enters through parking lot at night after hours, he or she will be clearly visible from the street. Good lighting also helps to deter crime.

I'm also thrilled that Mr. Ravaliya plans to start a crime reporting hotline and community neighborhood watch to ensure Highgrove is a safe neighborhood.

I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,

Ernesto Rueda

Address:

435 Pacific Ave, Riverside, CA 92507

Name:

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

My biggest concern was if there was no distance between pot shops, Highgrove would be full of them and create crime, odor, trash and graffiti, which is what the illegal pot dealers have brought to Highgrove. Mr. Ravaliya explained that even if there was no distance between pot shops, the County is only allowing 19. As long as these cannabis retailers are away from schools and the number of shops is limited, I support what Mr. Ravaliya is asking the County to change. I think he is a responsible business owner who has already shown he is a good neighbor by cleaning up the building he purchased, which had a parking lot being used for metal storage.

I believe Excel Riverside will be a good neighbor. He explained the following:

- The hours of operation are reasonable. Traffic and noise due to business activities shall occur will happen between the hours of 8:00 a.m. and 10:00 p.m.
- No cannabis can be used on site, and a trained security guard will keep people from publicly using near the store.
- All goods are delivered to the facility in pre-packed form, which reduces odors.
- Mr. Ravaliya plans for professional installation of HVAC system with carbon filters before venting air outside to reduce any possibilities of odors being detected throughout the neighborhood.
- The parking lot will be repaved to cure the site of cracked and crumbling pavement.
- Trash will be stored in a locked area.
- Security and staff will make sure the property is clean at all times.
- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely, Alberto Montiel

Address: 334 Iowa Av.
Riverside C.A. 92507

Name: Cassandra Rivera

Highgrove Neighborhood

Riverside, CA 92507

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I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Address: 1232 Center St

Name: Francisco Delacruz

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I live in the Highgrove area and write in support for Excel Riverside, LLC's request to reduce the distance between cannabis stores. Excel's owner, Chandresh Ravaliya reached out to me personally, along with other Highgrove residents explaining the change of distance, zone change and asking for our feedback and giving me the opportunity to raise any questions about those requests as well as how his dispensary would operate.

Mr. Ravaliya explained that reducing the distance between dispensaries would not increase the number of licenses above the 19 that the County is allowing, which was my main concern. He also brought to my attention the extra security measures dispensaries are required to have, which I believe will have a positive impact on neighborhood safety. Further, I was informed a security guard will provide 24/7 security and Mr. Ravaliya asked that I reach out to management and the security guard if I see any loitering in the neighborhood.

Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime. Motion lights will cover the entrance and parking lot. This way, if someone enters the parking lot at night after hours, he or she will be clearly visible from the street.

What impressed me was that not only did Mr. Ravaliya take the time to reach out to me, he also gave me his personal contact information, including his email and direct line, so that I can reach him with any issues or concerns 24/7. The building where Excel would be located has been a neighborhood eyesore until Mr. Ravaliya purchased the building and cleaned up the parking lot where the tenants had been storing shelving. This makes me believe Mr. Ravaliya will be a responsible business owner, generating taxes and jobs the County needs.

Thank you and I ask each Supervisor to vote in favor of Excel's change of ordinance and zone change.

Sincerely,

Address: 421 Transit Ave, Riverside, CA 92507

Name: BLISS SABER
Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I live in the Highgrove area and write in support for Excel Riverside, LLC's request to reduce the distance between cannabis stores. Excel's owner, Chandresh Ravaliya reached out to me personally, along with other Highgrove residents explaining the change of distance, zone change and asking for our feedback and giving me the opportunity to raise any questions about those requests as well as how his dispensary would operate.

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Thank you and I ask each Supervisor to vote in favor of Excel's change of ordinance and zone change.

Sincerely,

Address: 1243 Villa St, Riverside, CA 92507

Nombre de impresión: I. C. Jaxsco Jimenez

Highgrove Vecindario

Riverside, CA 92507

Estimada Junta de Supervisores del Condado de Riverside:

Vivo en el área de Highgrove y escribo en apoyo de la solicitud de Excel Riverside, LLC para reducir la distancia entre las tiendas de marihuana. El propietario de Excel, Chandresh Ravaliya se puso en contacto conmigo personalmente,junto con otros residentes de Highgrove explicando el cambio de distancia, cambio de zona y pidiendo nuestros comentarios y dándome la oportunidad de plantear cualquier pregunta sobre esas solicitudes, así como cómo funcionaría su dispensario.

El Sr. Ravaliya explicó que reducir la distancia entre dispensarios no aumentaría el número de licencias de los 19 que el Condado está permitiendo, que era mi preocupación principal. También trajo a mi atención las medidas de seguridad adicionales que los dispensarios deben tener, lo que creo que tendrá un impacto positivo en la seguridad de los vecindarios. Además, me informaron que un guardia de seguridad estará en la propiedad las 24/7 y el Sr. Ravaliya me pidió que me comunique con la gerencia y el guardia de seguridad del dispensario si veo algún merodeando en el vecindario.

Las cámaras de seguridad se instalarán en el interior y exterior del edificio y grabarán 24/7, lo que ayuda a detectar y disuadir la delincuencia. Las luces de movimiento cubrirán la entrada y el estacionamiento. De esta manera, si alguien entra el estacionamiento en la noche después de horas, él o ella será claramente visible desde la calle.

Lo que me impresionó fue que no sólo el Sr. Ravaliya se tomó el tiempo para llegar a mí, también me dio su información de contacto personal, incluyendo su correo electrónico y línea directa, para que pueda llegar a él con cualquier problema o preocupación 24/7. El edificio donde se ubicaría Excel ha sido un vecindario monstruoso hasta que el Sr. Ravaliya compró el edificio. El Sr. Ravaliya limpió la propiedad y el estacionamiento donde los inquilinos previos habían estado almacenando estanterías de metal. El Sr. Ravaliya será un empresario responsable, generando impuestos y empleos que el Condado necesita.

Gracias y le pido a cada Superviso que vote a favor del cambio de ordenanza y cambio de zona de Excel.

Sinceramente,

Dirección:

1245 Villa St, Riverside, CA 92507

Nombre de impresión:

Highgrove Vecindario

Riverside, CA 92507

Estimada Junta de Supervisores del Condado de Riverside:

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Gracias y le pido a cada Superviso que vote a favor del cambio de ordenanza y cambio de zona de Excel.

Sinceramente,

JORGE DE JESUS CARDENAS HOLMEDO.

Dirección:

342 IOWA HAVENUE HIGHGROVE CALIFORNIA

Nombre de impresión:
Highgrove Vecindario

Riverside, CA 92507

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Gracias y le pido a cada Superviso que vote a favor del cambio de ordenanza y cambio de zona de Excel.

Sinceramente,

Dirección:
1170 Villa St, #C, Riverside, CA 92507

Name: Chris Jeffcoat

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

My biggest concern was if there was no distance between pot shops, Highgrove would be full of them and create crime, odor, trash and graffiti, which is what the illegal pot dealers have brought to Highgrove. Mr. Ravaliya explained that even if there was no distance between pot shops, the County is only allowing 19. As long as these cannabis retailers are away from schools and the number of shops is limited, I support what Mr. Ravaliya is asking the County to change. I think he is a responsible business owner who has already shown he is a good neighbor by cleaning up the building he purchased, which had a parking lot being used for metal storage.

I believe Excel Riverside will be a good neighbor. He explained the following:

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- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Address: 1222 Center St, Riverside, CA 92507

Name: Yadira Lopez

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Yadira Lopez

Address: 429 Pacific Ave, Riverside, CA 92507

Name: Edwin Salcedo

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Edwin Salcedo

Address: 1161 Villa St, Riverside, CA 92507

Name: Myles McIntosh

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely, Myles McIntosh

389 Highgrove Ave, Riverside, CA 92507

Address:

Name: Francisco Garcia

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

Francisco Garcia

Address: 1180 Villa St apt B
Riverside Ca 92507

Name: Rogelio Ortega

Highgrove Neighborhood

Riverside, CA 92507

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- Security and staff will make sure the property is clean at all times.
- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

1190 Villa St, #2, Riverside, CA 92507

Address:

Name:

Highgrove Neighborhood

Riverside, CA 92507

Gabriel Naranjo

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

My biggest concern was if there was no distance between pot shops, Highgrove would be full of them and create crime, odor, trash and graffiti, which is what the illegal pot dealers have brought to Highgrove. Mr. Ravaliya explained that even if there was no distance between pot shops, the County is only allowing 19. As long as these cannabis retailers are away from schools and the number of shops is limited, I support what Mr. Ravaliya is asking the County to change. I think he is a responsible business owner who has already shown he is a good neighbor by cleaning up the building he purchased, which had a parking lot being used for metal storage.

I believe Excel Riverside will be a good neighbor. He explained the following:

- The hours of operation are reasonable. Traffic and noise due to business activities shall occur will happen between the hours of 8:00 a.m. and 10:00 p.m.
- No cannabis can be used on site, and a trained security guard will keep people from publicly using near the store.
- All goods are delivered to the facility in pre-packed form, which reduces odors.
- Mr. Ravaliya plans for professional installation of HVAC system with carbon filters before venting air outside to reduce any possibilities of odors being detected throughout the neighborhood.
- The parking lot will be repaved to cure the site of cracked and crumbling pavement.
- Trash will be stored in a locked area.
- Security and staff will make sure the property is clean at all times.
- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Address: 1190 Vista St, Riverside CA 92507

Name: Brett Perong 951 321 0436

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Address: 1190 Villa St Apt. 5

Name: CANDICE Arroyo

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

My biggest concern was safety. Mr. Ravaliya explained the security measures he plans to utilize, which made me feel much more confident that Excel's opening will not lead to more crime in the area. I was told the following would be required by Excel's Development Agreement and local and State law:

- A security guard will be on duty at all times, 24/7, and Mr. Ravaliya asked that I call him or the security guard if I witness cannabis use or loitering in the neighborhood.
- Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime since criminals don't want to be recorded looking for victims.
- Motion lights will cover the entrance and parking lot. This way, if someone enters through parking lot at night after hours, he or she will be clearly visible from the street. Good lighting also helps to deter crime.

I'm also thrilled that Mr. Ravaliya plans to start a crime reporting hotline and community neighborhood watch to ensure Highgrove is a safe neighborhood.

I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,

Address: 339 Pacific Ave, Riverside, CA 92507

Name: Erica Torres

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

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Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,

Address: 347 Pacific Ave
Riverside CAL 92507

Wheeler, Timothy

From: Watson, Scott <SWatson@riversideca.gov>
Sent: Wednesday, July 1, 2020 7:42 AM
To: Wheeler, Timothy
Cc: Murray, David; Eastman, Jay
Subject: Cannabis on Iowa (CUP 200010)
Attachments: Notice of Public Hearing.pdf; City of Riverside Comment Ltr_County of Riverside_CUP for Cannabis 314 Iowa.pdf

Good Morning Mr. Wheeler,

On June 15, the City of Riverside received a Notice of Public Hearing for the proposed retail cannabis business on Iowa (attached).

As is our practice, the Planning Division routed the notice to other City Departments to solicit their comments. Consistent with prior cannabis businesses proposed for Highgrove, the City's Police Department expressed their opposition.

Please find the attached comment letter in opposition to Conditional Use Permit 200010.

Please let me know if you have any question. Thank you.

Scott K. Watson
City of Riverside
Community & Economic Development, Historic Preservation
Main: 951.826.5371
Direct: 951.826.5507
RiversideCA.gov

Protect yourself and those around you. Wear a face covering, stay home, and avoid gatherings with people outside your household. RiversideCA.gov/COVID-19

Community Development
Department
Planning Division

City of Arts & Innovation

July 1, 2020

Tim Wheeler
Project Planner
County of Riverside Planning Department
P.O. Boz 1409
Riverside, CA 92502

Subject: City of Riverside Opposition to Conditional Use Permit No. 200010, Change of Zone No. 200012 and 2000013, and Development Agreement No. 2000002, Retail Cannabis Business at 314 Iowa Avenue in Highgrove Area

Dear Mr. Wheeler:

Thank you for the opportunity to comment on the proposed retail cannabis business located on La Cadena Drive, in the County of Riverside.

The City understands that the proposed retail cannabis business will operate under a State of California license, and will be located on the southeast corner of Iowa Avenue and Center street, on two adjacent parcels, 314 Iowa Avenue (APN 247-091-062) and 1270 Center Street (APN 247-091-059). We understand that the cannabis retail business will occupy 2,106 square feet of commercial space for storefront retail sales, office, delivery and storage. The proposal requires the approval of four planning applications, including a Conditional Use Permit, Development Agreement, and two Changes to Zoning. The Zoning Code amendments will: (1) reduce the existing 1,000-foot buffer requirement from other cannabis businesses to 290 feet; and (2) change zoning from C-O to C-P-S.

The City of Riverside received the Notice of Public Hearing and Intent to Adopt a Negative Declaration on June 15, 2020 and routed the notice to all City departments for their review and comments. The following reflect the City's concerns:

Police Department

1. In July 2018 the City of Riverside adopted an Ordinance that prohibits retail cannabis businesses. This Ordinance was adopted after a lengthy evaluation that involved City Council workshops and public input. The City's evaluation also included an exploratory trip, were City representatives interviewed staff from the State of Colorado, and the City and County of Denver. The tour also interviewed cannabis business operators, the school district, and members of the public. The City concluded that the public safety concerns of cannabis businesses outweighed the potential benefits. These public safety concerns include, but are not limited to:

a) Access to minors, especially marijuana edibles that are often packaged as candy or other food items.
a) Increase in robberies because dispensaries have a lot of cash on hand, since federal regulations do not allow proceeds from marijuana sales to be deposited in federally insured banks.
b) Proper inventory control to prevent "back door sales."
c) Proliferation of illegal dispensaries. Locally the City of Santa Ana granted a handful of permits for dispensaries, but WEED MAPS show many more dispensaries in operation. This suggests that for every legal and permitted dispensary there are several illegal ones.
d) Increase in crime in the adjacent areas surrounding dispensaries, as identified in a study that looked at Denver, Colorado and Long Beach, California, and found that both cities showed:
    i. An increase in property crimes.
    ii. Potential increase in violent crime. While the study showed no increase in the City of Denver, violent crime increased in the areas adjacent to marijuana dispensaries in the City of Long Beach.

    The Study was conducted by Bridget Freisthler, a social work professor at The Ohio State University. The study can be found at: https://news.osu.edu/news/2017/04/27/marijuana-crime/
e) Increased hospitalizations involving marijuana abuse and dependence have been identified for people living in California near high concentrations of dispensaries, according to a study conducted by the University of Pittsburgh, School of Public Health - results of the study can be found at: http://www.upmc.com/media/NewsReleases/2015/Pages/mair-marijuana.aspx
f) Increased public resources needed to monitor/enforce Conditional Use Permits for marijuana dispensaries.

2. The proposed retail cannabis business is located within the City of Riverside's Sphere of Influence, approximately 900 feet from the boundary of the City of Riverside. The City's General Plan 2025 Land Use Designation for the property is "I – Industrial." While the City of Riverside respects that the County of Riverside may permit cannabis businesses in its jurisdiction, the City also recognizes that the County can offset associated health, safety and enforcement burdens through fees and other measures within the development agreement. The proximity of this business to the City of Riverside will result in direct and indirect impacts to the City, without any mitigating City resources. The City respects the County's authority to approve cannabis businesses within its jurisdictions but asks that such approval not be located within the City's Sphere of Influence nor within close proximity to the City of Riverside.

The City of Riverside **opposes** the proposed project. While the City of Riverside respects the County's ability regulate businesses within its jurisdiction, the proposal to change the Zoning Code, which reduces separation between retailers to 290 feet, will create a concentration of cannabis businesses just outside the City boundary. The County's continued approval of cannabis retail and delivery businesses within the City's Sphere of Influence results in community impacts on the City without any of the "community benefits" attributed to County-Cannabis development agreements.

Should the County choose to amend the established Zoning Code to allow for a reduction in separation between cannabis retailers, the City request that the reduction not apply to areas within five (5) miles of the City boundary, so that the 1,000-foot separation requirement remains in effect near the City.

The City appreciates your consideration of our concerns. Please feel free to contact me with questions at (951) 826-5773, or dmurray@riversideca.gov.

Sincerely,

David Murray
Principal Planner

cc: Rusty Bailey, Mayor
Riverside City Council Members
Al Zelinka, FAICP, CMSM, City Manager
Rafael Guzman, Assistant City Manager
Larry Gonzalez, Police Chief
Frank Assumma, Police Captain
David Welch, Community & Economic Development Director
Mary Kopaskie-Brown, City Planner
Kristi Smith, Chief Assistant City Attorney

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (https://planning.rctlma.org/Development-Process/Applications) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
☒ Change of Zone	☒ Development Agreement
☐ General Plan Amendment – Land Use	☐ Specific Plan
☐ General Plan Amendment – Circulation Section	☐ Specific Plan Amendment
Subdivisions	
☐ Tentative Tract Map	☐ Minor Change
☐ Tentative Parcel Map	☐ Revised Map
☐ Vesting Map	☐ Land Division Phasing Map
☐ Amendment to Final Map	☐ Extension of Time (Ord. No. 460)
☐ Reversion to Acreage	
Use Permits	
☒ Conditional Use Permit	☐ Revised Use Permit or Plot Plan
☐ Plot Plan	☐ Surface Mining Permit
☐ Plot Plan – Administrative (Minor Plot Plan)	☐ Reclamation Plan/Interim Management Plan
☐ Public Use Permit	☐ Revised Surface Mining Permit/Reclamation Plan
☐ Wind Energy Conversion System Permit	☐ Extension of Time (Ord. No. 348)
☐ Temporary Use Permit	☐ Solar Power Plant
☐ Variance	☒ Commercial Cannabis
☐ Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
☐ Crowing Fowl Permit	☐ Determination of Non-Conforming Use Status
☐ FFA or 4-H Project	☐ Extension of Non-Conforming Use Status
☐ Exception to Notice Ordinance (No. 847)	☐ Outdoor Advertising Display Permit (Billboard)
☐ Food Truck	☐ Public Convenience and Necessity Determination
☐ Grading Permit Initial Study	☐ Setback Adjustment
☐ Historic District Alteration Permit	☐ Substantial Conformance to Minor Plot Plan
☐ Large Family Day Care Permit	☐ Substantial Conformance to Plot Plan or Use Permit
☐ Living Native Tree Removal Permit	☐ Substantial Conformance to Surface Mining Permit/Reclamation Plan
☐ Minor Temporary Event Permit	☐ Substantial Conformance with a Specific Plan
Miscellaneous Actions	
☐ Agricultural Preserve Disestablishment-Diminishment	☐ Request for Deposit for Planning Research
☐ Agricultural Preserve Establishment-Enlargement	☐ Geology Report Review
☐ Entry into Land Contract within Agricultural Preserve	☐ Request for Pre-Application Review
☐ Agricultural Preserve Notice of Non-Renewal	☐ MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
☐ Request for Zoning Affidavit or Rebuild Letter	☐ MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
☐ MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):			
Contact Person:	Chandresh (First Name)	Ravaliya (Middle Name)	(Last Name)
E-mail Address:	cravaliya@gmail.com		
Mailing Address:	2640 (Street Number)	Camino Del Sol (Street Name)	(Unit or Suite)
Fullerton (City)	CA (State)	92833 (Zip Code)	
Daytime Phone No.: 909-562-6388	Mobile Phone No.: 909-562-6388		

Engineer/Representative Contact, if any:			
Contact Person:	Simone (First Name)	Sandoval (Middle Name)	(Last Name)
E-mail Address:	ssandoval@globalgo.consulting		
Mailing Address:	P.O. Box 806 (Street Number)	(Street Name)	(Unit or Suite)
Desert Hot Springs (City)	CA (State)	9224 (Zip Code)	
Daytime Phone No.: 760-904-4705	Mobile Phone No.: 760-238-6214		

Property Owner Contact:			
Contact Person:	Chandresh (First Name)	Ravaliya (Middle Name)	(Last Name)
E-mail Address:	cravaliya@gmail.com		
Mailing Address:	2640 (Street Number)	Camino Del Sol (Street Name)	(Unit or Suite)
(City)	Fullerton	CA (State)	92833 (Zip Code)
Daytime Phone No.: 909-562-6388	Mobile Phone No.: 909-562-63		

☐ Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more Additional Property Owner Sheets.

PROPERTY INFORMATION:
Assessor's Parcel Number(s): **247-091-059-9 (existing building); 247-091-062-1 (parking lot)**
Approximate Gross Acreage: **16,703 sq ft**

I/We, the applicant, certify that the following responses are true and correct. *Yes* ☒ *No* ☐

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

Government Code Section 65962.5.(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the Cal EPA's Cortese List Data Resources webpage and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☐ The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.

☒ The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

CAL000126733; CAL000383434; CAL000298232; CAC002647430; CAL000287026; Note: All reports reflect Inactive Standing: 8/16/1994;1/27/2016; 5/25/2007; 5/6/2010; 4/11/2006

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes ☐ *No* ☒

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes ☐ *No* ☒

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

☒ Santa Ana/San Jacinto Valley Region

☐ Santa Margarita Region

☐ Santa Margarita Region-Other Development Project

☐ Whitewater Region

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the Applicant-Property Owner Signature Form. Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

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

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 05/27/2020

DocuSign Envelope ID: 38157EB8-9FAE-474B-A87D-7C3397DEFC57

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☐ **Standard Change of Zone** Ord. Amend. (CWP2000013)

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: **Excel Riverside, Inc.**

Contact Person: **Chandresh Ravaliya** E-Mail: **cravaliya@gmail.com**

Mailing Address: **2640 Camino Del Sol, Fullerton, CA, 92833**
Street

City *State* *ZIP*

Daytime Phone No: (____) **909.562.6388** Fax No: (____)

Engineer/Representative Name: **Global Go, LLC**

Contact Person: **Simone Sandoval** E-Mail: **ssandoval@globalgo.consulting**

Mailing Address: **P.O. Box 806, Desert Hot Springs, CA 92240**
Street

City *State* *ZIP*

Daytime Phone No: (____) **760.238.6214** Fax No: (____) **760.671-5696**

Property Owner Name: **Greentech Investments, LLC**

Contact Person: **Chandresh Ravaliya** E-Mail: **cravaliya@gmail.com**

Mailing Address: **987 West Foothill Blvd. Suite C, Claremont, CA 91711**
Street

APPLICATION FOR CHANGE OF ZONE

Riverside	CA	92507
City	*State*	*ZIP*

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Chandresh Ravaliya	DocuSigned by: Chandresh Ravaliya
PRINTED NAME OF PROPERTY OWNER(S)	*SIGNATURE OF PROPERTY OWNER(S)*
PRINTED NAME OF PROPERTY OWNER(S)	*SIGNATURE OF PROPERTY OWNER(S)*

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **247-091-059-9 (Existing Building (retail premises) 247-091-062-1 (Parking lot)**

Approximate Gross Acreage: **The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF of the Northern end of the building is the proposed cannabis retail site.**

General location (nearby or cross streets): North of **Palmer Street**, South of

APPLICATION FOR CHANGE OF ZONE

Center Street, East of **Iowa Avenue**, West of **Pacific Avenue**.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Zoning Text Amendment for Minor Modification to Ord. 348.4896, § 9, Sections 19.518.A.2 and 19.519.A.2 (regulation of commercial cannabis retail activities, adopted by the County of Riverside on October 23, 2018) (Codified under Riverside County Code of Ordinances as Title 17, Zoning, Chapter 17.302 Commercial Cannabis Activities; Sections 17.302.190 and Section 17.302.191) to amend the permitted zoning and distance requirements between cannabis retail dispensaries.

Related cases filed in conjunction with this request:

CAN 190080;

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

DocuSign Envelope ID: 38157EB8-9FAE-474B-A87D-7C3397DEFC57

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Excel Riverside, Inc. (#CAN190080)

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol
Street
Fullerton, CA 92833
City *State* *ZIP*

Daytime Phone No: (909) 562-6388 Fax No: (____) ____

~~Engineer~~/Representative Name: Global Go, LLC

Contact Person: Simone Sandoval E-Mail: ssandoval@globalgo.consulting

Mailing Address: PO Box 806
Street
Desert Hot Springs, CA 92240
City *State* *ZIP*

Daytime Phone No: (760) 238-6214 Fax No: (760) 671-5696

Property Owner Name: Greentech Investments, LLC

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 West Foothill Blvd. Suite C
Street

APPLICATION FOR CHANGE OF ZONE

Claremont,	CA	91711
City	*State*	*ZIP*

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Greentech Investments LLC, Chandresh Ravaliya, Sole & Managing Member	DocuSigned by: Chandresh Ravaliya
PRINTED NAME OF PROPERTY OWNER(S)	*SIGNATURE OF PROPERTY OWNER(S)*

See ATTACHMENT 1, CA Secretary of State formation documents for Greentech Investments LLC

PRINTED NAME OF PROPERTY OWNER(S)	*SIGNATURE OF PROPERTY OWNER(S)*

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 247-091-059-9 (Existing Building (retail premises)
247-091-062-1 (Parking lot)

Approximate Gross Acreage: The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF of the Northern end of the building is the proposed cannabis site.

General location (nearby or cross streets): North of Palmer Street, South of

APPLICATION FOR CHANGE OF ZONE

Center Street, East of Iowa Ave., West of Pacific Ave.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The existing zoning at the project site is C-O (Commercial Office) with the proposed change of zone to C-P-S (Scenic Highway Commercial).

Related cases filed in conjunction with this request:

Pursuant to RCMC Section 348.4898, applicant EXCEL RIVERSIDE INC. # CAN190080,is concurrently submitting: (i) a Conditional Use Permit, (ii) Change of Zone, and (iii) a Development Agreement for Cannabis storefront and delivery retail activities.

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

DocuSign Envelope ID: 38157EB8-9FAE-474B-A87D-7C3397DEFC57

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: Excel Riverside, Inc. (Cannabis Application Number 190080)

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol
Street
Fullerton CA 92833
City *State* *ZIP*

Daytime Phone No: (909) 562-6388 Fax No: (_____)

Engineer/Representative Name: Global Go

Contact Person: Simone Sandoval E-Mail: ssandoval@globalgo.consulting

Mailing Address: PO Box 806
Street
Desert Hot Springs, CA 92240
City *State* *ZIP*

Daytime Phone No: (760) 238-6214 Fax No: (_____)

Property Owner Name: Greentech Investments, LLC

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 West Foothill Blvd., Suite C
Street
Claremont , CA 91711
City *State* *ZIP*

APPLICATION FOR DEVELOPMENT AGREEMENT

DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:

Applicant Excel Riverside, Inc., will have a lease hold interest in the two properties referenced herein.

*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). **See ATTACHMENT 1 Greentech Investments, LLC acknowledgment and consent letter**

Excel Riverside, Inc., Chandresh Ravaliya , CEO — Chandresh Ravaliya

PRINTED NAME OF APPLICANT — *SIGNATURE OF APPLICANT*

DESCRIBE OWNER'S INTEREST IN THE PROPERTY:

Greentech Investments, LLC is the sole owner, in fee simple of the two properties referenced herein.

See Attachment 2 for CA Secretary of State formation docs for Greentech Investments LLC.

Greentech Investments, LLC, Chandresh Ravaliya, Managing Member — DocuSigned by: Chandresh Ravaliya

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): 1270 Center Street (Retail Premises: APN-247-091-059-9) and 314 Iowa Avenue (adjacent Parking Lot: APN-247-091-062-1)

Approximate Gross Acreage: The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF, located on the building's north end, is the site of the proposed cannabis retail.

General location (nearby or cross streets): North of Palmer Street, South of Center Street, East of Iowa Avenue, West of Pacific Avenue.

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Applicant-Property Owner Signature Form

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

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

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

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

Chandresh Ravaliya	DocuSigned by: Chandresh Ravaliya	**5-28-2020**
Printed Name of Applicant	*Signature of Applicant* 7A6D7E9C8314CB...	*Date Signed*

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are NOT required for the following applications or requests:	
Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Applicant-Property Owner Signature Form

Greentech Investments, LLC	DocuSigned by: Chandresh Ravaliya 8776D7BB0931CB...	**5-28-2020**
Printed Name of Property Owner Chandresh Ravaliya	*Signature of Property Owner*	*Date Signed*
Printed Name of Property Owner	*Signature of Property Owner*	*Date Signed*

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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

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

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

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

PROPERTY INFORMATION:	
Assessor's Parcel Number(s): **247-091-059-9 (existing building); 247-091-062-1 (parking lot)**	
Approximate Gross Acreage:	**16,703 sq ft**

Applicant-Property Owner Signature Form

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

Y:\Planning Master Forms\Application Forms_Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020

4259882

Secretary of State
Articles of Incorporation of a Close Corporation

ARTS-CL

FILED BPC
Secretary of State
State of California
APR 03 2019

IMPORTANT — Read Instructions before completing this form.

Filing Fee – **$100.00**

Copy Fees – First page $1.00; each attachment page $0.50; Certification Fee - $5.00

Note: Corporations may have to pay a minimum $800 tax to the California Franchise Tax Board each year. For more information, go to *https://www.ftb.ca.gov*.

This Space For Office Use Only

1. Corporate Name (The name **must** include the word "Corporation," "Incorporated," or "Limited" or an abbreviation of one of those words. Go to *www.sos.ca.gov/business/be/name-availability* for general corporate name requirements and restrictions.)

The name of the corporation is EXCEL RIVERSIDE INC.

2. Business Addresses (Enter the **complete** business addresses. Item 2a cannot be a P.O.Box or "in care of" an individual or entity.)

a. Initial Street Address of Corporation - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
1270 CENTER ST	RIVERSIDE	CA	92507
b. Initial Mailing Address of Corporation, **if different than Item 2a**	City (no abbreviations)	State	Zip Code

3. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
CHANDRESH		RAVALIYA	

b. Street Address (if agent is not a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
2640 CAMINO DEL SOL	FULLERTON	CA	92833

CORPORATION – Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

4. Shares (Enter the **number of shares** the corporation is authorized to issue. **Do not** leave blank or enter zero (0).)

This corporation is authorized to issue only one class of shares of stock.
The total number of shares which this corporation is authorized to issue is 100.

5. Number of Shareholders (Enter the **number of shareholders** the corporation is authorized to have. The number **must not exceed 35. Do not** leave blank or enter zero (0).)

This corporation is a **Close Corporation**. All of the corporation's issued shares of stock, of all classes, will be held of record by not more than 1 persons.

6. Purpose Statement (Do not alter the Purpose Statement.)

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

7. Read and Sign Below (This form must be signed by each incorporator. **See Instructions.** Do not include a title.)

CHANDRESH RAVALIYA
Signature

CHANDRESH RAVALIYA
Type or Print Name

2017 California Secretary of State
www.sos.ca.gov/business/be

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

19-A91824

FILED

In the office of the Secretary of State
of the State of California

MAR 05, 2019

This Space For Office Use Only

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

GREENTECH INVESTMENTS LLC

2. 12-Digit Secretary of State File Number	3. State, Foreign Country or Place of Organization (only if formed outside of California)
201835411054	CALIFORNIA

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 987 W Foothill Blvd., Suite C	Claremont	CA	91711
b. Mailing Address of LLC, If different than item 4a 987 W Foothill Blvd., Suite C	Claremont	CA	91711
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 987 W Foothill Blvd., Suite C	Claremont	CA	91711

5. Manager(s) or Member(s) If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Chandresh		Ravaliya	
b. Entity Name - Do not complete Item 5a			

c. Address	City (no abbreviations)	State	Zip Code
2640 Camino Del Sol	Fullerton	CA	92833

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
Amardeep		Sandhu	

b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
987 W Foothill Blvd., Suite C	Claremont	CA	91711

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real Estate Investments

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The information contained herein, including any attachments, is true and correct.

03/05/2019	Amardeep Sandhu	Accountant	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

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:

CHANGE OF ZONE NO. 1900036, CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 – Intent to Adopt a Negative Declaration – CEQ190069 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 1900036** (CZ1900036), proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 190009** (CUP190009), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m. with no deliveries scheduled after 9:00 p.m. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 1900021** (CZ1900021), proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). **Development Agreement No. 1900005** (DA1900005), an associated development agreement with a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900005 and CUP190009, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. (APN: 247-091-059, 062; Related Cases: RFP-CAN190080, PP05976, and PP17464).

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	**FEBRUARY 19, 2020**
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that the above 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 and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Riverside County Planning Department
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 11, 2020.

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

APN (s) or case numbers CZ2000012/CZ2000013/CUP200010/DA2000002 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

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:

CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration – CEQ200035 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 2000013** proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 200010** (CUP200010), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 am to 10:00 pm; with no deliveries scheduled after 9:00 pm. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). The associated **Development Agreement No. 2000002** (DA2000002), has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	**JULY 1, 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 Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that the above 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.

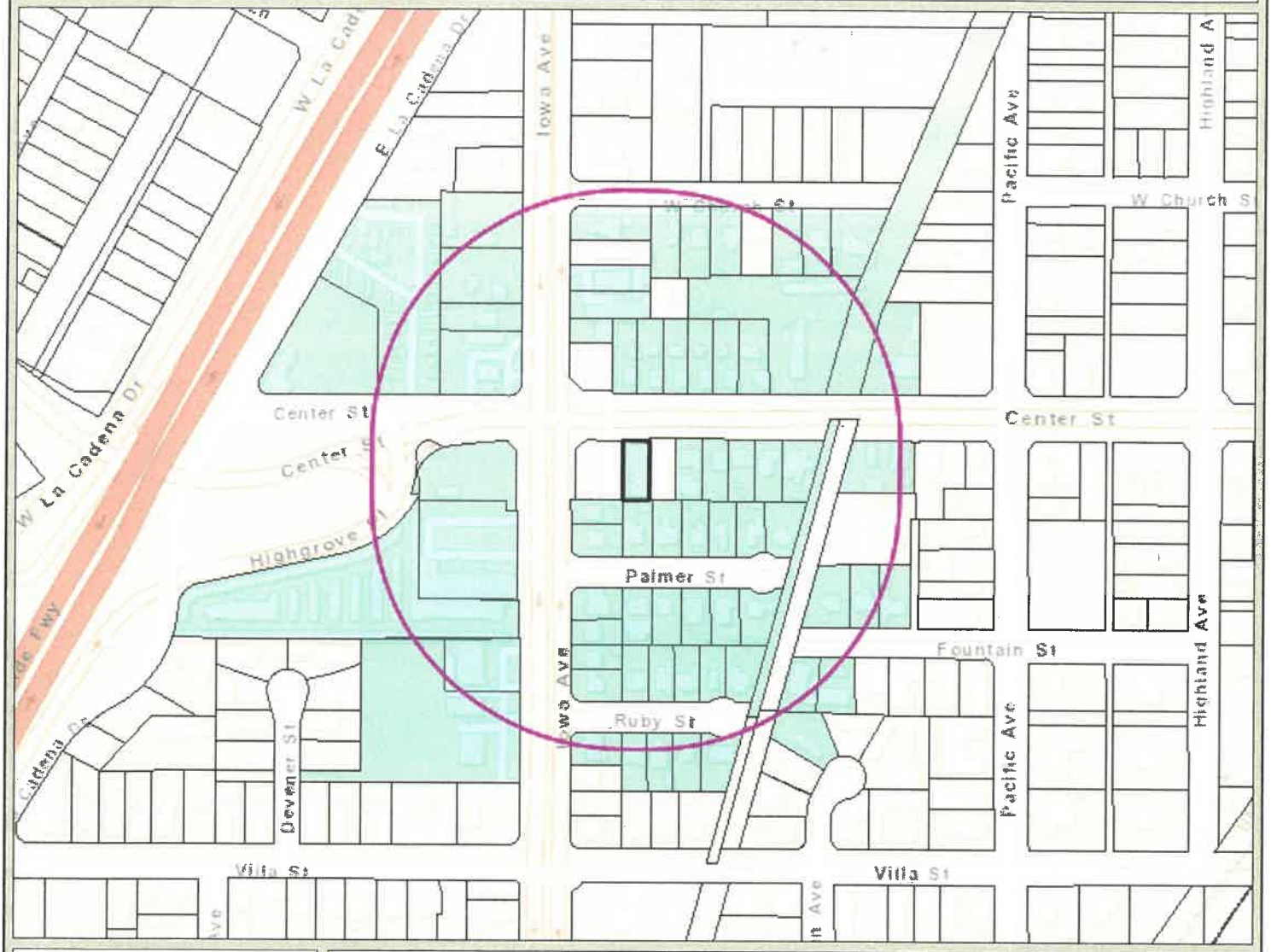
If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public 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: Tim Wheeler/P.O. Box 1409, Riverside, CA 92502-1409

Riverside County GIS Mailing Labels

CZ2000012 / CZ2000013 / CUP200010 / DA2000002

(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...6/11/2020 12:07:54 PM

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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:

CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration – CEQ200035 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance No. 348.4933 associated with Change of Zone No. 2000013** proposes alternative methodologies to deviate from the 1,000 foot minimum separation requirement between cannabis retailers, as stated in Ordinance No. 348 (Land Use), Section 19.519.A.2, which includes clustering based upon certain population characteristics, as well as proximity to freeways. **Conditional Use Permit No. 200010** (CUP200010) proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m.; with no deliveries scheduled after 9:00 p.m. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). **Development Agreement No. 2000002** is the associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping.

TIME OF HEARING:	**9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING:	**OCTOBER 7, 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 Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that the above 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, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler, P.O. Box 1409, Riverside, CA 92502-1409

247020005
MICHAEL L. MURPHY
970 W C ST
COLTON CA 92324

247020006
24 APARTMENT COMPLEX SERVICES INC
455 W LA CADENA AVE NO 7
RIVERSIDE CA 92501

247020007
EDMUND MENG HONG LIM
2404 FALLING OAK DR
RIVERSIDE CA 92506

247020008
MI SUK KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

247020009
HORIZON CA PROPERTIES
PO BOX 230579
ENCINITAS CA 92023

247020013
CENTER STREET GROUP
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

247041013
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 92522

247042001
ADAM ORNELAS
16 HIGHLAND AVE
HIGHGROVE CA 92507

247042002
INDYNICA ENTERPRISE
1254 CHURCH ST
RIVERSIDE CA 92507

247042003
RAMONA C. LEDESMA
1244 W CHURCH ST
RIVERSIDE CA 92507

247042004
RAVINDRA SHARMA
12372 CARMEL COUNTRY RD # F301
SAN DIEGO CA 92130

247042006
RAVINDRA SHARMA
12372 CARMEL COUNTRY RD # F39
SAN DIEGO CA 92130

247042007
SANDRA AHUMADA
1202 CHURCH ST
RIVERSIDE CA 92507

247042008
CLEMENTE AHUMADA
1194 W CHURCH ST
RIVERSIDE CA 92507

247042009
FOSTER DAN FAMILY TRUST DATED 03/27/2019
1213 CENTER ST
RIVERSIDE CA 92507

247042010
CARMAN PEREZ
1225 CENTER ST
RIVERSIDE CA 92507

247042011
PATRICIA YEX
1686 MATHEWS ST
RIVERSIDE CA 92507

247042012
RONALD MONTOYA
8372 TURTLE CREEK CIR
LAS VEGAS NV 89113

247042013
ANITA R. HERNANDEZ
1251 CENTER ST
RIVERSIDE CA 92507

247042014
MARIO F. ROSTRO
111 SYCMORE ST
GEORGETOWN TX 78633

247042015
PCE MARTIN
6343 MYKONOS LN
RIVERSIDE CA 92506

247042017
ABOU B. AHMED
3341 CELEST DR
RIVERSIDE CA 92507

247042018
DNRE HOLDINGS
105 PRESERVE
IRVINE CA 92618

247042020
4 EG SERVICES
2781 RUBIDOUX BLV
RIVERSIDE CA 92509

247043007
GEORGE DELVALLE
58893 OLEANDER DR
YUCCA VALLEY CA 92284

247081020
CHRIS ARTIKIS
20214 WESTPOINT DR
RIVERSIDE CA 92507

247081021
ATTALLAH ABUGHERIR
1340 CENTER ST
RIVERSIDE CA 92507

247081024
NSA PROP HOLDINGS
2082 MICHELSON STE 212B
IRVINE CA 92612

247081028
ABUGHERIR ATTALLAH
1340 CENTER ST
RIVERSIDE CA 92507

247081030
ABDELKARIM MUSTAFA
1340 CENTER ST
RIVERSIDE CA 92507

247081033
MUSTAFA ABDELKARIM
1340 CENTER ST
RIVERSIDE CA 92507

247091001
DONAVON D. RITZ
480 E MAIN ST
RIVERSIDE CA 92507

247091002
DENIS W. KIDD
22874 PICO ST
GRAND TERRACE CA 92324

247091003
DHA OPPORTUNITY 1
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

247091004
ELIZABETH BARBOZA
1242 CENTER ST
RIVERSIDE CA 92507

247091005
JAMES O. WILSON
15703 WASHINGTON CT
RIVERSIDE CA 92504

247091010
AULAKH HOMES INC
12005 WELLER PL
MORENO VALLEY CA 92557

247091011
MARIA MORENO
1621 W CYPRESS AVE
ONTARIO CA 91762

247091012
CESAR FLORES
16961 TAVA LN
RIVERSIDE CA 92504

247091013
JOSE LIBORIO G LOPEZ
1255 PALMER ST
RIVERSIDE CA 92507

247091014
KERRY L. CALZARETTA
1243 PALMER ST
RIVERSIDE CA 92507

247091015
RAUL GUTIERREZ ZARAGOZA
1233 PALMER ST
RIVERSIDE CA 92507

247091016
ANGEL M. MCDONNELL
1225 PALMER ST
RIVERSIDE CA 92507

247091017
JOEL MORENO
1213 PALMER ST
RIVERSIDE CA 92507

247091018
ROBERTO GOMEZ JIMENEZ
1228 PALMER ST
RIVERSIDE CA 92507

247091019
RICHARD BARNES
P O BOX 5198
VENTURA CA 93005

247091020
WARREN J. HUNCOVSKY
1336 S LELAND AVE
WEST COVINA CA 91790

247091021
CARLA R. SANCHEZ
1258 PALMER ST
RIVERSIDE CA 92507

247091022
ROBERT SANTOS HERNANDEZ
6920 PARK DR
BELL GARDENS CA 90201

247091023
MARTA I. ENRIQUEZ
364 IOWA AVE
RIVERSIDE CA 92507

247091024
STEPHEN A. SKIBBS
6815 CASCADE AVE
GIG HARBOR WA 98335

247091025
JAMES CHARIZIA
1146 DEVONSHIRE DR
ENCINITAS CA 92024

247091026
DIAZ CARLOS REVOCABLE LIVING TRUST
388 IOWA AVE
RIVERSIDE CA 92507

247091027
ANTONIO SANCHEZ
1265 RUBY ST
RIVERSIDE CA 92507

247091028
PAULA TELLES
1255 RUBY ST
RIVERSIDE CA 92507

247091029
LUIS OCHOA TORRES
1245 RUBY ST
RIVERSIDE CA 92507

247091030
ROBERTO MARTINEZ
1241 RUBY ST
RIVERSIDE CA 92507

247091031
JESSE BUGARIN
1229 RUBY ST
RIVERSIDE CA 92507

247091038
LAWRENCE KUNARSKI
1195 FOUNTAIN ST
RIVERSIDE CA 92507

247091039
ALICIA AVALOS
1187 FOUNTAIN ST
RIVERSIDE CA 92507

247091040
FENG LING OU
P O BOX 2086
CHINO HILLS CA 91709

247091044
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

247091045
JOSEPH GUZZETTA
6256 RIVERSIDE AVE
RIVERSIDE CA 92506

247091046
MINGYOU DENG
13348 WOODEN GATE WAY
CORONA CA 92880

247091055
LAURA LEE EMERY
17105 GAMBLE AVE
RIVERSIDE CA 92504

247091059
GREENTECH INV
2640 CAMINO DEL SOL
CORONA CA 92883

247101001
DALE GEIGER
414 IOWA AVE
RIVERSIDE CA 92507

247101005
BLANCA E OROZCO MILLER
1270 RUBY ST
RIVERSIDE CA 92507

247101006
CONNIE HOUNG
575 GOLDEN SPUR CIR
WALNUT CA 91789

247101007
MARINO ESTRADA RAMOS
1250 RUBY ST
RIVERSIDE CA 92507

247101008
JANY HUANG
575 GOLDEN SPUR CIR
WALNUT CA 91789

247102004
MOHAMMAD R. MOJABE
116 VIA MIMOSA
SAN CLEMENTE CA 90210

Excell Riverside
2640 Camino Del Sol
Fullerton, CA 92833
Attn: Chandresh Ravaliya

Greentech Investments LLC.
987 West Foothill Blvd., Suite C
Claremont, CA 91711
Attn: Chandresh Ravaliya

Slaughter Law Group
4881 Topanga Canyon Blvd., Suite 238
Woodland Hills, CA 91364
Attn: Lesa Slaughter

Highroad Consulting Group
P.O. Box 806
Desert Hot Springs, CA 92240
Attn: Simone Sandoval & Ivy Bader

Infrastructure Architects
222 S. Harbor Blvd. Suite 705
Anaheim, CA 92805
Attn: Charles Minyard & Richard Bostwick

City of Riverside - Planning Dept.
3900 Main St. 3rd Floor
Riverside, CA 92522

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CZ2000013 / CUP200010 / CZ2000012 / DA2000002 / CEQ200035
Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Excel Riverside
Project Applicant

2640 Camino Del Sol, Fullerton, CA 92833
Address

The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.
Project Location

Ordinance No. 348.4933 associated with Change of Zone No. 2000013 amends Section 19.519.A.2. of Ordinance No. 348 related to Commercial Cannabis Activities and establishes a 1,000 feet separation requirement between cannabis retailers unless they are located with one-half mile of certain freeways. In those circumstances, the 1,000 foot separation requirement would not apply to the cannabis retailers. Conditional Use Permit No. 200010 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. Change of Zone No. 2000012 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). Development Agreement No. 2000002. The associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and Conditional Use Permit No.200010, and will provide community benefits to the Highgrove Area.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 7, 2020 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature	Project Planner Title	Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ200035

FOR COUNTY CLERK'S USE ONLY