



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

NOVEMBER 4, 2020

**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

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

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

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

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

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

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

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

NONE

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

NONE

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

3.1 CONDITIONAL USE PERMIT NO. 190066 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) – Owner/Applicant: Triple Sky Ranch, LLC (Rancho Polo Equestrian Center) – Representative: Terra Nova Planning & Research, Inc. – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Rural: Rural Residential (RUR- RR) (5 Acre Minimum) – Location: Northerly of 58th Avenue, southerly of Airport Boulevard, westerly of Jackson Street, and easterly of Harry Rau Road – 80-Gross Acres - Zoning: Controlled Development Areas –10 Acre Minimum (W-2-10) – REQUEST: Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20 space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 sq. ft. with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 sq. ft. open hay storage area, and a 1,200 sq. ft. maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed. Continued from October 21, 2020. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

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

4.1 CONDITIONAL USE PERMIT NO. 190040 and DEVELOPMENT AGREEMENT NO. 1900030 – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption) – Applicant: DJK Group, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Flora Road, easterly of Interstate 10, southerly of 38th Avenue, and westerly of Washington Street – 0.71 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Conditional Use Permit No. 190040 proposes to use an existing 6,000 sq. ft. tilt-up concrete building as a cannabis microbusiness location and will include tenant improvements to the existing building. Development Agreement No. 1900030 would impose a lifespan on the proposed cannabis project and provide community benefit to the Bermuda Dunes district. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

4.2 TENTATIVE TRACT MAP NO. 32151 REVISION NO. 1 (TR32151R01) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – No Further Environmental Review is Required – CEQ190172 – Applicant: Lennar Homes of California, Inc./Jarne Gardner – Engineer/Representative: Rick Engineering Company/Ryan Tebben – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD- CR) – Community Development: Medium Density Residential (CD- MDR) – Open Space: Conservation (OS- C) – Location: Northerly of Abelia Street, southerly of Koon Street, easterly of Washington Street, and westerly of Winchester Road – 43.03 Gross Acres – Zoning: Specific Plan – **REQUEST:** Tentative Tract Map No. 32151 Revision No. 1 a Schedule “A” Condominium Subdivision. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. Plot Plan No. 19442 Revision No.1 proposes changes to the site plan, architectural elevations, and landscape plan. The proposed residential development of 180 condominium units remain as originally approved. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0 DIRECTOR’S REPORT****8.0 COMMISSIONERS’ COMMENTS**




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 1

Planning Commission Hearing: November 4, 2020

PROPOSED PROJECT

Case Number(s):	CUP190066	Applicant: Triple Sky Ranch, LLC
EA No.:	CEQA Exempt	
Area Plan:	Eastern Coachella Valley	Representative: Terra Nova Planning
Zoning Area/District:	Lower Coachella Valley District	& Research, Inc. c/o Kelly Clark
Supervisorial District:	Fourth District	 Charissa Leach, P.E. Assistant TLMA Director
Project Planner:	Jay Olivas	
Project APN(s):	764-130-027; 764-130-030	

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190066 is a proposal to maintain and re-permit existing land uses including existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP), all previously approved under CUP 2991 (expired). Currently, there are eight (8) commercial horse barns totaling approximately 46,000 square feet with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 square foot open hay storage area, and a 1,200 square foot maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

The project is located west of Jackson Street, north of 58th Avenue, and south of Airport Boulevard in the unincorporated community of Vista Santa Rosa.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) based on the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 190066, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing Foundation General Plan Land Use:	Rural
Proposed Foundation General Plan Land Use:	N/A
Existing General Plan Land Use:	Rural Residential (RR) (5-Acre Minimum)
Proposed General Plan Land Use:	N/A
Policy / Overlay Area:	Community Development Overlay
Surrounding General Plan Land Use Designations	
North:	Agriculture
East:	Agriculture
South:	Agriculture, Medium Density Residential
West:	Agriculture
Existing Zoning Classification:	Controlled Development Areas–10 Acre Minimum (W-2-10)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture (A-1-20)
East:	Light Agriculture (A-1-10)
South:	Planned Residential (R-5); Light Agriculture (A-1-10)
West:	Light Agriculture (A-1-20)
Existing Use:	Commercial Stables, Agricultural Workers Mobile Home Park
Surrounding Uses	
North:	Agriculture, Field Crops
South:	Single Family Residence, Agriculture, Vacant
East:	Single Family Residence
West:	Single Family Residence

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Standard</i>
Project Site (Acres):	80 gross acres	10-Acres
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

<i>Item</i>	<i>Value</i>	<i>Min./Max. Standard</i>
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Parking:

Type of Use	Build/Land Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Modular Homes	750 SF Min.	2-spaces per mobile/modular unit	40	40
Private Event Overflow Parking	43,000 SF	1-space per 162 SF (9x18) plus 24-foot driveways	100	100

Located Within:

City's Sphere of Influence:	Yes – City of La Quinta
Community Service Area ("CSA"):	Yes - CSA#125 Street Lighting & CSA #152 Mosquito Vector Control
Recreation and Parks District:	Yes - Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes - Eastern Coachella Valley Master Stormwater Project
Agricultural Preserve	No
Liquefaction Area:	Yes – High Liquefaction Area
Fault Zone:	No
Fire Zone:	No
Mt. Palomar Observatory Lighting Zone:	Yes – Zone B
CVMSHCP:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rate Fee Area	No
Airport Influence Area ("AIA"):	Yes – Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The application for the Conditional Use Permit No. 190066 (CUP 190066) was applied for on December 17, 2019. Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 square feet with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 square foot open hay storage area, and a 1,200 square foot maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

The project was previously entitled under CUP 2991 in 1988. CUP 2991 expired in 2003. CUP 190066 proposes to re-entitle the same land use.

The project held a Development Advisory Committee review meeting on January 23, 2020. All department corrections have been addressed and department clearances have been received as of August 25, 2020.

The applicant has provided a Vista Santa Rosa Design Compatibility Plan and Operations/Business Plan dated April 28, 2020. The business plan describes on-going private equestrian events as part of the proposed CUP with peak season from September to April.

Any Temporary Outdoor Events (more than 200-persons) that are proposed beyond the scope of the allowed uses of the private equestrian facility shall be subject to permit requirements of Article XIXa (Temporary Outdoor Events) as indicated in Ordinance No. 348.

The property under this conditional use permit shall be in compliance with Section 21.51c of Ordinance No. 348, including as follows: a) Not less than 80 percent of the trailer sites are restricted to rental by migrant agricultural workers for a period of time not to exceed nine months in any 12 month period. b) The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

The project consists of two (2) parcels which are recommended to be combined with Certificate of Parcel Merger (CPM) prior to any future building permit as outlined under Condition of Approval 80.Planning. Certificate of Parcel Merger.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS:

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense).

Section 15193 (Agriculture Housing Exemption) exempts the project from CEQA in that the site is located in an area with a population density of less than 1,000 persons per square mile and is five acres or less in area. The project site is located within census tract 456.09 which has a population density of less than 1,000 persons per square mile. In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as being Rural. Therefore, the Project meets this criteria. While the overall equestrian site with existing commercial stables and horse training facilities totals 80-acres, the existing and future modular dwelling units consisting of 20-spaces are located at the South West Property corner of the overall project site in an area of less than five acres (5). Therefore, the Project meets this criteria.

Additionally, Section 15193 meets the following requirements regarding location and number of units. As previously indicated the Project is located within census-defined place within the Coachella Valley Metropolitan Area which has a minimum population density of at least 1,000 persons per square mile overall. Also, the proposed development project is located on a project site that is adjacent, on at least two sides, to land that has been developed. The land immediately to the west and east is developed with existing single-family dwelling units on rural lots, nurseries, and other rural type buildings. Additionally the immediate easterly boundary contains Jackson Street which is a major developed roadway.

Section 15193 meets the following requirements as well, it consists of not more than 45 units, or consists of housing for a total of 45 or fewer agricultural employees if the housing consists of dormitories, barracks, or other group living facilities. The existing and future modular units at the south west property corner total 8-existing and 12 additional to be constructed in the future and do not exceed 45 units. The project does not consist of dormitories, barracks, or group living quarters.

Furthermore the proposed project is zoned Controlled Development Areas (W-2-10) which allows general agricultural uses such as crops including 300 date palms that are harvested annually, citrus and avocado trees which are harvested annually according to the Rancho Polo Operations/Business Plan dated April 28, 2020, as well as equestrian uses, commercial stables, and consists of not more than 20 modular units, with groundskeeper residence, and therefore complies with this portion of Section 15193 Exemption.

Additionally, the project meets the following requirements regarding provision of housing for agricultural employees: the project must consist of the construction, conversion, or use of residential housing for agricultural employees. The existing 8-modular and 12-future modular units are intended for ranch staff and employees with the renting of the 20 units and therefore complies with Section 15193 Exemption. The rental occupancy largely includes families of low to moderate income as defined in Section 50093 of the Health and Safety Code and many workers are seasonal.

Furthermore the project lacks public financial assistance and further qualifies under Section 15193 Exemption since the (A) project is affordable to lower income households; and (B) The developer of the development project must provide sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 15 years. In response to subsection (A) above, the rental occupancy for up to 20-modular units is intended for and includes families of low to moderate income as defined in Section 50093 of the Health and Safety Code; many of the workers are seasonal due to the agriculture/equestrian nature of project. In response to subsection (B) above, the project is legally monitored by annual field inspections including by the California Department of Housing and Community Development (HCD) for the existing and future modular dwellings and by the Riverside County Department of Environmental Health for the existing and future

modular dwelling units in regards to the existing potable water system, therefore up to 20-modular units would remain for lower income households, and “Worker/Owner Housing” for a period of 15-years or more.

Section 15301 (Existing Facilities) exempts the operation, maintenance, and permitting of existing facilities involving negligible or no expansion of use. The project is to allow an existing commercial equestrian center and agricultural workers mobile home park to remain in place with no expansion or physical changes. The project contains existing site improvements such as partially improved streets, existing landscaping, drainage features, and decomposed granite for driveways and parking surfacing. Additionally environmental impacts were previously reviewed and analyzed under EA32945 prepared in conjunction with CUP 2991 for same land use in 1988, and those land uses are merely continuing as existing facilities with no expansion of use.

Based upon the available information, there does not appear to be any facts to support a finding that the existing project would have a significant effect on the environment. Absent such information or evidence, we therefore are recommending no life of permit since the majority of the site is fully developed with prior disturbance with equestrian buildings and facilities, parking, and Worker/Owner Housing units and contains partial improvements with adjoining streets, parking treatment, perimeter fencing treatment and landscaping. Equestrian facilities and agricultural workers modular homes are an allowable land use within the existing W-2-10 zone. Additionally, a standard condition is in place that if land use ceases operations for 1-year or more, the proposed entitlement becomes null and void (Advisory Notification Document Planning—Ceased Operations). Any new land use would require a new entitlement application at a later date. There is no land use change proposed other than on-going maintenance and minor on-going site improvements such as additional perimeter treatments, and therefore recommend Exemption under existing facilities.

Additionally, Section 15302 (Replacement or Reconstruction) would further exempt the existing equestrian project with existing and future dwellings. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project currently contains eight (8) manufactured dwellings located at the southwest property corner. The existing manufactured dwellings may be replaced and reconstructed or renovated and continue with the same purpose and capacity as before, with no or negligible expansion of capacity.

Also, the existing equestrian facility with horse stables, existing and future dwellings is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the existing equestrian facility in question may have a significant effect on the environment, because the proposed project on 80 acres contains existing land uses on flat topography, is previously disturbed with agriculture and horse keeping, was originally constructed in 1988, and will not result in any significant effect on the environment. Absent such information or evidence of any potential significant environmental affects, the Project is therefore exempt from CEQA under the commonsense exemption.

The project site is mapped within a High Sensitivity Paleontological Zone, however, proposed CUP190066 is located within an area of flat topography and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to any future grading permit issuance to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp & Monitor. These are standard measures typically required of all similar sites

and therefore relating to Paleontology are not considered to be CEQA Mitigation. With compliance with these generally required measures, impacts to paleontological resources will not rise to a level of significance or otherwise constitute an unusual circumstance that may result in a significant environmental impact.

The project site is located within a High Potential Liquefaction Zone, however, the project as a commercial equestrian center with horse stables and Agricultural workers mobile home park includes existing site improvements such as engineered mobile home foundations and graveled parking and driveway areas in compliance with uniform and California building codes, along with existing partial road improvements along project boundaries, that address the High Potential Liquefaction Zone. With compliance with these generally required measures, impacts related to liquefaction will not rise to a level of significance or otherwise constitute an unusual circumstance that may result in a significant environmental impact .

The available evidence suggests that there are no Cultural resources present on the site based on existing farming and pastures, however, in an abundance of caution, several standard conditions of approval have been applied to the project that will ensure protection of any of these resources. These conditions such as 15-Unanticipated Resources and 15.Planning- Human Remains are recommended to address any potential impact during existing operations, construction or earth moving activities in the future. This is a standard condition that does not constitute mitigation, and there is no evidence that unanticipated cultural resources would constitute an unusual circumstance that may result in a significant environmental impact.

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 is currently mapped by the General Plan as being Rural: Rural Residential (RUR: RR) (5-Acre Minimum).
2. Surrounding land use designations consist of Agriculture, Rural Community: Low Density Residential (RC: LDR) and Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC).
3. The project site is located within the Community Development Overlay zone as outlined in the Land Use Element. This allows Community Development Components to be applied through General Plan Amendment proposals. No General Plan Amendment is required for proposed project, and this overlay does not affect the proposed project.
4. The project site has an existing Zoning Classification of Controlled Development Areas (W-2-10) which is consistent with the Riverside County General Plan Land Use Designation of Rural Residential (RR) since both encourage rural type land uses such as equestrian, single-family residences in a rural setting, and agricultural land uses.
5. Surrounding zoning consists of Light Agriculture (A-1-10; A-1-20) and Open Area Combining Zone (R-5). The project site in the W-2-10 zone is compatible with surrounding zones (A-1-10; A-2-20) since these zones are similar zones that allow agriculture and dwellings. The existing R-5 zone is

separated from the project site by 58th Avenue and therefore is compatible with the project. Additionally, the proposed project provides perimeter fencing to buffer surrounding zones.

6. The existing land use, commercial equestrian center with horse stables and migrant agricultural worker mobile home park, is consistent with Ordinance No. 348 (Land Use) because they are listed as permitted uses within the W-2-10 Zone, subject to the approval of a Conditional Use Permit (CUP).
7. The housing element had identified special needs housing for farm workers and low to very low income households. Policy 1.2 of the Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farm workers and other special needs populations.
8. The Project would include up to 20-modular housing units is consistent with the land use element which allows farm worker housing. The project complies with these circumstances in that the subject area is primarily agriculture and equestrian related, the project has adequate infrastructure with required and conditioned improvements, the project will not create significant land use incompatibilities due to the agriculture nature of the area with existing crops, and the proposal will not jeopardize public health, safety and welfare due to compliance with California building codes.

Entitlement Findings:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan is Rural: Rural Residential (RUR: RR), which allows limited animal keeping, limited recreational uses and associated uses, and one single-family residence per five acres, and thus is compatible with the equestrian facilities and migrant agricultural worker mobile home parks. The proposed Project, as an equestrian facility with farm worker housing is considered to be rural residential type land use pursuant to Ordinance No. 348 and therefore is consistent with the Rural Residential Land Use Designation. Pursuant to the applicable Zoning Classification of Controlled Development Areas-10 Acres minimum (W-2-10), commercial stables, riding academies, and migrant agricultural worker mobilehome parks are permitted with the approval of a Conditional Use Permit, and therefore the proposed use of equestrian related facilities with agricultural workers housing is fully consistent with the applicable zoning classification. The proposes uses conforms to all other requirements of the General Plan, Ordinance No. 348, and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the project would not generate a notable amount of daily traffic. The Project site is adequately served by 58th Avenue and is capable of providing access for emergency vehicles. Incorporation of conditions of approval such as fire sprinklers for future mobile homes shall be provided and verification of fire access roads and water supply at the time of future buildings shall be confirmed for emergency fire service purposes. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.

3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.
4. 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, shall be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project will not result in the construction of any structure on the existing lot.
5. A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The proposed CUP will not be detrimental to the health, safety or general welfare of the community, and it is conditioned to maintain the health, and general welfare of the community.

Development Standards Findings:

The proposed project is consistent with Ordinance No. 348 Development Standards set forth in the Controlled Development Areas (W-2-10) zone, including:

- A. One family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height. Existing design of the equestrian structures and dwellings are single story up to a maximum of 40-feet in height and do not exceed 40-feet in height per Ordinance No. 348 Section 15.2A Development Standards.
- B. Lot size shall not be not less than 20,000 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. Existing lots/parcels total 80.0 acres and would not be substandard and therefore complies with Section 15.2B.
- C. Animals are not permitted on existing substandard lots that are less than 20,000 square feet. The minimum lot/parcel sizes currently total 80.0 acres and would not be substandard, and therefore complies with this criteria.
- D. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348. The conditional use permit proposes minimum 2-parking spaces per modular/residential dwelling in compliance with Section 18.12 for a total of 40-parking spaces. Additionally, the 80-acre project site contains an area of approximately 43,000 square feet located along the southerly project boundary as Event/Overlay Parking Area that can accommodate up to approximately 100-vehicles during any special events.

Other Findings:

1. The existing domestic water service is provided by Rancho Polo LTD State Small water system. State Small water systems are limited to 14 service connections. This project must connect to

CVWD water prior to issuing permits for the 15th and subsequent connections. The existing onsite well may be used for irrigation only when connection to CVWD water is complete.

2. The existing sewer lift station was approved by CVWD for up to 20 service connections. Sewer connection fees have been paid for up to 13 service connections. Any additional service connections beyond 13 must show proof of payment to CVWD for sewer service prior to any issuance of building permit.
3. The project site is located within a portion of Airport Influence Area ("AIA") boundary; however, based on email communication from Airport Land Use Commission ("ALUC") staff dated January 22, 2020 no ALUC review is required since there are no changes proposed within Zone E portion, and the existing and future mobile homes at the southwest property corner are outside the airport influence area
4. The project is located within the City of La Quinta Sphere of Influence (SOI). No comments have been received as of this writing.
5. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not located within a conservation area of that plan. The project which may include future dwelling units as result of the agricultural workers mobile home park and future accessory equestrian buildings shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.
6. The project is located within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized as outlined in the Advisory Notification Document (AND) Planning.13-Mt. Palomar Lighting Area.
7. The project complies with the Vista Santa Rosa Design Guidelines including perimeter main equestrian trail along 58th Avenue.

Fire Findings:

1. Fire protection and suppression services will be available through Riverside County Fire Department.
2. The project site is not located within a Cal Fire State-Responsibility Area ("SRA") and is not located within a fire hazard zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND OUTREACH

This project was advertised in the Desert Sun on October 11, 2020. Public hearing notices were mailed to property owners within 1,600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls in opposition to the proposed project.

This project was presented before the Vista Santa Rosa Community Council on May 27, 2020 for informational purposes.

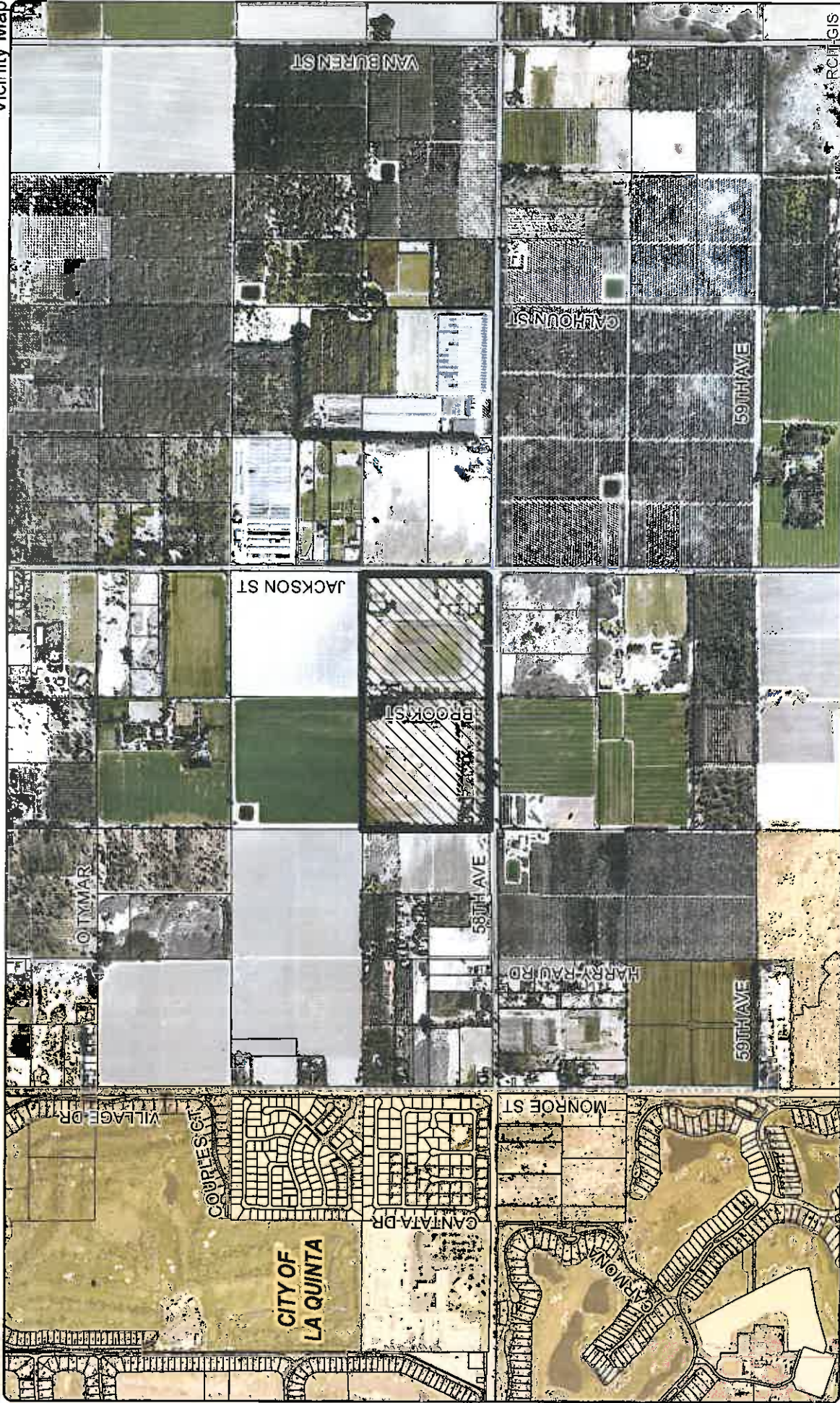
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671.

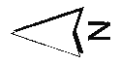
RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190066
VICINITY/POLICY AREAS

Supervisor: Perez
 District 4

Date Drawn: 07/23/2020
 Vicinity Map



Zoning Dist: Lower Coachella Valley



Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided herein. For more information, please contact the Planning and Community Development Department offices in Riverside at (951)955-2266 (Western County) or Palm Desert at (760)934-4377 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190066

LAND USE

Supervisor: Perez
District 4

Date Drawn: 07/23/2020
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

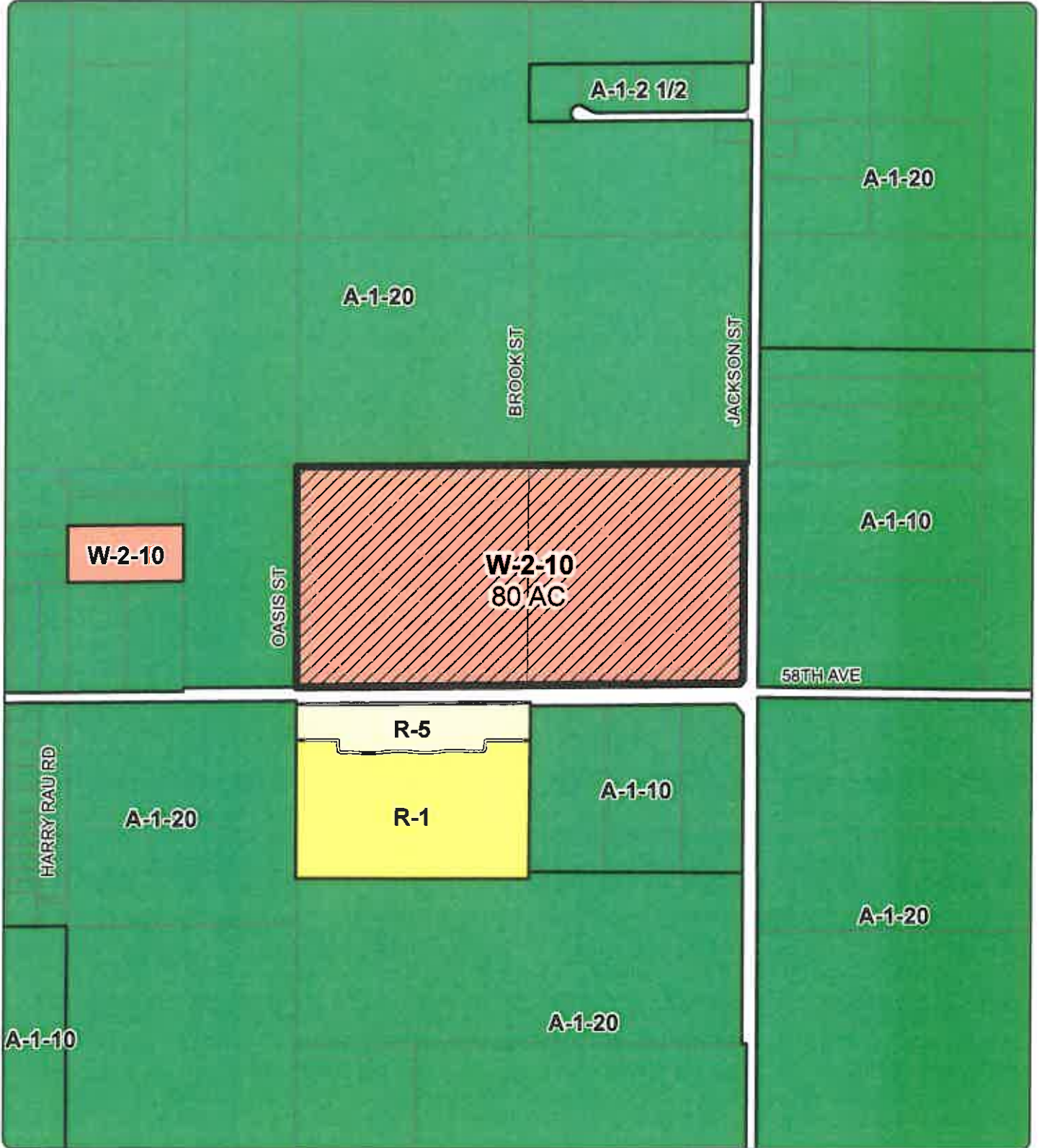
CUP190066

EXISTING ZONING

Supervisor: Perez
District 4

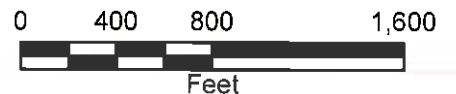
Date Drawn: 07/23/2020

Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

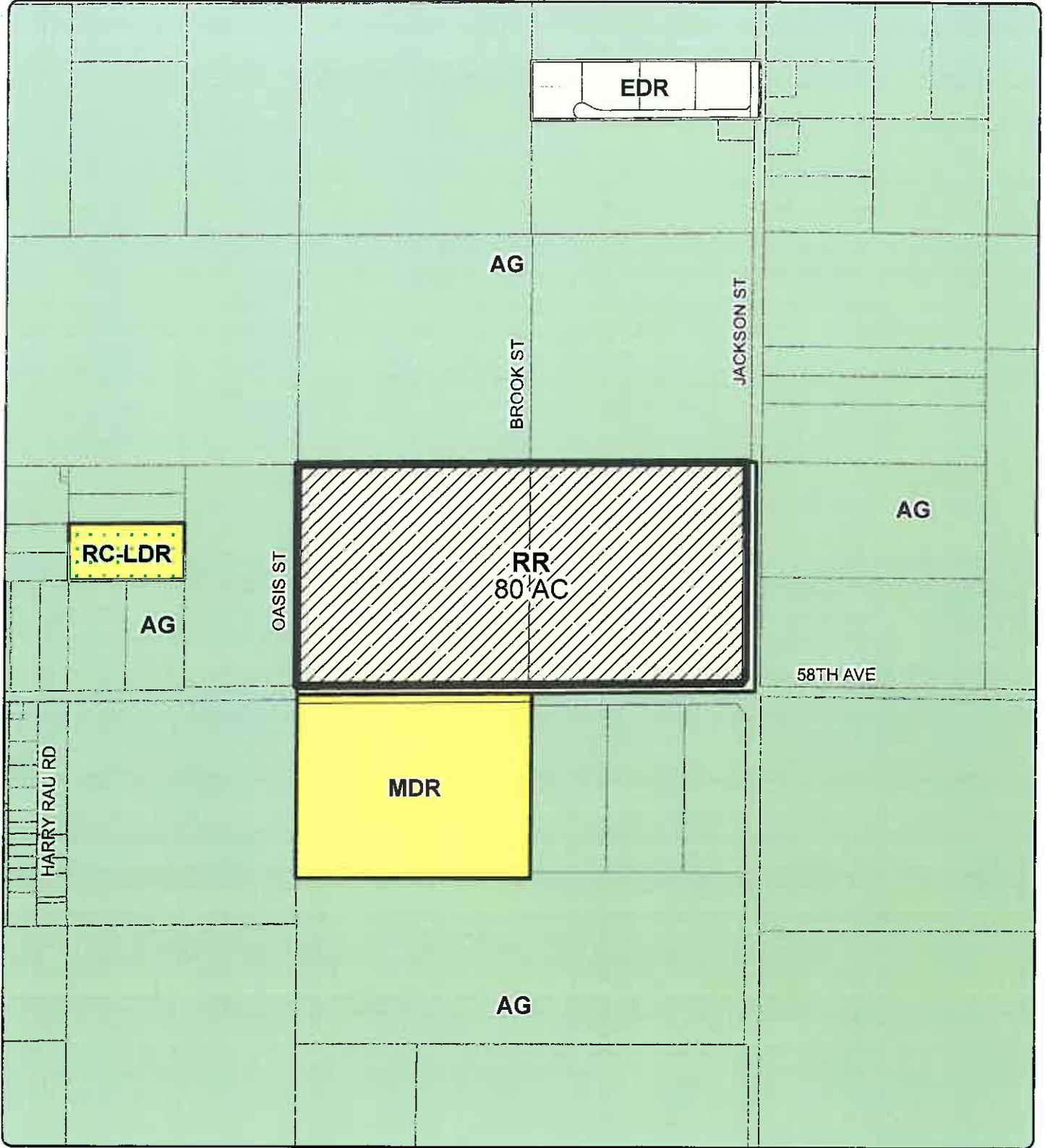
CUP190066

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

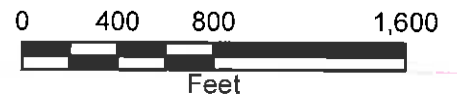
Date Drawn: 07/23/2020

Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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Source: Google Earth, 2020



Exhibit

**Rancho Polo Equestrian Center CUP
Proposed Site Plan
Unincorporated Riverside County, California**

**Rancho Polo CUP 190066
Existing Signage Photos**



Southwest corner of property on Ave. 58



**Property Main Entrance on Ave. 58
(“Sale” portion is temporary, white sign/post is permanent)**



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

Juan C. Perez
Agency Director



10/26/20, 3:13 pm

CUP190066

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190066. 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 CUP190066 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The use hereby permitted is to maintain and re-permit existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 square feet with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 square foot open hay storage area, and a 1,200 square foot maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT Exhibit A (Site Plan), dated March 17, 2020.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

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

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

CORRECTIONS:

Provide site map showing all areas that will have public access. Indicate on plan all parking spaces including ADA required parking and path of travel.

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

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

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

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

construction or placement of any building, structure or equipment on the property.

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

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

PERMITTED BUILDINGS:

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

Provide site map showing all existing structures and related permit numbers. All non-permitted structures to be identified as CWP.

ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

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

The Accessible path of travel shall:

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

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

2- Relocate the ADA parking to comply with the following:

Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

Mobile Home Alterations:

Any alterations to existing permitted mobile homes will require approval through H.C.D. prior to the final inspection of any related building permits.

E Health

E Health. 1 Domestic Water Service

The existing domestic water service is provided by Rancho Polo LTD State Small water system. State Small are limited to 14 service connections. This project must connect to CVWD water prior to issuing permits for the 15th and subsequent connections. The existing onsite well may be used for irrigation only when connection to CVWD water is complete.

E Health. 2 ECP COMMENTS

Based on the information provided, CUP190066 is to permit uses that were previously approved under CUP2991 and that no new construction is being proposed, no additional items are being requested at this time.

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

E Health. 3 Sewer Lift Station

The existing sewer lift station was approved by CVWD for up to 20 service connections. Sewer connection fees have been paid for up to 13 service connections. Any additional service connections beyond 13 must show proof of payment to CVWD for sewer service prior to any issuance of building permit.

E Health. 4 Swimming Pool

The existing pool located at space #19 is not under permit as a public/semi-public swimming pool. If the pool is to be used under the definition of a public/semi-public pool, permits must be obtained from Department of Environmental Health. For additional information, please contact Tyler Skrove at (760)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

Gen - Hold Harmless (cont.)

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 11

Gen - Hours of Operation

Outdoor Equestrian activities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 10:00 p.m., excepting for feeding, turnout, care, maintenance and cleaning, Monday through Sunday in order to reduce conflict with nearby zones and/or land uses. Farm and agricultural activities area not included in the above limited hours.

Planning. 12

Gen - Human Remains

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Waste Resources

Waste Resources. 1 015 - Custom

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

- -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet
- the requirements of AB 1826.

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

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

For more information, please visit:

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

015 - Custom (cont.)

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Plan: CUP190066

Parcel: 764130027

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1

PRIMP

Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

Plan: CUP190066

Parcel: 764130027

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Gen - CC&R Reciprocal Easement (cont.) Not Satisfied

the project for which approval is sought referencing the Planning Department case number; 2. A signed and notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and 4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel. The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress parking between properties known as APNs 764-130-027 & 764-130-030, and (c) contain the following provision verbatim: "Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply: This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property de-annexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to this Grant of Reciprocal Easement." Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file

080 - Planning. 2 Gen - Fee Balance Not Satisfied

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

080 - Planning. 3 Gen - School Fees Not Satisfied

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

Transportation

080 - Transportation. 1 ACCESS RESTRICTION Not Satisfied

Per the access restrictions recorded on Parcel Map No. 13907, no additional driveways shall be permitted at the property. One access point 60-feet in width exists on Jackson Street approximately 588-feet north of 58th Avenue. Two access points exist on 58th Avenue, one being 60-feet in width approximately 1,180-feet west of Jackson Street and the second being 70-feet in width along the west edge of the project (westerly 70-feet of APN: 764-130-027).

080 - Transportation. 2 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Jackson Street shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along 58th Avenue shall be conveyed for public use to provide for a

Plan: CUP190066

Parcel: 764130027

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 R-O-W DEDICATION (cont.) Not Satisfied
59-foot half-width right-of-way.

080 - Transportation. 3 TUMF Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 080 - 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 E Health Clearance Not Satisfied

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

090 - E Health. 2 Hazmat Review Not Satisfied

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

Planning

090 - Planning. 1 Gen - Install Bicycle Racks Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle rack shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 2 Gen - Ord. 659 DIF Not Satisfied

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

Plan: CUP190066

Parcel: 764130027

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Ord. 659 DIF (cont.) Not Satisfied

been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The amount of the fee for the project is based on dwelling units which is currently at \$3187 per unit.

090 - Planning. 3 Gen - Ord. 875 CVMSHCP Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee for the project is based on dwelling units which is currently at \$1371 per unit.

090 - Planning. 4 Gen - Parking Paving Not Satisfied

A minimum of 40 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.

090 - Planning. 5 Gen - Roof Equipment Shielding Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 6 Gen - Utilities Underground Not Satisfied

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

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

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 ACCESS RESTRICTION Not Satisfied

Per the access restrictions recorded on Parcel Map No. 13907, no additional driveways shall be permitted at the property. One access point 60-feet in width exists on Jackson Street approximately 588-feet north of 58th Avenue. Two access points exist on 58th Avenue, one being 60-feet in width approximately 1,180-feet west of Jackson Street and the second being 70-feet in width along the west edge of the project (westerly 70-feet of APN: 764-130-027).

090 - Transportation. 2 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Jackson Street shall be conveyed for public use to provide

Plan: CUP190066

Parcel: 764130027

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 R-O-W DEDICATION (cont.) Not Satisfied
for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along 58th Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

Waste Resources

090 - Waste Resources. 1 090 - Custom Not Satisfied
Form D – Mandatory Commercial Recycling and Organics Recycling

090 - Waste Resources. 2 090 - Waste Reporting Form and Receipts Not Satisfied

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



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

February 4, 2020

Jay Olivas
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit 190066, Horse Training Facility with
Mobile Home Park, APN 764-130-027, 764-130-030

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of Coachella Valley Water District (CVWD) for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The USBR conflicts include but are not limited to Irrigation Lateral 119.64.

This area is underlain with agricultural drainage lines. There are CVWD/Private facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD/Private facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The CVWD/Private conflicts include but are not limited to Avenue 58 Agriculture Drain.

The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.


All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

Jay Olivas
Riverside County Planning Department
February 4, 2020
Page 3

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,


Carrie Oliphant
Director of Engineering

cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Daniel Apodaca
301 E. Colorado BL No. 80
Pasadena, CA 91101

RM: ms\Eng\Dev Svcs\2020\Feb\DRL 20-10767 Horse Training.doc
File: 0163.1, 0421.1, 0721.1
Geo. 060723-4
PZ 20-10767



ec: Tommy Fowlkes
Steve Bigley
Teskaye Demissie
Ruben Montiel

RM: ms\Eng\Dev Srvs\2020\Feb\DRL 20-10767 Horse Training.doc



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Triple Sky Ranch, LLC.

Contact Person: Samantha Ripinsky E-Mail: samantha@continentaldevelopmentgroup.com

Mailing Address: 4114 Sepulveda Blvd. Suite L

Culver City ^{Street} CA 90230

City State ZIP

Daytime Phone No: (310) 253-9998 or 940-2281 Fax No: (310) 253-9897

Engineer/Representative Name: MDS Consulting

Contact Person: Chris Bergh E-Mail: Cbergh@mdsconsulting.net

Mailing Address: 41865 Boardwalk, Suite 218

Palm Desert ^{Street} CA 92211

City State ZIP

Daytime Phone No: (760) 674-5774 Fax No: (_____) _____

Property Owner Name: **SAME AS APPLICANT**

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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

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

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APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

TRIPLE SKY RANCH, LLC
SAMANTHA KIPINSKY, MANAGER

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 764-130-027-0 and 764-130-030-2

Approximate Gross Acreage: 75.19 acres

General location (nearby or cross streets): North of Avenue 58, South of Airport Boulevard, East of Monroe Street, West of Jackson Street.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Existing uses on the property (commercial stable with horse training and migrant agricultural workers mobilehome park) have been operating since 1998 under CUP 2991, which expired in 2003 and not longer permits the existing uses. The proposed CUP is requesting reactivation of these uses. SEE ATTACHMENT.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ord. No. 348, Article XV W-2 Zone; Sections 15.1 and 15.2.

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				SEE ATTACHMENT FOR COMPLETE LIST	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

NA

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CUP 2991
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) NA EIR No. (if applicable): NA

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 unknown

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

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#) Not a development project, WQMP not required.

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application. NA - NOT A DEVELOPMENT PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: NA - NOT A DEVELOPMENT PROJECT

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

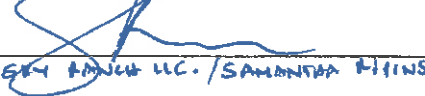
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 12-2-19
TRIPLE SIX ANNUAL LLC. / SAMANTHA HAINSKY, MANAGER

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

**RIVERSIDE COUNTY
APPLICATION FOR LAND USE AND DEVELOPMENT**

ATTACHMENT

**Conditional Use Permit (CUP) for
Rancho Polo Equestrian Center**

Prepared for:

Triple Sky Ranch, LLC.
4114 Sepulveda Boulevard, Suite L
Culver City, CA 90230
Phone: (310) 253-9998

Prepared by:

Terra Nova Planning & Research, Inc.
42635 Melanie Place, Suite #101
Palm Desert, CA 92211

December 2019

Description of the Proposed Project

Existing uses on the property (commercial stable with horse training, RV lots and migrant worker mobile home park) have been in operation since 1998. They were permitted under CUP 2991, which lapsed in 2003. The currently proposed CUP is requesting to reactivate the existing uses. No new construction is proposed, and all existing buildings will remain in their current use. No new construction is proposed, with the exception of maintenance, removal of hazards and painting of the existing buildings. However, the eight (8) employee housing units currently on the property may be rebuilt with a potential to increase the square footage of each unit by no more than 25%.

EXISTING Buildings/Structures

No.*	Square Feet	Height	Stories	Use/Function	To be Removed?	Bldg. Permit No.
1-5	4,250 SF ea.	13 FT	1	Five (5) horse barns (A, B, C, D, E on site plan), 12 stalls ea. total 21,250 SF, 60 stalls	No	
6	12,480 SF	20 FT	1	One (1) horse barn (F on site plan), 40 stalls	No	
7	6,650 SF	10 FT	1	One (1) horse barn (G on site plan), 16 stalls	No	
8	4,125 SF	10 FT	1	One (1) horse barn (H on site plan), 8 stalls	No	
9	5,000 SF	20 FT	1	One (1) open air hay and misc. equipment storage (Hay Storage on site plan)	No	
10	1,200 SF	10.6 FT	1	One (1) maintenance shop/workshop (Workshop /Maintenance on site plan)	No	
11	4,000 SF	10-13 FT	1	One (1) Mobilehome (2,800SF) and garage (1,200SF) (mobile home 11 on site plan)	No	
12	2,000 SF	10-13 FT	1	One (1) Mobilehome (1,250SF) and garage (750SF) (mobile home 12 on site plan)	No	
13	2,000 SF	10-13 FT	1	One (1) Mobilehome (1,250SF) and garage (750SF) (mobile home 13 on site plan)	No	
14	2,000 SF	10-13 FT	1	One (1) Mobilehome (1,250SF) and garage (750SF) (mobile home 14 on site plan)	No	
15	2,850 SF	10-13 FT	1	One (1) Mobilehome (2,100SF) and garage (750SF) (mobile home 15 on site plan)	No	
16	1,500 SF	10-13 FT	1	One (1) Mobilehome (1,500SF) no garage (mobile home 16 on site plan)	No	
17	3,625 SF	10-13 FT	1	One (1) Mobilehome (2,500SF) and garage (1,125SF) (mobile home 20 on site plan)	No	
18	1,500 SF	10-13 FT	1	One (1) Mobilehome (1,500SF) no garage (Grounds Keeper Mobile Home on site plan)	No	

Note: There are miscellaneous “structures” on-site that are not habitable, including fencing, horse turnouts and utilities.

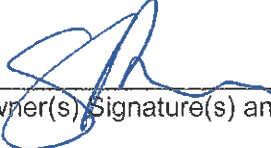


RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 _____ 12-2-19
Property Owner(s) Signature(s) and Date

TRIPLE SKY RANCH, LLC. SAMANTHA RIVINSKY, MANAGER
Printed Name of Owner

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

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

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

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

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

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Triple Sky Ranch, LLC hereafter "Applicant" and Triple Sky Ranch, LLC "Property Owner".

Description of application/permit use:

Conditional Use Permit (CUP) for existing commercial stable with horse training and migrant ag. workers mobile home park. Uses have been operating since 1998 under CUP 2991, which expired in 2003.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 764-130-027-0 and 764-130-030-2

Property Location or Address:

82800 Avenue 58, Thermal, CA 92274

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Triple Sky Ranch, LLC

Phone No.: 310-253-9998

Firm Name: Triple Sky Ranch, LLC

Email: samantha@continentaldevelopmentgroup.com

Address: 4114 Sepulveda Blvd, Suite L

Culver City, CA 90230

3. APPLICANT INFORMATION:

Applicant Name: Samantha Ripinsky

Phone No.: 310-253-9998

Firm Name: Triple Sky Ranch, LLC

Email: samantha@continentaldevelopmentgroup.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/11/19

Print Name and Title: Samantha Ripinsky, Manager of Triple Sky Ranch, LLC

Signature of Property Owner:  Date: 12/11/19

Print Name and Title: Samantha Ripinsky, Manager of Triple Sky Ranch, LLC

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	_____
Set #: _____	Application Date: _____

APRIL 28, 2020

Prepared for: Jay Olivas
Riverside County Planning Department

**Operations/Business Plan
for
Rancho Polo CUP 190066**

Property: Rancho Polo
82800 Avenue 58
Thermal, California 92274

APN: 764-130-0027 and 764-130-030

Applicant: Triple Sky Ranch, LLC (property owner)
4114 Sepulveda Blvd.; Suite L – 2nd Flr
Culver City, California 90230
Tel: (310) 253-9998

Planning Consultant: Kelly Clark, Associate Planner
Terra Nova Planning and Research., Inc.
42635 Melanie Place; Suite 101
Palm Desert, California 92211
Tel (760) 341-4800
kclark@terranovaplanning.com

1) Description of the Site:

Rancho Polo is a 76-acre ranch devoted to equestrian and agricultural activities established in 1988 under CUP 2991. It is improved with 8 barns, which accommodate 148 horse stalls, and additional pipe corals and fenced pastures which can accommodate an additional 50 horses. There are also several bridle paths, a track, turn out pastures, arenas and fields for horse riding, horse training, horse conditioning and a polo field for polo games.

In addition, the previous CUP allowed for 10 RVs and 10 mobile homes, for a total of 20 dwelling units primarily for the property owners, migrant workers and employees, with an 80% occupancy rate. Rancho Polo is currently improved with 8 permanent homes, 2 permanent homes pads, with utility hook-ups, and 10 fully improved RV pads with full utility hook-ups. Two additional permanent homes will be constructed at a future date on the remaining 2 permanent homes pads, for a total of 10 permanent homes as permitted under the previous CUP 2991.

The agricultural component of Rancho Polo consists of approximately 300 date palms that are harvested annually, in addition to many citrus trees and avocado trees, which are also harvested annually; and hay will be grown for equestrian and livestock feed.

The agricultural component also includes a variety of farm structures and improvements, including a Hay Barn (open sides), equipment sheds, and various other improvements equipment and tanks required to operate an agricultural facility.

2) Description of Business and Operations:

Rancho Polo will operate as a fully integrated agricultural and equestrian business, which includes, but is not limited to:

- a) Date Palm tree cultivation and harvesting.
- b) Citrus and Avocado tree cultivation and harvesting.
- c) Organic farming cultivation and harvesting.
- d) Nursery for plants, trees and produce plants.
- e) Chickens, eggs, and livestock
- f) Farm to table training and education.
- g) Equestrian boarding, which includes feeding, caring, grooming, veterinary services, farrier services, exercise, training, lessons, equestrian events and games, and polo events and games.
- h) Renting the residences.
- i) Living quarters for the Rancho Property owners and for certain Ranch staff/employees.
- j) Property management office.

3) Hours of Operation:

Rancho Polo is a ranch and a farm. Due to the horses, livestock, cultivation and harvesting activities, Rancho Polo must operate 7 days per week, 24 hours per day. The horses and livestock require constant care, feeding, medical attention and supervision. The cultivation and harvesting activities are performed as needed.

Equestrian events and polo games will be restricted to the hours of 7:00 AM to 10:00 PM, daily, with a few exceptions for certain events that may continue past 10:00 PM and will require prior approval from the County.

Peak Season is from September to April. Peak Season will generally be a "Full House," meaning all 148 stalls will be rented. Some or all of the remaining 50 pipe corals will also be occupied. All of the equestrian activity described in Sec #2 (a) through (j), and in Sec 3 will be ongoing.

Off Season is from May to August. However, the entire Coachella Valley is progressively becoming used all year round, and the Peak Season should be expected to expand.

4) Lighting on Site:

All barns, residences and buildings have interior lights.

All RV Pads have electricity and water.

All exterior areas of Rancho Polo currently have night lights, including, but not limited to, exterior lights around the Polo Field and track, and all barns, and the residential areas, including the residential main street and the exterior of the residences.

5) Number of Employees / Permanent or Seasonal:

Currently, Rancho Polo has a staff of approximately 12 – 15 employees.

During Off Season, Rancho Polo employs a full-time staff of approximately 10 to 15 employees.

During the peak season, the staff may increase to 15 to 20 employees. In the event of full capacity at the horse barn, the staff may increase to 25 employees.

For the sake of clarity, currently there are 12 full time employees, and all other employees would be classified as part time.

During harvest season, the number of part time employees are projected to increase by an additional 3-4 part time employees.

6) Security on Site:

During Peak Season there is Security on site, including nighttime security to patrol the horse barns.

During the Off Season, security will only be provided at night.

On site Management and maintenance is always present (on-site residences), 24 hours per day.

7) Number of Horse Stalls / Capacity:

Rancho Polo has 8 barns, which accommodate 148 horse stalls, and additional pipe corals and fenced pastures which can accommodate an additional 50 horses, for a total of 198 horse capacity.

8) Private Operation:

Rancho Polo is a private property. It is not open to the public for visits. It is only open to: (i) Horse Boarders, and their guests, (ii) Polo players and their guests, who play and attend Polo games, (iii) to guests attending events, (iv) to students and guests who attend equestrian and agricultural classes, (v) to residents, and to (vi) staff and employees.

9) Fees:

There is no entry fee, because Rancho Polo is a private property.

There is a charge for each category of activity. These charges will change based on supply and demand.

Full Horse Boarding currently is a rent of \$850 per month and includes a stall, turn out, exercise, feed, hay, and care.

Dry Horse Boarding currently is a rent of \$325 per month and includes the stall only. Use of turn outs, exercise, feed, hay, and care is all excluded and horse owner's responsibility to provide.

Horse Boarding currently is a rent of \$200 to \$300 per month for turn out and water (stalls, turn out, exercise, feed, hay, and care are all excluded).

Residential rents for the dwelling units vary on a monthly basis.

However, it is important to note that all prices, rents, fees and costs may change, at owner's absolute discretion, at any time, and will vary depending on market conditions, depending on supply and demand, and depending on seasons, cost of goods, etc.

10) Events:

Rancho Polo currently hosts several equestrian events throughout the year, including Hunter Jumper competitions, Hunter Jumper shows, Polo Games, and related activities.

Rancho Polo will schedule events for each season of the year, starting with the upcoming Equestrian Season commencing December 2020.

April 28, 2020

Jay Olivas
Riverside County
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

RE: Rancho Polo CUP 190066 – Vista Santa Rosa Design Guidelines Compatibility

The purpose of this letter is to demonstrate how the proposed Rancho Polo CUP (CUP 190066) is consistent with the Vista Santa Rosa Design Guidelines and overall community character.

The Rancho Polo Equestrian Center is approximately 75 acres located at 82800 Avenue 58 in the community of Thermal, within the Vista Santa Rosa community boundaries. Existing uses on the property (commercial stable with horse training, RV lots and migrant worker mobile home park) have been in operation since 1998. These uses were permitted under CUP 2991, which lapsed in 2003. The currently proposed CUP is requesting to reactivate the existing uses with minor modifications.

The previous CUP allowed for 10 RVs and 10 mobile homes for migrant workers. The proposed CUP is requesting that the 20 units be designated as “Worker/Owner Housing” to allow for more permanent structures, as the owner does not intend to keep RV or mobile home structures on site. The residential units would remain seasonal or secondary residential uses, with the exception of groundskeepers/property managers who would reside year-round.

Under the proposed CUP, the property owner would be allowed to build out all 20 units with single-family type structures. Also, the owner would be allowed to renovate or rebuild the eight (8) existing prefabricated homes with a potential to increase the square footage of each unit by no more than 25%. The site will continue to operate as an equestrian center and no new land uses are proposed.

Consistency with Vista Santa Rosa Design Guidelines

Vista Santa Rosa (VSR) is a rural community comprised of large, equestrian estates and agricultural land. According to the VSR Design Guidelines, the VSR community character is described as follows:

- Rural
- Agriculture
- Equestrian
- Unpretentious
- Mountain Vistas
- Unadorned
- Simple Elegance
- Clean Style
- Open
- Windblown
- Utilitarian
- Desert Lifestyle
- Hot and Dry
- Natural



VISTA SANTA ROSA



VISTA SANTA ROSA



Equestrian Club

VISTA SANTA ROSA



Large Estate Lots

VISTA SANTA ROSA

Rancho Polo as it exists today has a rustic feel with typical equestrian uses, such as barns, working arenas, seasonal groundskeeper/worker housing, open pastures, white fences, and property maintenance facilities. The property is consistent with the VSR community character and design because it consist of equestrian uses, appropriate fencing style, is low density, has open pasture space, and vegetation lining the property's street front. The proposed Rancho Polo CUP will maintain the site's existing equestrian uses which currently conform to the VSR character and design guidelines, as shown in the photos below.







As shown in the photos, above, the proposed Rancho Polo CUP would conform to the VSR Design Guidelines and maintain the community's character.

Thank you,

Kelly Clark
Terra Nova Planning & Research, Inc.
42635 Melanie Plan, Suite 101
Palm Desert, CA 92211

RANCHO POLO WORK PLAN

April 28, 2020



RECEIVED

MAY 18 2020

A handwritten signature in blue ink, appearing to be 'S. J.' or similar.

County of Riverside
Department of Environmental Health
EPO Division

Prepared for:

Riverside County Environmental Health Department

1. Project Background and Description

This Work Plan is submitted in connection with the application for: **CUP 190066**

Property: Rancho Polo
82800 Avenue 58
Thermal, California 92274

APN: 764-130-0027 and 764-130-030

Applicant: Triple Sky Ranch, LLC (property owner)
4114 Sepulveda Blvd ; Suite L – 2nd Fir
Culver City, California 90230
Tel: (310) 253-9998

Planning Consultant: Kelly Clark;
Terra Nova Planning and Research., Inc.
42635 Melanie Place; Suite 101
Palm Desert, California 92211
Tel (760) 341-4800
kclark@terranovalplanning.com

2. Work Plan Project Scope

The Work Plan consists of correcting the Violations identified on the State Small Water System Inspection Report, Date of Inspection: June 14, 2019, Comp# 3303015 WA0000226, prepared by Shantel Bacon, Environmental Health Specialist IV, which include the following tasks:

1. Prepare and submit Water Quality Emergency Notification Plan.
2. Prepare and submit Bacteriological Sample Siting Plan.
3. Install required back-flow protection for all watering troughs.
4. Replace existing 6,000-gallon water pressure tank with four (4) new 120-gallon tanks.

3. Timeline - Schedule for Completion

The foregoing tasks in the Work Plan will all be completed on or before the for following Completion Dates:

1. The Water Quality Emergency Notification Plan will be completed on or before September 30, 2020.
2. The Bacteriological Sample Siting Plan will be completed on or before September 30, 2020.
3. The installation of the back-flow protection for all watering troughs will be completed on or before December 15, 2020.
4. The existing 6,000-gallon water pressure tank will be removed, and it will be replaced with four (4) new 120-gallon tanks, and all work will be completed on or before December 15, 2020.

4. Deliverables

Applicant will deliver a letter to Shantel Bacon, Environmental Health Specialist IV at sbacon@rivco.org Tel (760) 863-7570, with a copy to Jay Olivas, Project Planner, at jolivas@rivco.org Tel (760) 863-7050 and Mark Abbott, at mabbott@rivco.org Tel (760) 863-7570; within 14 days of completion, along with a copy of the Plans identified in items #1 and #2, or a letter evidencing the completion of the above items #3 and #4, of the Project Scope of Work.

5. Implementation Plan

- A. Chad Finch, Certified Water Operator has been retained as the Lead Consultant to secure the consultants to prepare and to coordinate the completion of the (i) Water Quality Emergency Notification Plan, and the (ii) Bacteriological Sample Siting Plan.
- B. Palm Springs Pump has been retained as the Lead Contractor to install and to coordinate the completion of (i) the installation of the back-flow protection for all watering troughs, and (ii) replacing existing 6,000-gallon water pressure tank with four (4) new 120-gallon tanks.

APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above, and authorize the team to proceed.

Name	Title	Date
Applicant: Triple Sky Ranch, LLC Juri Ripinsky	Property Owner Manager	April 28, 2020

Approved By



Date

May 15, 2020



RECEIVED
MAY 18 2020



County of Riverside
Department of Environmental Health
EPO Division

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 190066 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) – Owner/Applicant: Triple Sky Ranch, LLC (Rancho Polo Equestrian Center) – Representative: Terra Nova Planning & Research, Inc. – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Rural: Rural Residential (RUR- RR) (5 Acre Minimum) – Location: Northerly of 58th Avenue, southerly of Airport Boulevard, westerly of Jackson Street, and easterly of Harry Rau Road – 80-Gross Acres - Zoning: Controlled Development Areas –10 Acre Minimum (W-2-10) – **REQUEST:** Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20 space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 sq. ft. with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 sq. ft. open hay storage area, and a 1,200 sq. ft. maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 21, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivias@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 23, 2020,

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

APN (s) or case numbers CUP190066 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

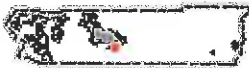
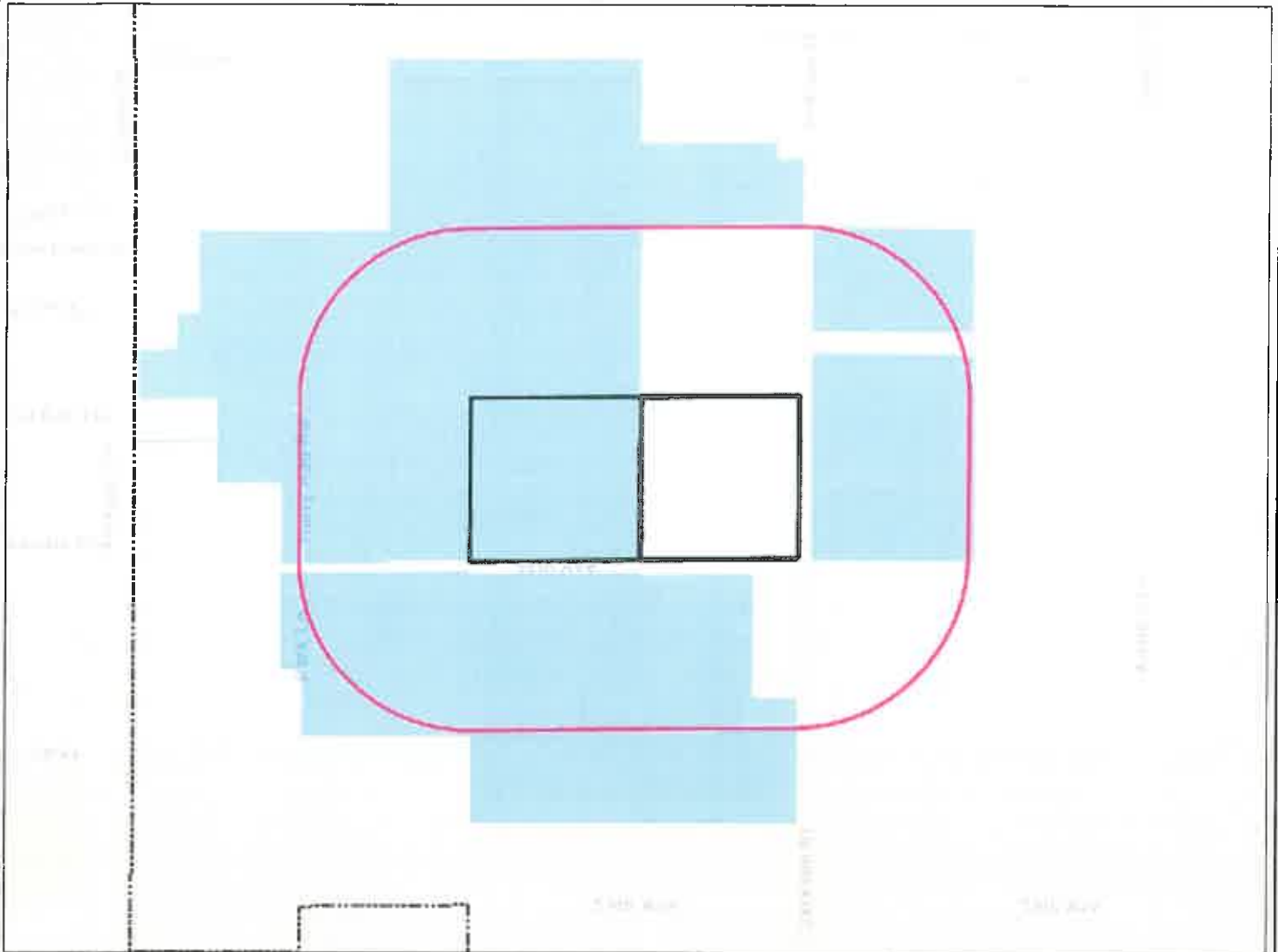
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CUP190066 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 7/23/2020 1:06:04 PM

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764230011
MAJID FAMILY LTD PARTNERSHIP
81709 DR CARREON BL STE C4
INDIO CA 92201

764220027
LETICIA C. TORRES
51572 CALLE AVILA
COACHELLA CA 92236

764230010
KIRKJAN INV PROP
86740 INDUSTRIAL WAY
COACHELLA CA 92236

764230008
PAUL S. WEINBERG
P O BOX 3368
PALM DESERT CA 92261

764230009
THE WHOLE EARTH DEV CO INC
14840 LAS FLORES LN
LAS GATOS CA 95032

764120010
DURBANO LINDA
P O BOX 1544
OGDEN UT 84402

764130006
PARS RANCH
10990 WILSHIRE BLVD # 1200
LOS ANGELES CA 90024

764120001
DAVID DURBANO
P O BOX 1544
OGDEN UT 84402

764130024
MANUEL ABARCA
42305 EVEREST DR
INDIO CA 92203

764130017
RAMON C. BARRON
82210 AVENUE 58
THERMAL CA 92274

764090004
RICHERT FAMILY PARTNERSHIP
83801 AVENUE 45
INDIO CA 92201

764130015
PAUL L. DURAN
82260 AVENUE 58
THERMAL CA 92274

764130023
MANUEL GARCIA
P O BOX 295
THERMAL CA 92274

764130018
JOAQUIN DUARTE SIDA
82262 58TH AVE
THERMAL CA 92274

764130027
DANIEL E. APODACA
301 E COLORADO BL NO 800
PASADENA CA 91101

764130028
PETER RABBIT FARMS INC
85810 GRAPEFRUIT BLV
COACHELLA CA 92236

764130022
JOAQUIN DUARTE
82262 AVE 58
THERMAL CA 92274

764130026
MAJID FAMILY LTD PARTNERSHIP
81709 DR CARREON BL NO C4
INDIO CA 92201

764130016
PRENTISS SPRUEILL
35075 PIPE CREEK RD
MOUNTAIN CENTER CA 92561

764170005
MOHAMMAD MOJARAD
39921 DESERT SUN DR
RANCHO MIRAGE CA 92270

764130025
MERAZ OPTACIANO R & ESTHER F REVOCABLE
601 S ORANGE GROVE BLVD
PASADENA CA 91105

764170004
STUART BRUCE F TRUST DTD 5/21/1996
9595 WILSHIRE BLVD STE 402
BEVERLY HILLS CA 90212

764170002
57300 JACKSON STREET
65050 COLLINS RD
BEND OR 97703

764130020
SPRUEILL FAMILY TRUST DATED 07/25/18
35075 PIPE CREEK RD
MOUNTAIN CENTER CA 92561

764130021
JOAQUIN DUARTE
82262 AVENUE 58
THERMAL CA 92274

764170001
HEADSTART NURSERY INC
4860 MONTEREY RD
GILROY CA 95020

764170006
TM
81709 DR CARREON BLVD C4
INDIO CA 92201

764220028
TOWER ENERGY GROUP
1983 W 190TH ST STE 100
TORRANCE CA 90504

**INVOICE (INV-00126812)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Samantha Ripinsky
Triple Sky Ranch, LLC
4114 Sepulveda Blvd
Culver City, Ca 90230

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00126812	10/14/2020	10/14/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200044	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Thermal, CA 92274	SUB TOTAL	\$50.00

TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 1

Planning Commission Hearing: November 4, 2020

PROPOSED PROJECT

Case Number(s): CUP190040 & DA1900030

CEQA Exempt Section 15061(b)(3), Section 15301, & Section 15303

Area Plan: Western Coachella Valley

Zoning Area/District: Bermuda Dunes District


Supervisory District: Fourth District

Project Planner: Gabriel Villalobos

Project APN(s): 626-420-025

Applicant(s): DJK Group, Inc.

Representative(s): Infrastructure Engineers



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190040 (CUP190040) proposes to use an existing 5,920 sq.ft. tilt-up concrete building as a cannabis microbusiness location and will include tenant improvements to the existing building ("Project").

Development Agreement No. 1900030 (DA1900030) will impose a lifespan of 10 years on the proposed cannabis project, will grant the applicant vesting rights to develop the Project in accordance with the terms established through CUP190040 and this development agreement, and provide community benefit to the Bermuda Dunes district.

The project site is located north of Flora Rd, east of I-10, south of 38th Ave, and west of Washington St.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE Development Agreement No. 1900030, 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. 190040, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Light Industrial (LI)
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Light Industrial (LI)
South:	Light Industrial (LI)
West:	Light Industrial (LI)
Existing Zoning Classification:	Industrial Park (I-P)
Surrounding Zoning Classifications	
North:	Controlled Development Area – 10 Acre Minimum (W-2-10)
East:	Industrial Park (I-P)
South:	Manufacturing – Service Commercial (M-SC)
West:	Industrial Park (I-P)
Existing Use:	Commercial
Surrounding Uses	
North:	Vacant
South:	Commercial
East:	Commercial
West:	Commercial

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.71 acres	N/A
Existing Building Area (SQFT):	5,920 sq. ft.	N/A
Building Height (FT):	28 ft.	35 ft.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Microbusiness with Retail Sales	2,494	1 space/200 sq.ft. of gross floor area for Retail	13	13

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Distributor	1,530	2 spaces/3 employees for Distribution	1	1
Manufacturing	1,896	2 space/3 employees for Manufacturing	1	1
TOTAL:	5,290		15	15

Located Within:

City's Sphere of Influence:	Yes – City of Palm Desert
Community Service Area ("CSA"):	Yes – CSA #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes – Bermuda Dunes

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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

Applicants requesting to establish commercial cannabis retail, microbusinesses, and/or cultivation uses were required to submit a request for proposal ("RFP") cannabis package. Applicants who ranked highest 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 an RFP Cannabis File No. CAN190007. Pursuant to the Board of Supervisors approved ranking list, this application was not ranked due to a lack of other cannabis retailers in the immediate area and the low number of cannabis microbusiness RFPs submitted. As a result, the applicant may proceed forward to the Conditional Use Permit ("CUP") process.

Project Details

The proposed Cannabis Microbusiness would occupy an approximately 5,920-square-foot existing warehouse building to be used as a retail storefront, packing/distribution, and manufacturing facility, otherwise referred to as a Cannabis Microbusiness, in the Bermuda Dunes district of Riverside County. The establishment of the existing building was approved as part of Plot Plan No. 19431, an application for the construction of four (4) industrial/warehouse buildings, which was approved by the Riverside County Planning Director on September 2, 2004.

The proposed Cannabis Microbusiness would operate between the hours of 7 AM to 10 PM daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505.I. The cannabis retail component of the proposed project will have five (5) employees on site, which includes three (3) salespeople, one (1) manager, and one (1) inventory stocker. Both cannabis distribution and manufacturing components of the proposed project will have one (1) employee each for a total of two (2) additional employees. In total, there shall be seven (7) employees on-site overall at any given point during normal business operating hours, as well as security personnel.

The parking ratio of 1 space/200 square feet of gross floor area equals approximately 13 parking spaces as a requirement for the proposed Cannabis Retail use, as the gross floor area is equal to 2,494 square feet. In addition, the parking ratio of 2 spaces for every 3 employees for both distribution and manufacturing uses add on 2 additional parking spaces to the total parking requirement as both uses propose only 1 employee for each use. As a result, the total amount of required parking spaces for the proposed project is 15 spaces. The total number of parking spaces to be provided through the proposed development will be 15 spaces total. The proposed project site can feasibly accommodate only 12 parking spaces total. The additional 3 spaces acquired by the applicant are from the neighboring business sharing the same driveway. On August 21, 2020, Brian Orr, owner of the property located at 77738 Flora Road, signed a shared parking agreement allowing for three (3) shared parking spaces to be provided for the applicants at 77704 Flora Road. The shared parking agreement provides an additional 3 spaces to the 12 already provided by the project and ensures adherence to the parking requirement established for the

proposed use(s). The shared spaces are within 150 feet of the proposed use's entrance and meet all other requirements as established in Section 18.12 of Ordinance No. 348.

As part of the approval process for cannabis retail facilities, a development agreement between the County of Riverside and the applicant was applied for under Development Agreement No. 1900030 (DA1900030).

General Plan Consistency

The project site has a General Plan Foundation Component and Land Use Designation of Community Development: Light Industrial (CD: LI). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of 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 Light Industrial (LI) land use designation provides for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The project is consistent with the Community Development General Plan Foundation Component and Light Industrial Land Use Designation as the proposed project includes distribution, manufacturing, and has a retail use that are all allowed uses.

Zoning Consistency

The project site has a zoning classification of Industrial Park (I-P). Pursuant to Ordinance No. 348, Article XIXh, Section 19.522, Cannabis Microbusinesses are allowed in the I-P Zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the I-P Zone and those set forth in Section 19.523 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

Development Agreement No. 1900030 and Conditional Use Permit No. 190040 were submitted to the County of Riverside on October 24, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been established and designated for commercial/industrial uses. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance shall be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project will not expand the existing structures and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that

already occur, and therefore the Project is exempt from CEQA under the Section 15301 Class 1, Existing Facilities exemption.

Furthermore, this project is exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications to the exterior of the structure such as paint and signage, and would only re-entitle the existing Light Industrial facility and convert the existing small structure to this specific proposed cannabis microbusiness use. Additionally, the surrounding area has been determined to not be environmentally sensitive as the proposed project has gone through the necessary steps to prove there would be minimal environmental impacts on the surrounding area, one example being the review and approval of the proposed project by the Airport Land Use Commission (ALUC). Therefore, the project as proposed is exempt from CEQA under the Section 15303 (New Construction or Conversion of Small Structures) exemption.

Additionally, this proposed project is also exempt from CEQA review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061(b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis microbusiness) and will be occupying an existing permitted retail building or structure for the purpose of manufacturing, distributing and selling cannabis products. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b)(3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will operate within the restrictions of the existing land use regulations and zoning ordinances established for the subject parcel. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. Given the site has already been developed for such uses and only minimal façade and tenant improvements would be required, no substantial construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, the potential impacts related to cannabis related hazardous substances shall be minimal as the project shall be regulated and subject to state requirements for managing waste. Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

FINDINGS AND CONCLUSIONS

In order for the County to approve 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 Light Industrial (LI). The proposed project is consistent with the land use designation as the project meets the Light Industrial floor area ratio

(FAR) requirement of 0.25 to 0.60 FAR. The project will utilize an existing 5,920 square foot building located within a 31,217 square foot parcel, which equals a FAR of 0.19. Land Use Policy LU 30.9 allows for a FAR that is less intense in order to encourage good project design and efficient site utilization. The project also supports Land Use Policy LU 30.1 which seeks to accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps.

2. The project site has a Zoning Classification of Industrial Park (I-P), which is consistent with the applicable Riverside County General Plan Land Use Designation because the I-P zone supports the development of new industrial, manufacturing, research and development, and professional office land uses. The proposed use of a cannabis microbusiness is conditionally permitted pursuant to Ordinance No. 348, Article XIXh, Section 19.522.
3. The proposed use, a Cannabis Microbusiness, is consistent with Ordinance No. 348 and is allowed within the Industrial Park (I-P) Zoning Classification, subject to Conditional Use Permit approval.
4. The uses surrounding the project site include commercial land uses to the east, west and south and vacant land to the north. The adjacent commercial use to the east is located on a parcel zoned I-P and has a commercial use of a printing business. The business to the west is also zoned I-P and is also used commercially as a beverage distribution business. The existing building is not subject to any setback requirements as it is not located adjacent to any residentially zoned parcels. As such, the project use is compatible with the surrounding uses as it meets the minimum development standards as defined through Ordinance No. 348.

Conditional Use Permit Findings:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County as the proposed project is consistent with the General Plan and development standards set forth for the Industrial Park (I-P) zoning classification. The proposed project upholds Land Use Policies LU 30.1 and 30.9 and does not require any variances for the requirements established through Ordinance No. 348.
2. 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.
3. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Light Industrial (LI) to the east, west and south which encourage commercial/industrial land uses. The proposed use, a cannabis microbusiness, would provide community benefits and retail services within the surrounding community. Additionally, the project complies with the development standards of the I-P Zone. Therefore, the proposed project conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.
4. The proposed project has considered the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has taken into account topographical and drainage conditions, including the need for dedication improvements of

necessary structures as a part thereof. As such, the proposed project has been determined to not require any additional improvements as the proposed project involves the utilization of an existing structure with street dedications and drainage features already implemented in the design. No further requirements were conditioned by any county department.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Under the current CUP application, this requirement does not apply as there are no additional structures being proposed, as such no condition is required.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 21, Planning. 24, Planning. 29 and 30 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. 29 and 30) 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, but are not limited to, 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 Microbusiness Facilities Standards:

General Location

1. *Cannabis Microbusiness Facilities shall not be located within 600 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. The project is not located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 600 feet of the site.*
2. *Cannabis Microbusiness Facilities that include a Cannabis retail competent 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. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.*

Setbacks

3. *All Cannabis Microbusiness Facilities 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 25 feet. In the event that a Cannabis Microbusiness Facility includes retail sales of Cannabis, then the minimum setback from residentially zoned lot lines shall be 40 feet. As detailed in the following section addressing the development standards of the I-P zone, the project meets all applicable setback standards of the I-P zone. The project is not located adjacent to any residential zone, so the additional provision setbacks to such properties does not apply.*
4. *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, the California Building Code or Ordinance No. 457. No setback adjustments are applicable.*

Activities

5. *Cannabis Microbusiness Facilities shall not transport or store non-cannabis goods. The project has been conditioned to meet this standard. (Planning. 11 – Cannabis Microbusiness Operations – 1)*
6. *Cannabis Microbusiness Facilities may distribute, manufacture (without volatile solvents) and dispense Cannabis under a single Cannabis Microbusiness Facilities license issued by the State. The*

project does propose a Microbusiness that includes distribution, manufacturing, and retail components. The manufacturing component does not propose any volatile solvents to be utilized. The project has been conditioned to meet this standard. (Planning. 12 – Cannabis Microbusiness Operations – 2)

7. *Cannabis Microbusiness Facilities may cultivate Cannabis indoors in an area less than 10,000 square feet.* The project does not include any indoor cannabis cultivation, as such, this requirement is not applicable.
8. *Cannabis Microbusiness Facilities shall include at least three of the following Commercial Cannabis Activities, which shall be set forth in the conditional use permit; Indoor Cultivation up to 10,000 square feet, Manufacturing (with non-volatile solvents), Distribution, and Retail sales.* The proposed Project includes all three of the four uses (retail, manufacturing, and distribution) and complies with this standard.

Operations

9. *Cannabis Microbusiness Facilities shall comply with the operational requirements set forth in this Article that apply to the specified uses authorized by the approved conditional use permits, and the water and energy conservation standards as applicable to Cannabis Microbusiness Facilities that includes cultivation.* The proposed Cannabis Microbusiness includes retail, manufacturing, and distribution. The operational requirements for each separate use are included in the following sections with the applicable findings for each.

Retail Operational Requirements:

1. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. as shown below:
 - 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. (Planning-All. 1 – Cannabis Retail Operations – 1)
 - B. *Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.* The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Planning-All. 7 – Cannabis Retail Operations – 2)
 - C. *Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.* The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to

provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Planning-All. 8 – Cannabis Retail Operations – 3)

- D. *A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Planning-All. 9 – Cannabis Retail Operations – 4)*
- E. *Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Planning-All. 10 – Cannabis Retail Operations – 5)*
- F. *Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. The project has been conditioned to meet this standard. (Planning-All. 11 – Cannabis Retail Operations – 6)*
- G. *Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provided floor plan, Exhibit C shows the maximum of 50 square feet for incidental goods that will be displayed at the sales counter only. 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. (Planning-All. 12 – Cannabis Retail Operations – 7)*
- H. *Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Planning-All. 13 – Cannabis Retail Operations – 8)*
- I. *Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Planning-All. 14 – Cannabis Retail Operations – 9)*
- J. *Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Planning-All. 2 – Cannabis Retail Operations – 10)*
- K. *Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the*

Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Planning-All. 3 – Cannabis Retail Operations – 11)

- L. *Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.* The project has been conditioned to meet this standard. (Planning-All. 4 – Cannabis Retail Operations – 12)
- M. *Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.* The project has been conditioned to meet this standard. (Planning-All. 5 – Cannabis Retail Operations – 13)
- N. *Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.* The project is not designed with a drive-in, drive-through, or walk up window and has further been conditioned to meet this standard. (Planning-All. 6 – Cannabis Retail Operations – 14)

Manufacturing Operational Requirements

- 1. The project complies with the Manufacturing operational requirements set forth in Ordinance No. 348 Section 19.515.E. as shown below:
 - a. *Any compressed gases used in the manufacturing process shall not be stored on any lot within in containers that exceeds the amount which is approved by the Riverside County Fire Department and authorized by the conditional use permit.* The project has been conditioned to meet this standard. (Planning. 8 – Cannabis Manufacturing Operations – 1)
 - b. *Closed loop systems for compressed gas extraction systems must be commercially manufactured, bear a permanently affixed and visible serial number and certified by an engineer licensed by the State of California that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices.* The project has been conditioned to meet this standard. (Planning. 9 – Cannabis Manufacturing Operations – 2)
 - c. *Cannabis Manufacturing Facilities shall have a training program for persons using solvents or gases in a closed looped system to create cannabis extracts on how to use the system, to access applicable material safety data sheets and to handle and store the solvents and gases safely.* The project has been conditioned to meet this standard. (Planning. 10 – Cannabis Manufacturing Operations – 3)

Distribution Operational Requirements

- 1. The project complies with the Distribution operational requirements set forth in Ordinance No. 348 Section 19.521.C. as shown below:
 - a. *Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.* The project has been conditioned to meet this standard. (Planning. 3 – Cannabis Distribution Operations – 1)

- b. *In addition to the requirements of Ordinance No. 348 Section 19.505.Q. the following record keeping measures are required to be implemented for all Cannabis Distribution Facilities:*
 - i. *Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations. The project has been conditioned to meet this standard. (Planning. 4 – Cannabis Distribution Operations – 2)*
 - ii. *A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement. The project has been conditioned to meet this standard. (Planning. 4 – Cannabis Distribution Operations – 2)*
 - iii. *Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis Products to maintain a clear chain of custody. The project has been conditioned to meet this standard. (Planning. 4 – Cannabis Distribution Operations – 2)*
- c. *Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files. The project has been conditioned to meet this standard. (Planning. 5 – Cannabis Distribution Operations – 3)*
- d. *Cannabis Distribution Facilities shall not be open to the public. The Distribution component of the project is located on the second floor of the building and is not readily accessible to any public areas of the retail component of the project. The project has been conditioned to meet this standard. (Planning. 6 – Cannabis Distribution Operations – 4)*
- e. *Cannabis Distribution Facilities shall not transport or store non-cannabis goods. The project has been conditioned to meet this standard. (Planning. 7 – Cannabis Distribution Operations – 5)*

Cannabis Microbusiness Findings:

- 1. *The project complies with all the requirements of the State and County for a Cannabis Microbusiness facility. This is met because the project has been designed and conditioned to meet these requirements.*
- 2. *The Cannabis Microbusiness Facility’s operating plan demonstrates proper protocols and procedures that address enforcement priorities for Cannabis activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted and licensed sources within the State and not distributed out of State. The Project’s Operating Plan addressing Safety and Security Protocols notes that minors will not be allowed on the premises, even if accompanied by a parent or guardian. The operating plan also includes a variety of measures and protocols regarding verification of licensing for product obtained or distributed.*
- 3. *The Cannabis Microbusiness Facility 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 recommended by State law. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map*

buffering 1,000 feet from the subject site was prepared by Riverside County and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.

4. *For Cannabis Microbusiness Facility 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 site and all applicable fees have been paid.* This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

Industrial Park (I-P) Zone Development Standards Findings:

1. The development standards of the I-P Zoning Classification are as follows:
 - A. *The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.* This project meets this standard as the existing parcel is 31,217 square feet or 0.71 acres and has a street frontage width of approximately 145 feet.
 - B. *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line.* This project meets this standard as the existing building has a listed height of 28 feet from the finish grade to the top of the parapet.
 - C. *A minimum of 15 percent of the site shall be landscaped and automatic irrigation shall be installed.* The proposed project has a listed landscape coverage of 6.75 percent as 2,110 square feet of the 0.71 acre parcel is currently landscaped. As the facility is already existing, no new landscaping is proposed under this CUP application. In addition, a 77 foot easement occupies the northern portion of the parcel which greatly reduces the available space on the parcel for such implementations and reduces the developable area from 31,807 square feet to 20,932 square feet.

The original entitlement of Plot Plan No. 19431 (PP19431), which established the existing building, included a proposal for 4 buildings, with the drainage easement included within the landscape coverage for a total of 13,790 square feet or 44% landscape coverage. The original approval did not include a variance application and Planning is not requesting one for this project as additional landscaping is unfeasible.
 - D. *A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.* This project meets this standard as the existing building is setback approximately 25 feet from the property line and had an existing landscape strip along the street frontage which is wider than the required 10 feet.
 - E. *The minimum sideyard setback shall equal not less than ten feet for the two side lot areas combined.* This project meets this standard as the combined side yard areas are equal to approximately 77 feet.
 - F. *The minimum rear yard setback shall be 15 feet.* This project meets this standard as the existing rear setback is listed as approximately 23 feet from the rear wall, in addition to, the additional 77 foot easement buffering the project site from the northern property line.

- G. *A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.* This project meets this standard as only the parcels to the north are zoned W-2, which allow for residential and commercial uses. The existing building is located outside of the required 50 foot setback.
- H. *Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.* This project meets this standard as the proposed loading area and additional parking is located to the rear of the building and is screened from the public by the existing building itself and the block wall along the perimeter of the parcel.
- I. *Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line.* This project meets this standard as no outside storage is being proposed as part of the CUP application, all storage per Ordinance No. 348 is to be secured within an interior storage area.
- J. *Automobile parking shall be provided as required by Section 18.12. of Ordinance No. 348.* This project meets this standard as the required number of spaces are 12 spaces and the project provides for 21 spaces.
- K. *All new utilities shall be underground.* All utilities to the building are existing and no new utility connections are proposed under this CUP application.
- L. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* This project meets this standard as no new roof mounted mechanical equipment is proposed under the CUP application.
- M. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* The proposed signage is consistent with Article XIX of Ordinance No. 348 and only includes stainless steel lettering affixed to the façade of the existing building.
- N. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* All lighting fixtures on site are currently existing and are hooded/shielded to mitigate any possible impacts on adjoining properties.

Other Findings:

1. The project site is not located within a conservation boundary of the Coachella Valley Multiple -Species Habitat Conservation Plan (CVMSHCP).

2. The project site is located within the **City of Palm Desert** Sphere of Influence. This project was provided to **City of Palm Desert** for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the Bermuda Dunes Airport Influence Area (“AIA”) boundary and is therefore subject to the Airport Land Use Commission (“ALUC”) review. This project was submitted to ALUC for review and on June 29, 2020, was found to be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions (Planning. 2 – Airport Land Use Commission (ALUC) Conditions):
 - a. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable.
 - b. The following uses are not included in the project and shall be prohibited on this site:
 - i. Any use which would direct a steady light or flashing light of red, white green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - v. Highly noise-sensitive outdoor nonresidential uses.
 - c. The notice attached to the ALUC letter shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
 - d. Any ground-level or above ground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B (Advisory Notification. 5 – AND – Federal, State & Local Regulation Compliance).

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (“SRA”) or a Local Responsibility Area (“LRA”) and is also not located within a high or moderate hazard severity zone.

Approval Requirements and Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

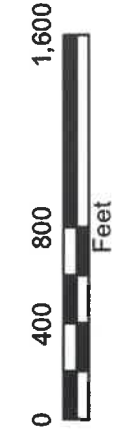
RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190040 DA1900030
VICINITY/POLICY AREAS

Supervisor: Perez
 District 4

Date Drawn: 07/21/2020
 Vicinity Map



Author: Vinnie Nguyen



Zoning Dist: Bermuda Dunes

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. The information on this map is for informational purposes only and is not intended to be used for any legal or financial purposes. For more information, please contact the County Planning Department at (951) 945-5200, Western County Planning Department at (951) 945-8277 (Bastrop County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190040 DA1900030

Supervisor: Perez
District 4

Date Drawn: 07/21/2020
Exhibit 1

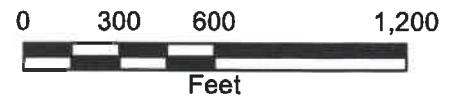
LAND USE



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen

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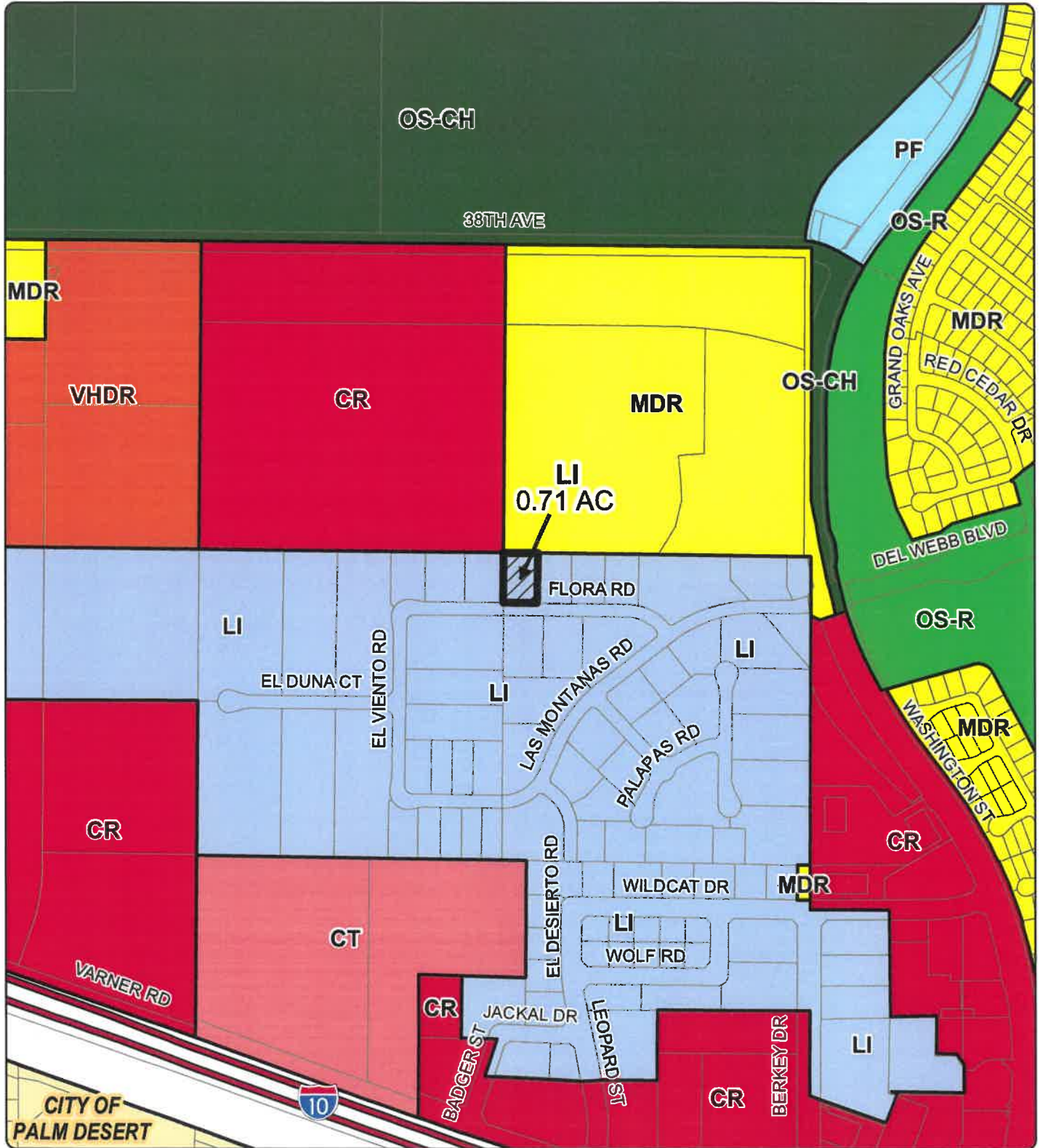
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190040 DA1900030

EXISTING GENERAL PLAN

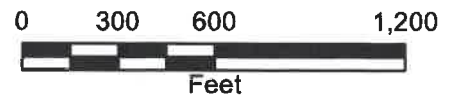
Supervisor: Perez
District 4

Date Drawn: 07/21/2020
Exhibit 5



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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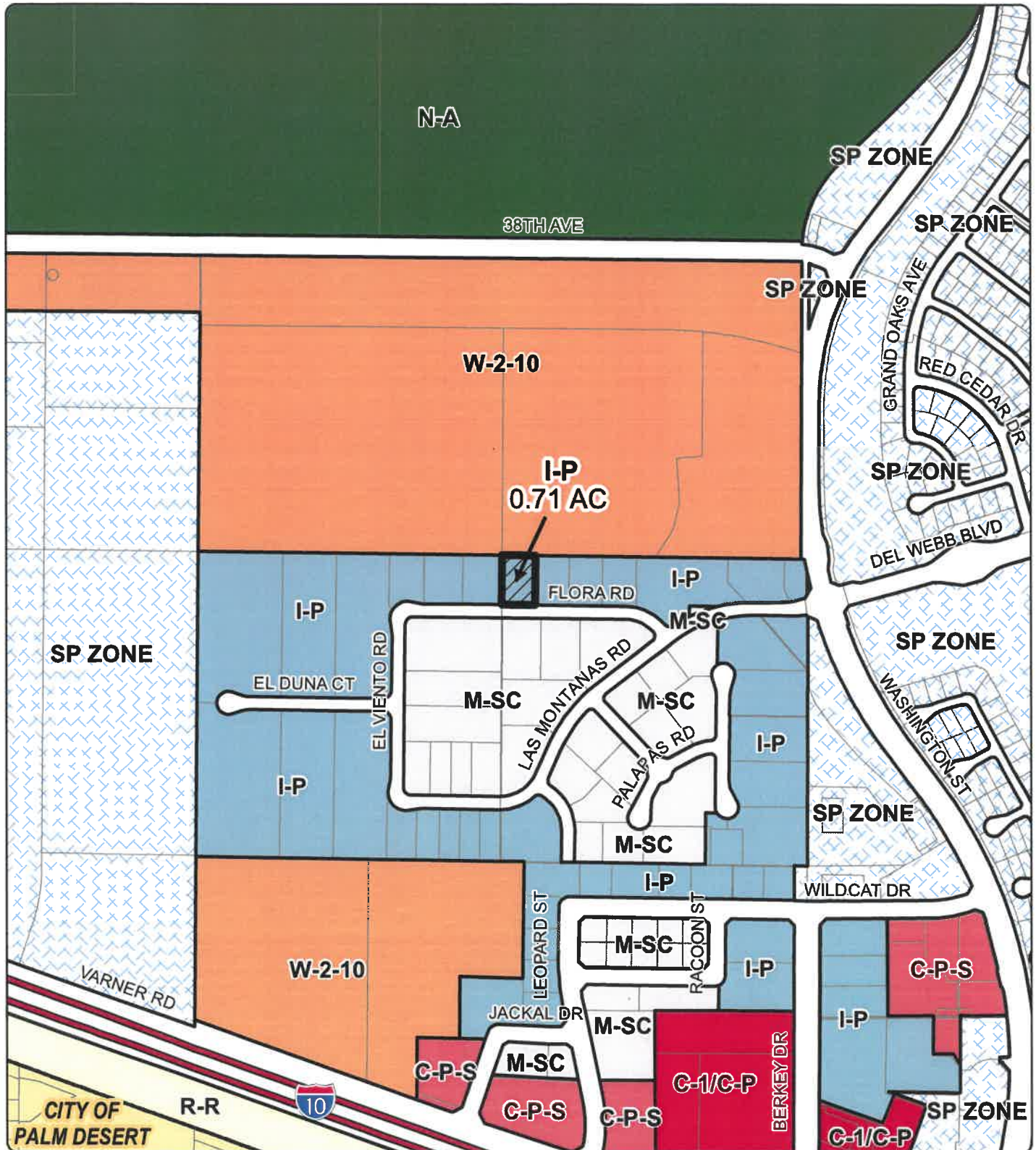
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190040 DA1900030

EXISTING ZONING

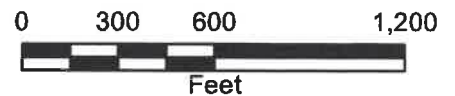
Supervisor: Perez
District 4

Date Drawn: 07/21/2020
Exhibit 2



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



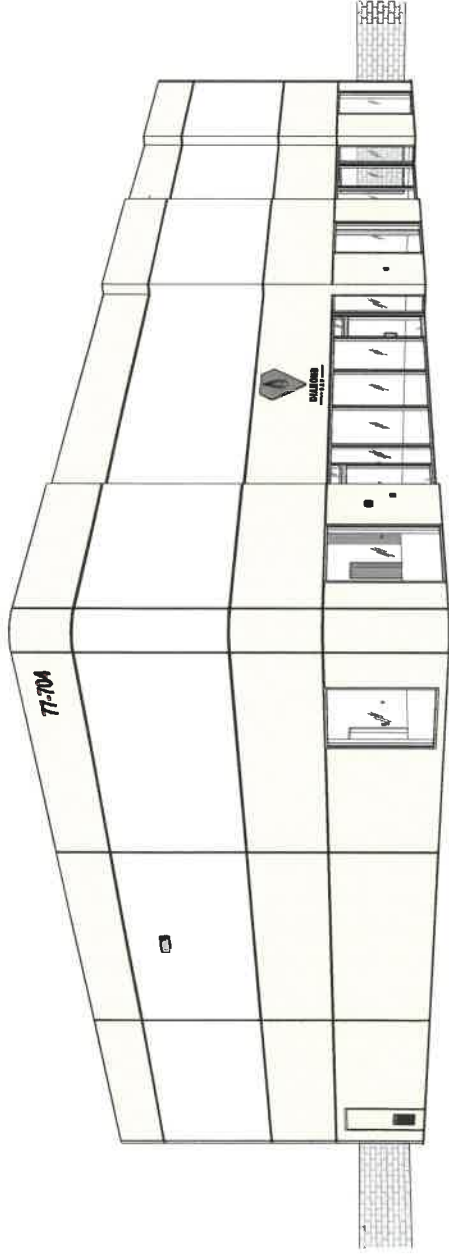
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DIAMOND SAP (DKJ GROUP)

APPLICATION # CAN 190007

77704 FLORA RD.

PALM DESERT, CA 92211



SCHOOL DISTRICT:

DESERT SANDS UNIFIED PH: (760) 774-4300

UTILITY PURVEYORS:

FRONTIER COMMUNICATIONS PH: (877) 354-6373

CABLE

SPECTRUM PH: (760) 674-6566

WATER PROVIDER

COACHELLA VALLEY WATER DISTRICT PH: (760) 386-2661

SEWER

COACHELLA VALLEY WATER DISTRICT PH: (760) 386-2671

TRASH

BURNETT WASTE & RECYCLING SERVICES PH: (760) 346-2119

GAS PROVIDER

SOCAL GAS PH: (800) 425-1591

ELECTRICITY PROVIDER

SOUTHERN CALIFORNIA Edison PH: (800) 382-3776

BUSINESS OPERATION:

PERMITTED HOURS OF OPERATION MAY VARY TO ALLOW FOR THROUGHPUT DELIVERY. NO DELIVERY USAGE WILL BE PERMITTED FROM ONSET. THE BUSINESS WILL FOCUS ON THROUGHPUT RETAIL PERMITS DELIVERY USAGE. SALES PERSONNEL, MANAGERS, INVENTORY STOCKED AND IT WILL BE ADJUSTED BASED ON PRODUCT DEMAND. THIS FACILITY WILL CARRY INVENTORY AND MEDICAL LICENSE.

GENERAL NOTES:

- PERMITANT TO SECTION 18426.F, ALL COMMERCIAL CHANGES ACTIVITIES SHALL BE BILLED AND PROVIDED FROM ONSET. THE BUSINESS WILL FOCUS ON THROUGHPUT RETAIL PERMITS DELIVERY USAGE. DETECTED IN ORDER TO CONTROL HAZARDOUS WASTE SUCH AS CORROSIVE, FLAMMABLE AND TOXIC. THE BUSINESS SHALL BE RESPONSIBLE FOR THE PROPER HANDLING AND DISPOSAL OF ALL HAZARDOUS WASTE. THE FOLLOWING EQUIPMENT OR ANY OTHER EQUIPMENT THAT CAN BE PROVIDED TO BE AN ADDITIONAL SAFETY MEASURE TO BE PROVIDED TO THE BUSINESS:
 - HAZARDOUS WASTE STORAGE TANKS WITH CORROSION CONTROL THAT INSURED INTERVAL
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- NO OUTDOOR SIGNAGE TO BE INSTALLED BY COUNTY DEPARTMENT.

SHEET INDEX

NO.	TITLE SHEET	DATE	BY	CHKD	DATE	BY	CHKD
AK.1	TITLE SHEET	02/27/20			02/27/20		
AK.1	PROPOSED SITE PLAN	02/27/20			02/27/20		
A2.0	EXISTING FLOOR PLAN	02/27/20			02/27/20		
A2.0	PROPOSED FLOOR PLAN	02/27/20			02/27/20		
A3.0	SECURITY PLAN	02/27/20			02/27/20		
A4.0	EXISTING EXTERIOR ELEVATIONS	02/27/20			02/27/20		
A4.0	PROPOSED EXTERIOR ELEVATIONS	02/27/20			02/27/20		
A4.2	EXISTING EXTERIOR ELEVATIONS	02/27/20			02/27/20		
A4.2	PROPOSED EXTERIOR ELEVATIONS	02/27/20			02/27/20		
A5.0	EXISTING CONDITIONS & ADVANTAGE SITES	02/27/20			02/27/20		
A5.0	PROPOSED CONDITIONS & ADVANTAGE SITES	02/27/20			02/27/20		
E1.1	PHOTOMETRIC STUDY	02/27/20			02/27/20		
E1.1	PHOTOMETRIC STUDY	02/27/20			02/27/20		
L1.1	PRELIMINARY LANDSCAPE PLAN	02/27/20			02/27/20		
L1.1	LANDSCAPE ARCHITECTURE PLAN	02/27/20			02/27/20		
L1.2	EXISTING SITE PHOTO	02/27/20			02/27/20		

GENERAL PROJECT DATA

BUILDING DEPARTMENT: COUNTY OF RIVERSIDE
 ZONING: I-P INDUSTRIAL PARK
 LAND USE DESIGNATION: LIGHT INDUSTRIAL
 ASSESSOR'S PARCEL NO.: 024-28-025
 OCCUPANCY CLASSIFICATION: PER SDC CHAPTER 3, M.F. AND S-1
 OCCUPANCY SEPARATION: PER SDC TABLE 50A.1 - NO SEPARATION REQUIRED
 TYPE OF CONSTRUCTION: PER SDC CHAPTER 3 SECTION 602 - VS (EXISTING)
 SPRINKLERED: YES
 NUMBER OF STORES: 1 STORY
 PROJECT SCOPE: SCOPE OF WORK INCLUDES 15,000 SQ. FT. TENANT APPROXIMATELY LOCATED IN 11,000 SQ. FT. LAND.
 APPLICANT: DKJ GROUP INC.
 JESSIE CHEN@DKJ.COM
 3051 EAST CHAPMAN AVE. 219
 ORANGE, CA 92669
 ARCHITECT: INFRASTRUCTURE ENGINEERS
 5819 AVENUE 108
 SUITE 105
 ANAHEIM, CA 92806
 SBA SHRAZ
 P: (650) 727-5177
 F: (714) 766-9090
 COLLEEN M. NOLAN
 12855 SILVERADO COURT
 GARDEN, CA 92549
 PH: (714) 763-7815

VICINITY MAP



TITLE SHEET

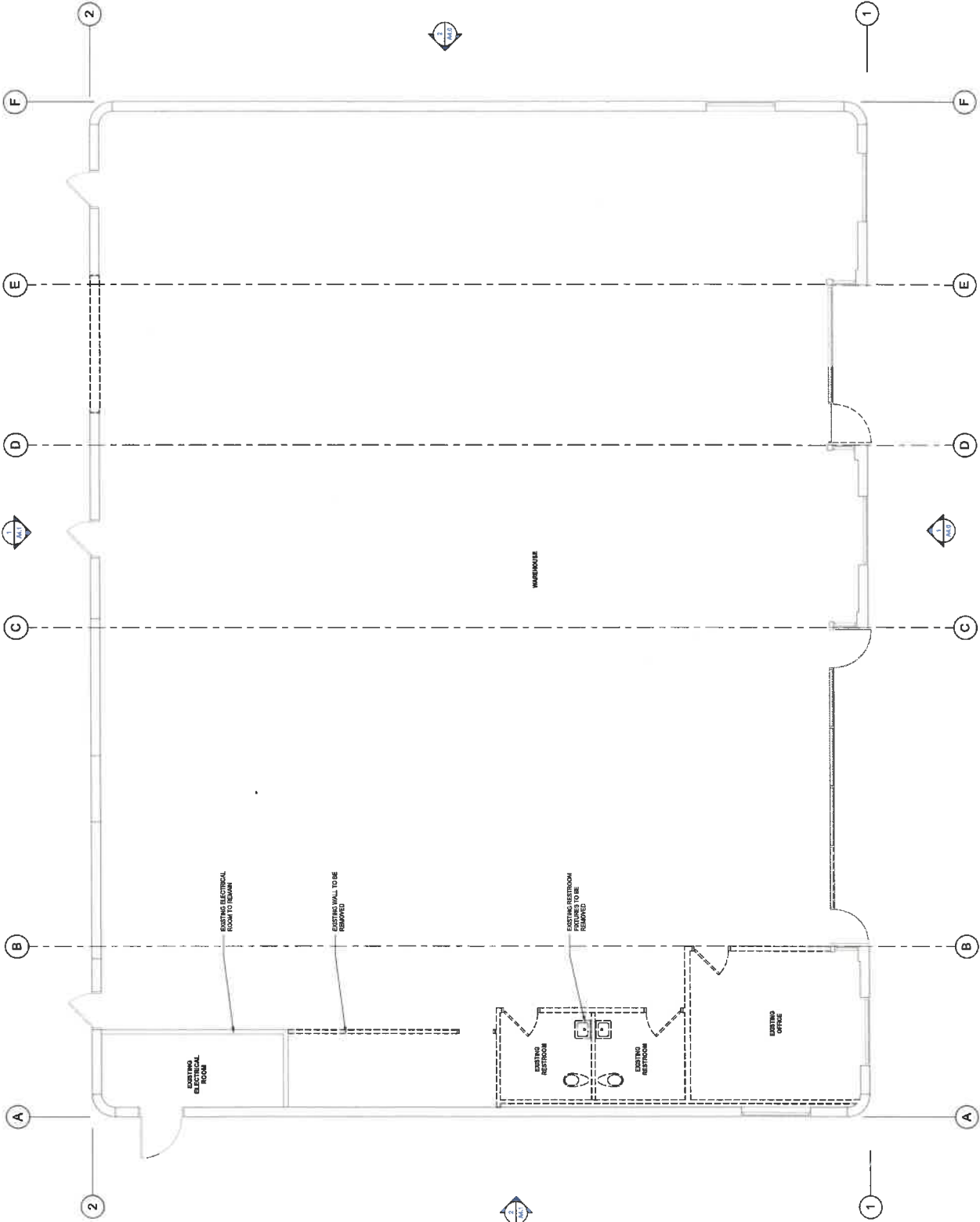
DIAMOND SAP
 77704 FLORA RD.
 PALM DESERT, CA 92211

CONDITIONAL USE PERMIT

PROJECT NUMBER: 204-01
 DATE: 02/27/2020
 CASE: A0.1

WALL LEGEND

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE DEMOLISHED



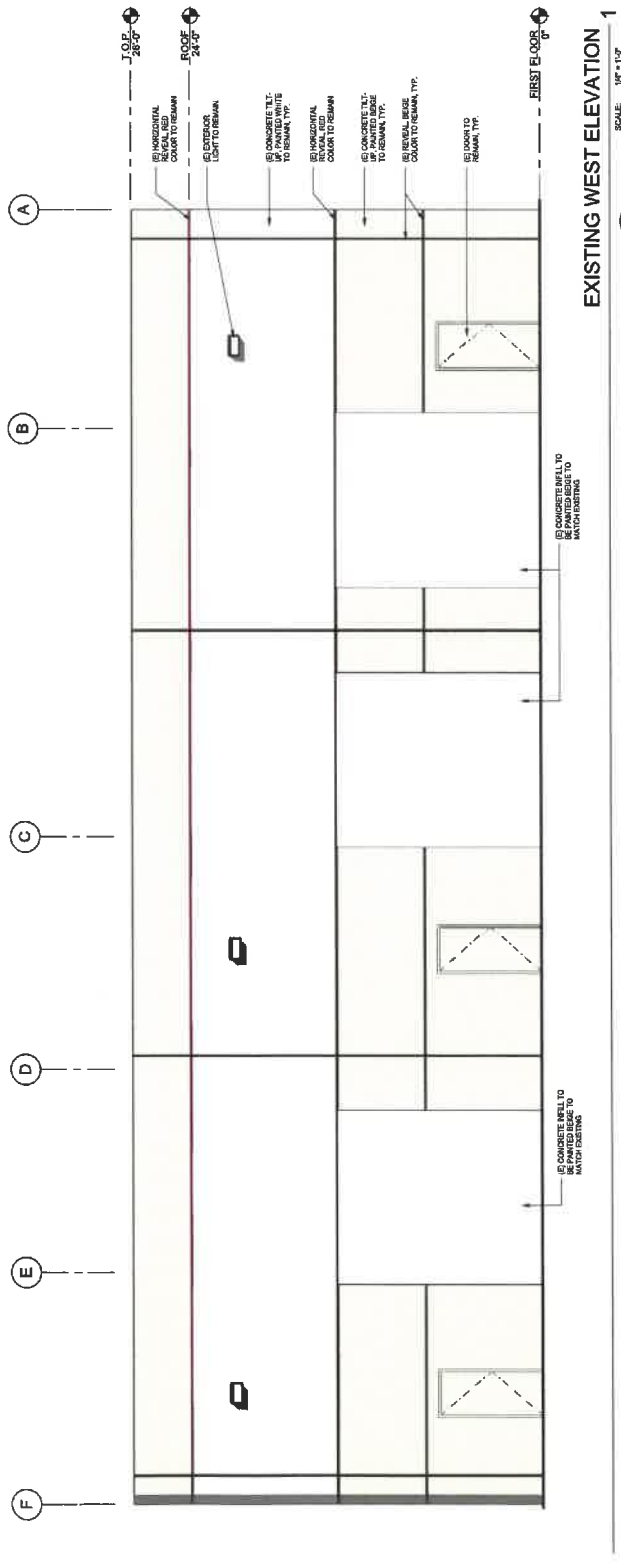
EXISTING FLOOR PLAN
DIAMOND SAP
77704 F. LORA RD.
PALM DESERT, CA 92211

CONDITIONAL USE PERMIT

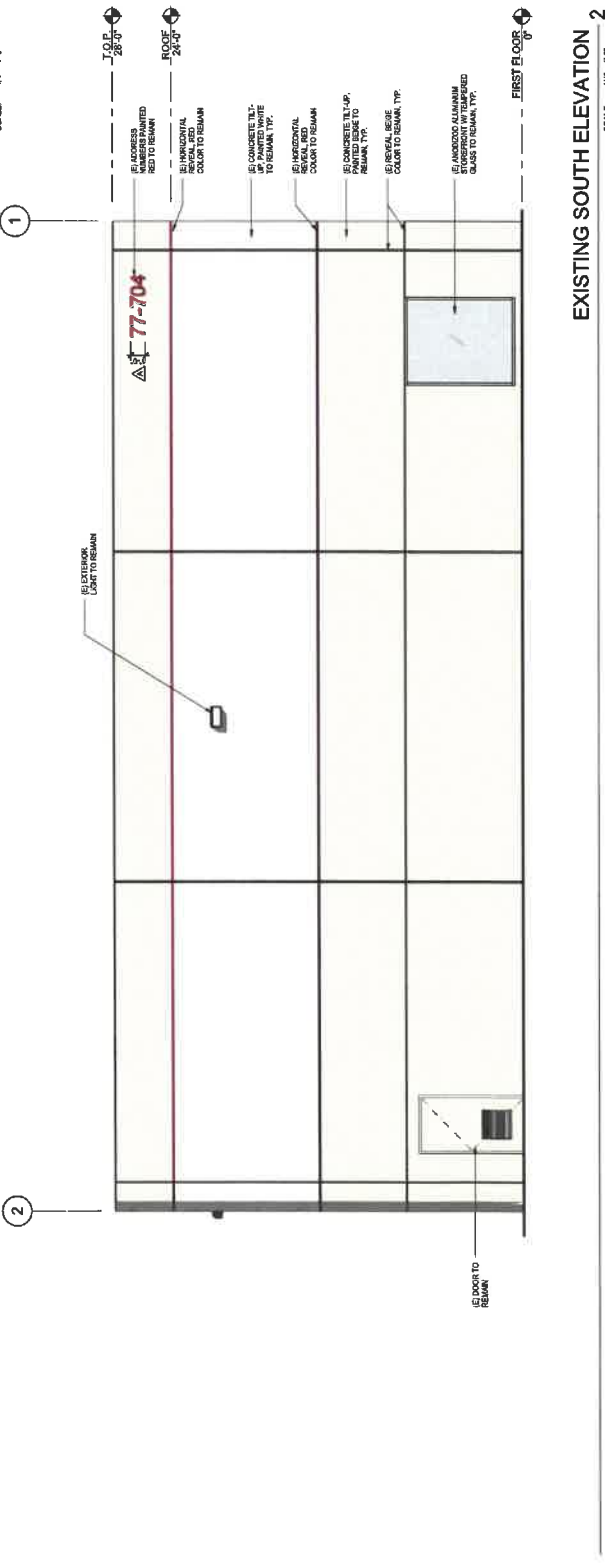


PROJECT NUMBER: 204011
DATE: 04/27/2020 CIP_RESUBMITTAL_3
SHEET
A2.0





EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

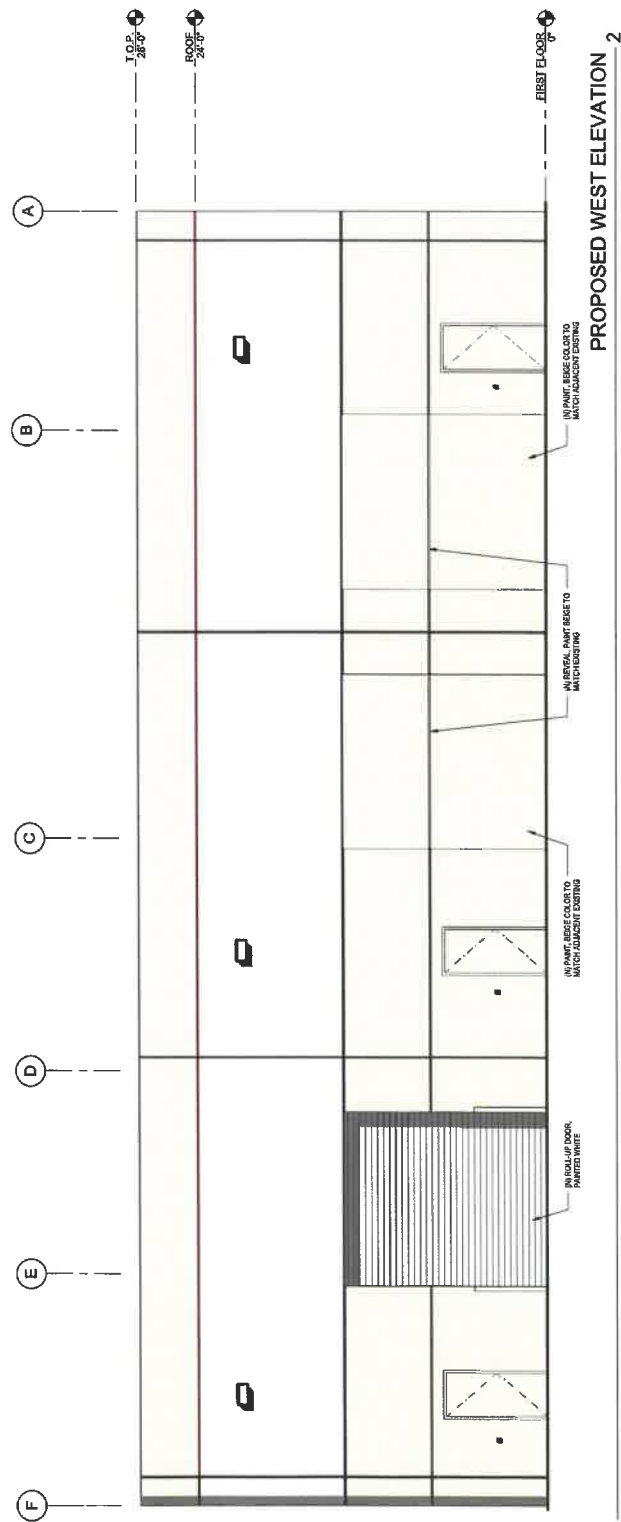
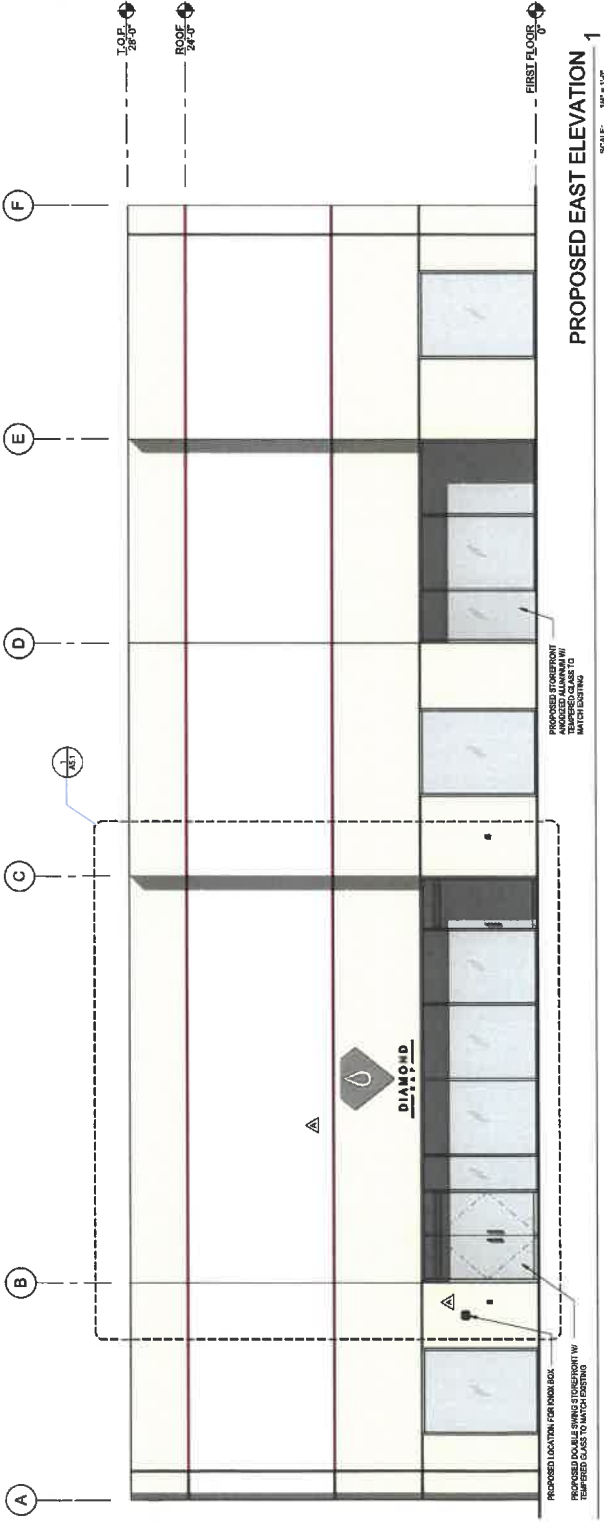


EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



ENGINEERS, INC.
 11111 N. CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TEXAS 75243-1111
 PROJECT NUMBER: 20401
 DATE: 08/22/2018 CUP_RESUBMITTAL_3
 SHEET
 AA-1

EXISTING EXTERIOR ELEVATIONS
 DIAMOND SAP
 7704 FLORA RD.
 PALM DESERT, CA 92211
 CONDITIONAL USE PERMIT



PROPOSED EXTERIOR ELEVATIONS
 DIAMOND SAP
 7704 FLORA RD.
 PALM DESERT, CA 92211

CONDITIONAL USE PERMIT

ENGINEERS
 2025 S. GARDNER ST., SUITE 100
 PALM DESERT, CA 92260
 (760) 325-1111
 www.diamondsap.com

PROJECT NUMBER: 204401
 DATE: 08/27/2020 CUP_RESUBMITTAL_3
 SHEET
 AA.2



- 1 -



- 2 -

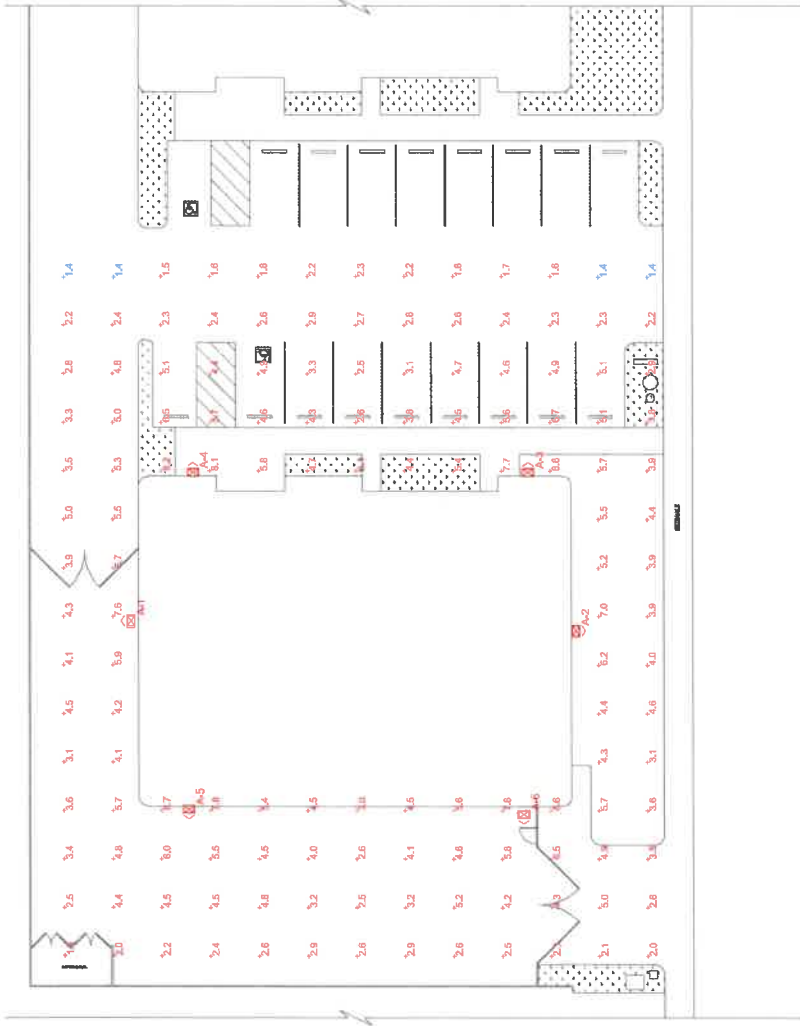
EXISTING CONDITIONS & ADJACENT SITES
 DIAMOND SAP
 77704 FLORA RD.
 PALM DESERT, CA 92211

CONDITIONAL USE PERMIT

DATE	DESCRIPTION

ENGINEERS
 225 S. Orange Ave., Suite 100
 West Palm Beach, FL 33411
 (561) 835-1100
 www.bertram-engineers.com

PROJECT NUMBER: 204101
 DATE: 04/27/2024 CUP_RESUBMITTAL_3
 SHEET
A5.0



Plan View
 Scale: 1" = 60'

Statistics

Description	Speed	Avg	Max	Min	Horiz/In	Height
A	+	4.1%	16.6%	1.4%	0.3%	2.21

Schedule	Label	QTY	Category Number	Description	Lump	Number	LF	Volume
<input checked="" type="checkbox"/>	A	6	83004-2412-0200	24" S.E.L. 18" STEEL WALL MOUNT LUMINAIRE @ 30" WALL MOUNT		1	0.65	129

PRELIMINARY PLANTING LEGEND

SYMBOL BOTANICAL COMMON NAME SIZE REGION 1 WILDCRANES & HAWK DESERT



SYMBOL	BOTANICAL COMMON NAME	SIZE	REGION 1 INTERMEDIATE & HIGH DESERT
(A)	ADAFI ATRIMANTA / ADAFI BLUE GLOW / BLUE GLOW ASHVE	6 GAL / 1 GAL / 18" O.C.	LOW
(B)	AGAVE DESERTIANA / AGAVE DESERTIANA / NEW GOLD LANTANA	1 GAL / 1 GAL / 18" O.C.	LOW
(C)	HEPERALICE PARVIFLORA / RED YUCCA (PINK BLOSSOM) / GOLDEN SWORD YUCCA	1 GAL / 1 GAL / 18" O.C.	LOW
(D)	YUCCA PARVIFLORA / YUCCA PARVIFLORA / YUCCA PARVIFLORA	6 GAL / 1 GAL / 18" O.C.	LOW
(E)	RED HOT POKER	1 GAL / 18" O.C.	LOW



LANDSCAPE CONCEPT STATEMENT:
WATER CONSERVATION IS AN ESSENTIAL CONSIDERATION IN THE DESIGN AND MANAGEMENT OF CALIFORNIA LANDSCAPES. MATCHING WATER SUPPLY TO PLANT NEEDS BY SELECTING ONLY THE AMOUNT OF WATER DESIRED 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 SHRUBS AND GROUNDCOVER AREAS. A STATE OF THE ART IRRIGATION SYSTEM SHALL BE GROUPED BASED UPON HYDRO-CULTURAL 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 SYSTEM SHALL BE GROUPED BASED UPON HYDRO-CULTURAL REQUIREMENTS TO EACH PLANT GROUPED PER INDIVIDUAL HYDROTYPE (BASED ON PLANT TYPE AND EXPOSURE).

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 OWNER THROUGHOUT THE END OF THE BRIDY MAINTENANCE PERIOD AFTER CONSTRUCTION. AT THE END OF CONSTRUCTION, THE OWNER SHALL ASSUME FULL RESPONSIBILITY OF LANDSCAPE MAINTENANCE OF THE PROJECT SITE.

LANDSCAPE CONCEPT STATEMENT:
WATER CONSERVATION IS AN ESSENTIAL CONSIDERATION IN THE DESIGN AND MANAGEMENT OF CALIFORNIA LANDSCAPES. MATCHING WATER SUPPLY TO PLANT NEEDS BY SELECTING ONLY THE AMOUNT OF WATER DESIRED TO MAINTAIN LANDSCAPE HEALTH AND APPEARANCE IS THE BEST APPROACH.

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PRELIMINARY LANDSCAPE PLAN
DIAMOND SAP
77-704 FLORA RD.
PALM DESERT, CA 92211

CONDITIONAL USE PERMIT

DATE: 10/14/2019
BY: [Signature]

REVISIONS

NO.	DATE	DESCRIPTION
1	10/14/2019	PRELIMINARY

PROJECT NUMBER: 2044.01
DATE: 02/08/2020 - CUP
RESUBMITTAL 1

APNH: 625-400-025

727 S. AVENUE ROAD, SUITE 100
PALM DESERT, CA 92211
PH: 760.766.800

INTEGRATED LANDSCAPE ENGINEERS

Colleen M. Nolan
Landscape Architect #5499
colleen@cmnolan.com
714.743.9715 cell

PRELIMINARY PLANTING LEGEND

SYMBOL BOTANICAL COMMON NAME SIZE REGION 1 WILDCRANES & HAWK DESERT

36" DIA. STANDARD FORM
PANDANUS FLORIDA
SUNNY FACI TREES

36" DIA. STANDARD FORM
WASHINGTON ROBERTIA
MEDITERRANEAN PALM

SYMBOL	BOTANICAL COMMON NAME	SIZE	REGION 1 INTERMEDIATE & HIGH DESERT
(A)	ADAFI ATRIMANTA / ADAFI BLUE GLOW / BLUE GLOW ASHVE	6 GAL / 1 GAL / 18" O.C.	LOW
(B)	AGAVE DESERTIANA / AGAVE DESERTIANA / NEW GOLD LANTANA	1 GAL / 1 GAL / 18" O.C.	LOW
(C)	HEPERALICE PARVIFLORA / RED YUCCA (PINK BLOSSOM) / GOLDEN SWORD YUCCA	1 GAL / 1 GAL / 18" O.C.	LOW
(D)	YUCCA PARVIFLORA / YUCCA PARVIFLORA / YUCCA PARVIFLORA	6 GAL / 1 GAL / 18" O.C.	LOW
(E)	RED HOT POKER	1 GAL / 18" O.C.	LOW

36" DIA. STANDARD FORM
PANDANUS FLORIDA
SUNNY FACI TREES

36" DIA. STANDARD FORM
WASHINGTON ROBERTIA
MEDITERRANEAN PALM

36" DIA. STANDARD FORM
WASHINGTON ROBERTIA
MEDITERRANEAN PALM

36" DIA. STANDARD FORM
WASHINGTON ROBERTIA
MEDITERRANEAN PALM

LANDSCAPE CONCEPT STATEMENT:
WATER CONSERVATION IS AN ESSENTIAL CONSIDERATION IN THE DESIGN AND MANAGEMENT OF CALIFORNIA LANDSCAPES. MATCHING WATER SUPPLY TO PLANT NEEDS BY SELECTING ONLY THE AMOUNT OF WATER DESIRED 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 SHRUBS AND GROUNDCOVER AREAS. A STATE OF THE ART IRRIGATION SYSTEM SHALL BE GROUPED BASED UPON HYDRO-CULTURAL 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 SYSTEM SHALL BE GROUPED BASED UPON HYDRO-CULTURAL REQUIREMENTS TO EACH PLANT GROUPED PER INDIVIDUAL HYDROTYPE (BASED ON PLANT TYPE AND EXPOSURE).

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 OWNER THROUGHOUT THE END OF THE BRIDY MAINTENANCE PERIOD AFTER CONSTRUCTION. AT THE END OF CONSTRUCTION, THE OWNER SHALL ASSUME FULL RESPONSIBILITY OF LANDSCAPE MAINTENANCE OF THE PROJECT SITE.

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DATE: 10/14/2019
BY: [Signature]

REVISIONS

NO.	DATE	DESCRIPTION
1	10/14/2019	PRELIMINARY

PROJECT NUMBER: 2044.01
DATE: 02/08/2020 - CUP
RESUBMITTAL 1

APNH: 625-400-025

727 S. AVENUE ROAD, SUITE 100
PALM DESERT, CA 92211
PH: 760.766.800

INTEGRATED LANDSCAPE ENGINEERS

Colleen M. Nolan
Landscape Architect #5499
colleen@cmnolan.com
714.743.9715 cell

PRELIMINARY LANDSCAPE PLAN
DIAMOND SAP
77-704 FLORA RD.
PALM DESERT, CA 92211

CONDITIONAL USE PERMIT

DATE: 10/14/2019
BY: [Signature]

REVISIONS

NO.	DATE	DESCRIPTION
1	10/14/2019	PRELIMINARY

PROJECT NUMBER: 2044.01
DATE: 02/08/2020 - CUP
RESUBMITTAL 1

APNH: 625-400-025

727 S. AVENUE ROAD, SUITE 100
PALM DESERT, CA 92211
PH: 760.766.800

INTEGRATED LANDSCAPE ENGINEERS

Colleen M. Nolan
Landscape Architect #5499
colleen@cmnolan.com
714.743.9715 cell



EXISTING PROJECT SITE



ADJACENT VACANT LOTS

ADJACENT BUSINESS PROPERTIES

EXISTING PROJECT SITE

ADJACENT BUSINESS PROPERTIES



EXISTING TREE TO REMAIN, PROTECT IN PLACE

EXISTING PALM TREE TO REMAIN, PROTECT IN PLACE



EXISTING TREE TO REMAIN, PROTECT IN PLACE

STREET VIEW OF PROJECT SITE



THE PROPOSED PLANTING SHALL MIMIC THE EXISTING LANDSCAPE AT THE ADJACENT PROPERTIES

DATE: 10/14/2018
 PROJECT NUMBER: 2044.01
 DATE: 02/06/2020 - CUP
 RESUBMITTAL 1

CONDITIONAL USE PERMIT

EXISTING SITE PHOTOS
 DIAMOND SAP
 77-704 FLORA RD.
 PALM DESERT, CA 92211



Colleen M. Nolan
 Landscape Architect #62540
 714/637-7935 cell

SHEET
 L1.3

DATE	REVISIONS
10/14/2018	1. P
02/06/2020	2. P. RESUBMITTAL 1

INTEGRAL ENGINEERS
 225 S. Orange Blvd., Suite 100
 Orange, CA 92667
 714/962-8888

APNF: 625-400-025



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

Juan C. Perez
Agency Director



10/14/20, 1:09 pm

CUP190040

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190040. 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 CUP190040 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 190040 (CUP190040) proposes to use an existing 5,920 sq.ft. tilt-up concrete building as a cannabis microbusiness location and will include tenant improvements to the existing building ("Project").

Development Agreement No. 1900030 (DA1900030) will impose a lifespan of 10 years on the proposed cannabis project, will grant the applicant vesting rights to develop the Project in accordance with the terms established through CUP190040 and this development agreement, and provide community benefit to the Bermuda Dunes district.

The project is located north of Flora Rd, east of I-10, south of 38th Ave, and west of Washington St.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated February 6, 2020.
- Exhibit B (Elevations), dated February 6, 2020.
- Exhibit C (Floor Plans), dated February 6, 2020.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated February 6, 2020.
- Exhibit S (Sign Plan), dated February 6, 2020.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

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

PERMIT ISSUANCE:

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

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

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

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

PERMITTED BUILDINGS:

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

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

The Accessible path of travel shall:

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

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

2- Relocate the ADA parking to comply with the following:

Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS GUIDELINE:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

Total Number of EVCS at a Facility1 Minimum Number (by type) of Accessible EVCS Required

	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	0	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3

101 and over 1, plus 1 for each 300, or fraction thereof, over 100 3, plus 1 for each 60, or fraction thereof, over 100 3, plus 1 for each 50, or fraction thereof, over 100.

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS :

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

EVCS Locations

Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1)

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E Health

ADVISORY NOTIFICATION DOCUMENT

General

General. 7

General – Unanticipated Resources (cont.)

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

15 PLANNING Landscape Requirement

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

15 PLANNING Landscape Requirement (cont.)

available.

- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2

Airport Land Use Commission (ALUC) Conditions

1. Any new outdoor lighting that is installed shall ne hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable.
2. The following uses are not included in the project and shall be prohibited on this site:
 - a. Any use which would direct a steady light or flashing light of red, white green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - e. Highly noise-sensitive outdoor nonresidential uses.
3. The notice attached to the ALUC letter shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
4. Any ground-level or above ground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

Planning. 3

Cannabis Distribution Operations – 1

Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.

Planning. 4

Cannabis Distribution Operations – 2

In addition to the requirements of Ordinance No. 348 Section 19.505.Q. and consistent with the California "Track and Trace" requirements, the following record keeping measures are required to be implemented for all Cannabis Distribution Facilities:

- i. Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations.
- ii. A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 Cannabis Distribution Operations – 2 (cont.)

iii. Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis Products to maintain a clear chain of custody.

Planning. 5 Cannabis Distribution Operations – 3

Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files.

Planning. 6 Cannabis Distribution Operations – 4

Cannabis Distribution Facilities shall not be open to the public. The Distribution component of the project is located on the second floor of the building and is not readily accessible to any public areas of the retail component of the project.

Planning. 7 Cannabis Distribution Operations – 5

Cannabis Distribution Facilities shall not transport or store non-cannabis goods, excluding any non-cannabis goods associated with a retail component that may include up to 10% of its floor area for non-cannabis goods.

Planning. 8 Cannabis Manufacturing Operations - 1

Any compressed gasses used in the manufacturing process shall not be stored on any lot in containers that exceeds the amount which is approved by the Riverside County Fire Department and authorized by the Conditional Use Permit.

Planning. 9 Cannabis Manufacturing Operations - 2

Closed loop systems for compressed gas extraction systems must be commercially manufactured, bear a permanently affixed and visible serial number, be certified by an engineer licensed by the State of California that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices.

Planning. 10 Cannabis Manufacturing Operations - 3

Cannabis manufacturing facilities shall have a training program for persons using solvents or gasses in a closed looped system to create cannabis extracts on how to use the system, to access applicable material safety data sheets, and to handle and store solvent and gasses safely.

Planning. 11 Cannabis Microbusiness Operations – 1

Cannabis Microbusiness Facilities shall not transport or store non-cannabis goods, excluding any non-cannabis goods associated with a retail component that may include up to 10% of its floor area for non-cannabis goods.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

General - D. Health and Safety (cont.)

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

Planning. 20

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. 21

General - F. Nuisance Odors

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

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

Planning. 22

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,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

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

following:

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

Planning. 30

General - N. Security - Part 2

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 30

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

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

Planning. 31

General - O. Permit and License Posting

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

Planning. 32

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 7 Cannabis Retail Operations - 2 (cont.)

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.

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-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

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

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

ADVISORY NOTIFICATION DOCUMENT

Plan: CUP190040

Parcel: 626420025

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

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

080 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

080 - E Health. 3 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 4 Water Will Serve Not Satisfied

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

Planning

080 - Planning. 1 80 TRANSPORTATION Landscape Inspection Deposit Requi Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Planning. 2 80 TRANSPORTATION Landscape Plot Plan/Permit Requir Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Plan: CUP190040

Parcel: 626420025

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 80 TRANSPORTATION Landscape Plot Plan/Permit Requirement Not Satisfied

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

Waste Resources

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

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot

Plan: CUP190040

Parcel: 626420025

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area (cont.) Not Satisfied
plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

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

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

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

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 4 Hazmat Review Not Satisfied

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

Planning

090 - Planning. 1 90 TRANSPORTATION Landscape Inspection and Drought Not Satisfied
Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

Plan: CUP190040

Parcel: 626420025

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 90 TRANSPORTATION Landscape Inspection and Drought Not Satisfied

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

Waste Resources

090 - Waste Resources. 1 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

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

090 - Waste Resources. 2 Gen - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

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

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

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 29, 2020

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
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Richard Stewart
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Gary Youmans
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STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

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

File No.: ZAP1082BD20
Related File No.: CUP190040 (Conditional Use Permit)
APN: 626-420-025

Dear Mr. Villalobos:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed Riverside County Case No. CUP190040 (Conditional Use Permit), a proposal to establish a cannabis retail facility/dispensary with distribution and cultivation/manufacturing areas within an existing 6,000 square foot building on a 0.71 acre parcel located at 77704 Flora Road (on the northerly side of Flora Road, easterly of El Viento Road, and westerly of Las Montanas Road and Washington Street) in the unincorporated area northwesterly of Bermuda Dunes Airport.

The site is located within Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area (AIA), which restricts non-residential intensity to an average of 100 people per acre and a maximum of 300 people in any given single-acre area (for properties of three or more acres). The proposed project, with 2,380 square feet of retail space, 1,435 square feet of storage/distribution area, and 1,400 square feet of manufacturing area, accommodates a total of 51 people, resulting in an average intensity of 72 persons per acre, which is consistent with the Zone D intensity criterion.

The elevation of Runway 10-28 at its westerly terminus is approximately 73 feet above mean sea level (AMSL). At a distance of approximately 9,700 feet from the runway, FAA review would be required for any structures with top of roof exceeding 170 feet AMSL. The site elevation is approximately 116 feet AMSL, with an existing building height of 28 feet, resulting in a top point elevation of 144 feet AMSL. No new buildings or structures are proposed. Therefore, review of buildings by the FAA Obstruction Evaluation Service is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable.
2. The following uses are not included in the project and shall be prohibited on this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

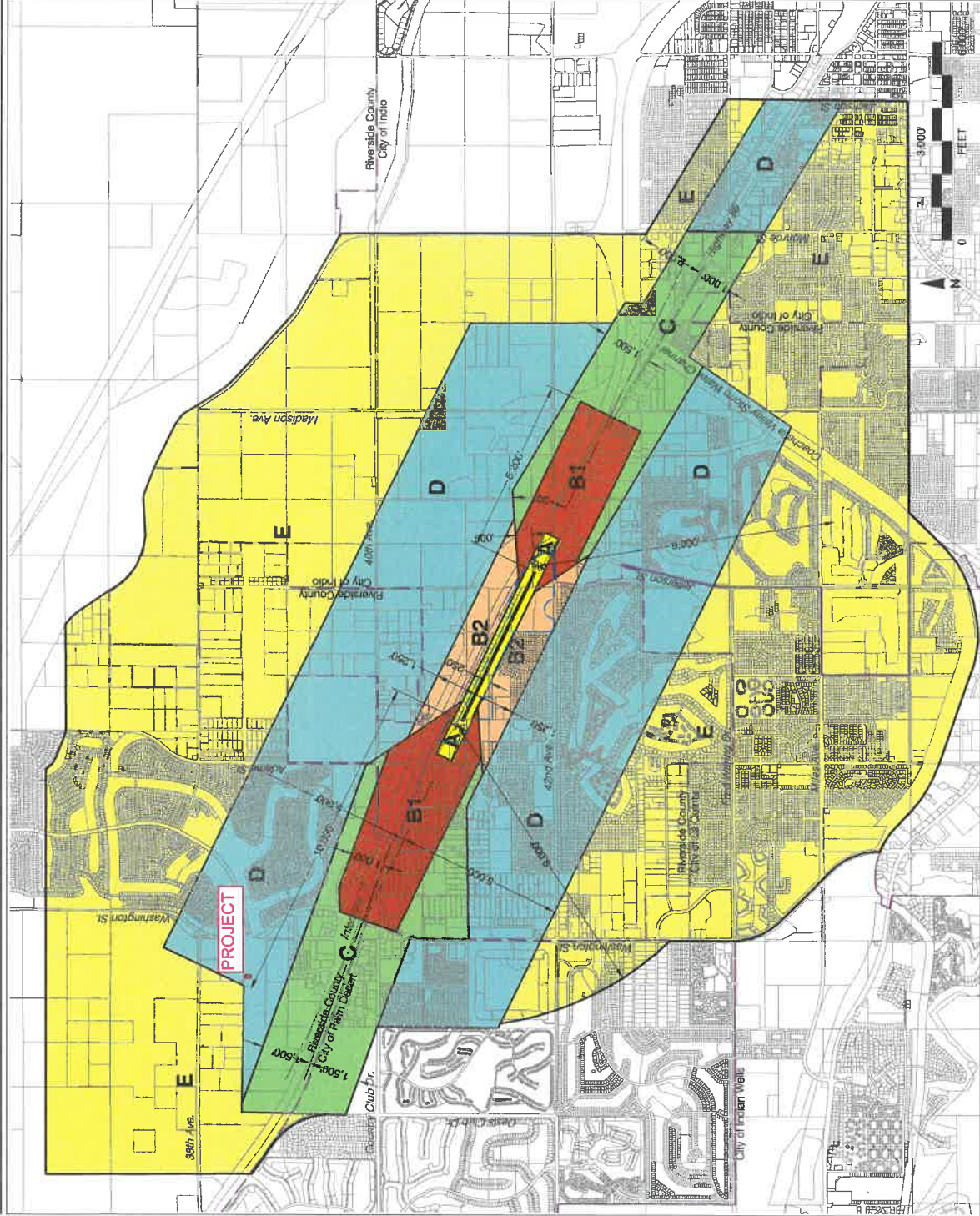
Attachments: Notice of Airport in Vicinity

cc: DJK Group, Joe Lizarraga (applicant/representative)
Dave Boggs (property owner)
Ann Goodwyn, Airport Manager, Bermuda Dunes Executive Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1082BD20\ZAP1082BD20.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones
 Airport Influence Area Boundary
 Zone A
 Zone B1
 Zone B2
 Zone C
 Zone D
 Zone E

Boundary Lines
 Airport Property Line
 City Limits

Note

Southwestern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

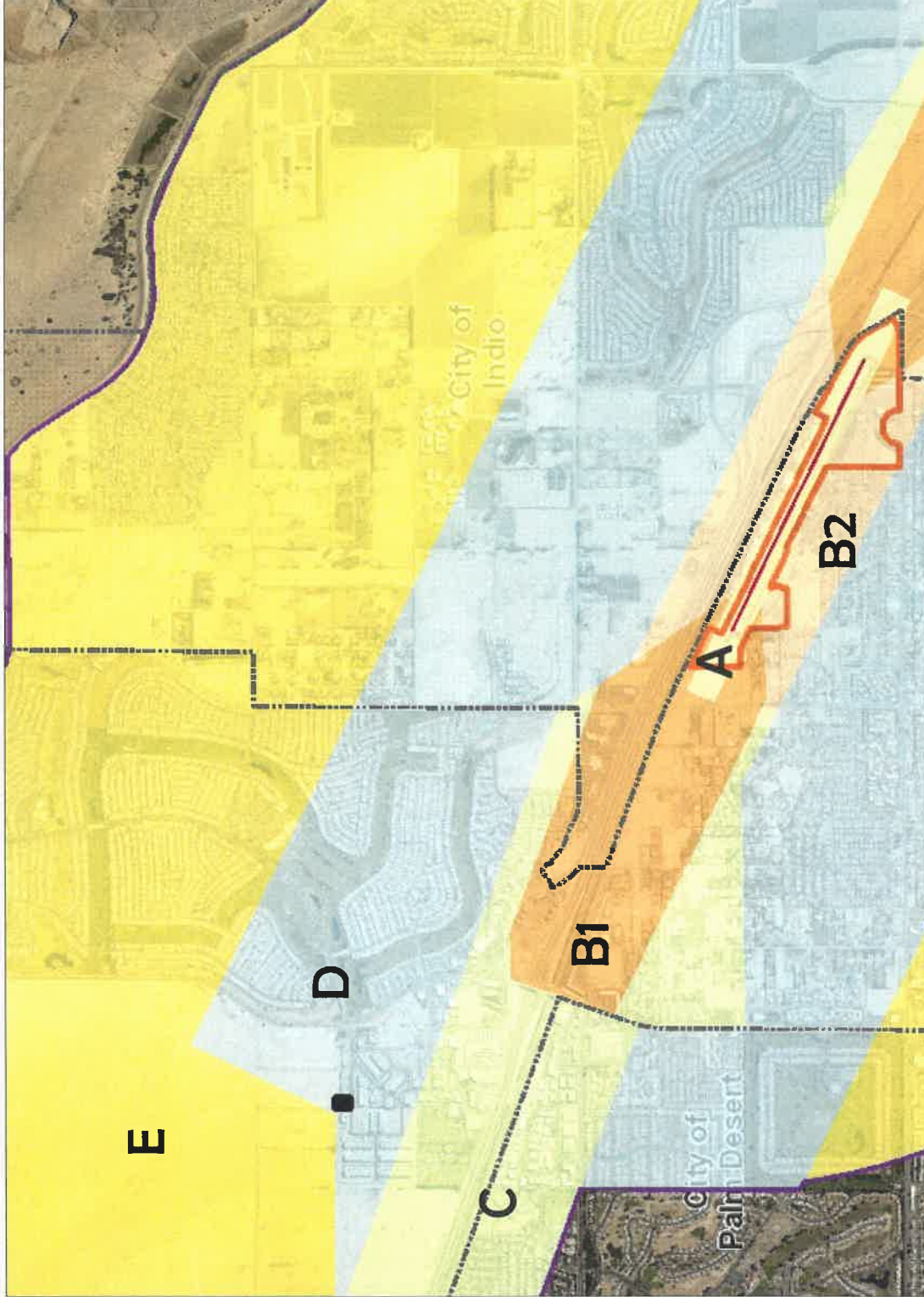
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Use Document
 (Adopted December 2004)

Map BD-1

Compatibility Map
 Bermuda Dunes Airport

Map My County Map



Legend

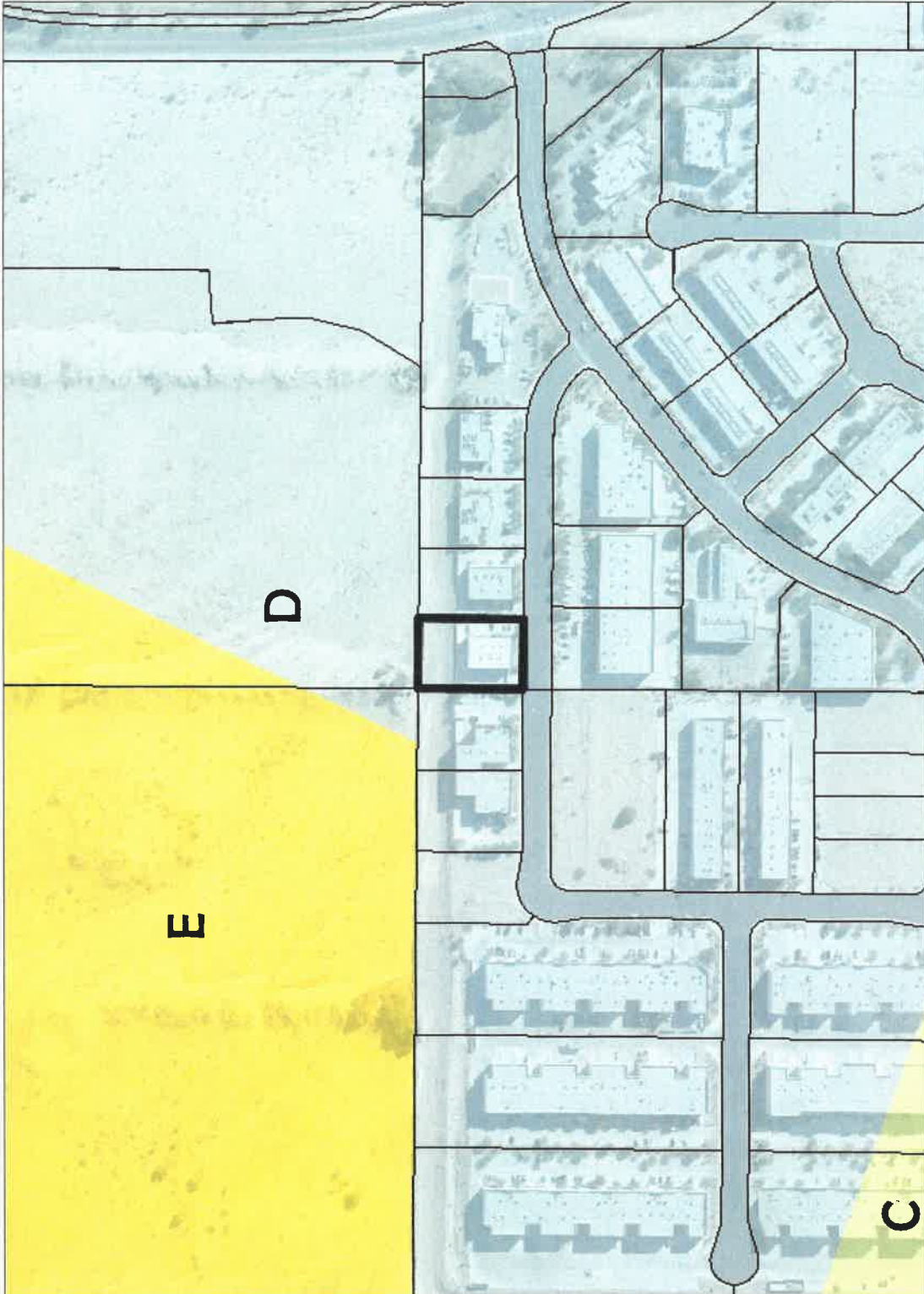
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

Notes

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Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

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

Notes

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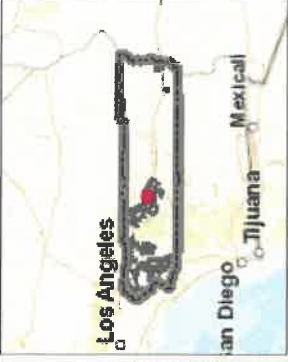







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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map

Notes

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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



0 770

1,539 Feet

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Notes

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Map My County Map



Legend

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



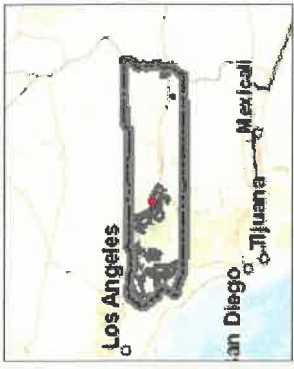
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

Notes

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Map My County Map



Legend

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

Notes

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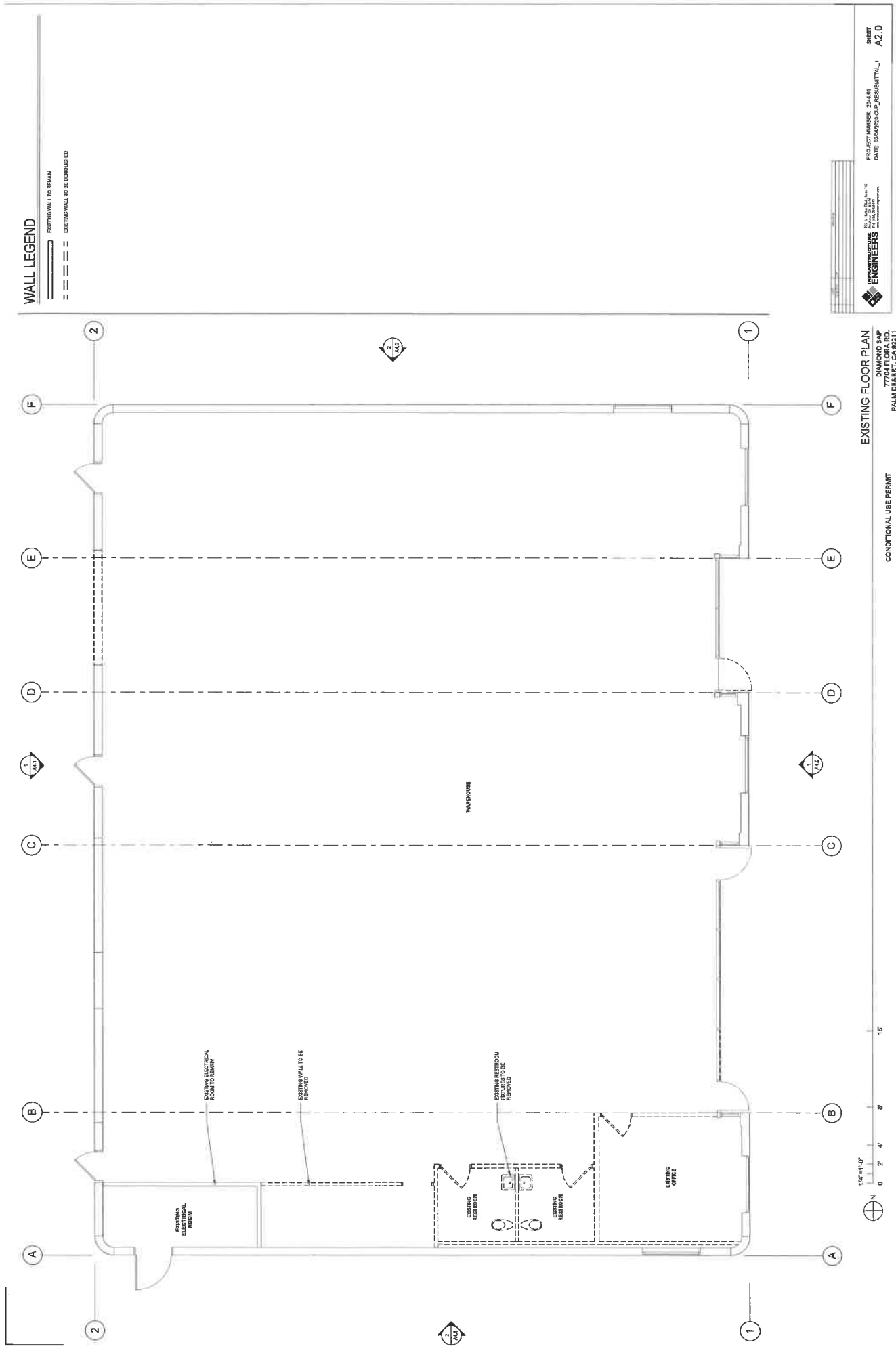
WALL LEGEND

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE DEMOLISHED


ENGINEERS
 20 Years of Service
 100 Years of Integrity
 PROJECT NUMBER: 201401
 DATE: 03/05/2014 (P. RESUBMITAL)

EXISTING FLOOR PLAN
 DIAMOND SAP
 77704 FLORA RD.
 PALM DESERT, CA 92211

CONDITIONAL USE PERMIT



RESTROOM SUMMARY

OPERATION 427 REC LEVEL

MANUFACTURING (M): 1,000 S.F. / 200 U.S.
 DISTRIBUTION (D): 1,000 S.F. / 200 U.S.
 MANUFACTURING (M): 1,000 S.F. / 200 U.S.
 1 MAN

TOTAL PROVIDED: 1
 TOTAL REQUIRED BASED ON MAX OCCUPANCY OF THE BUILDING: 0

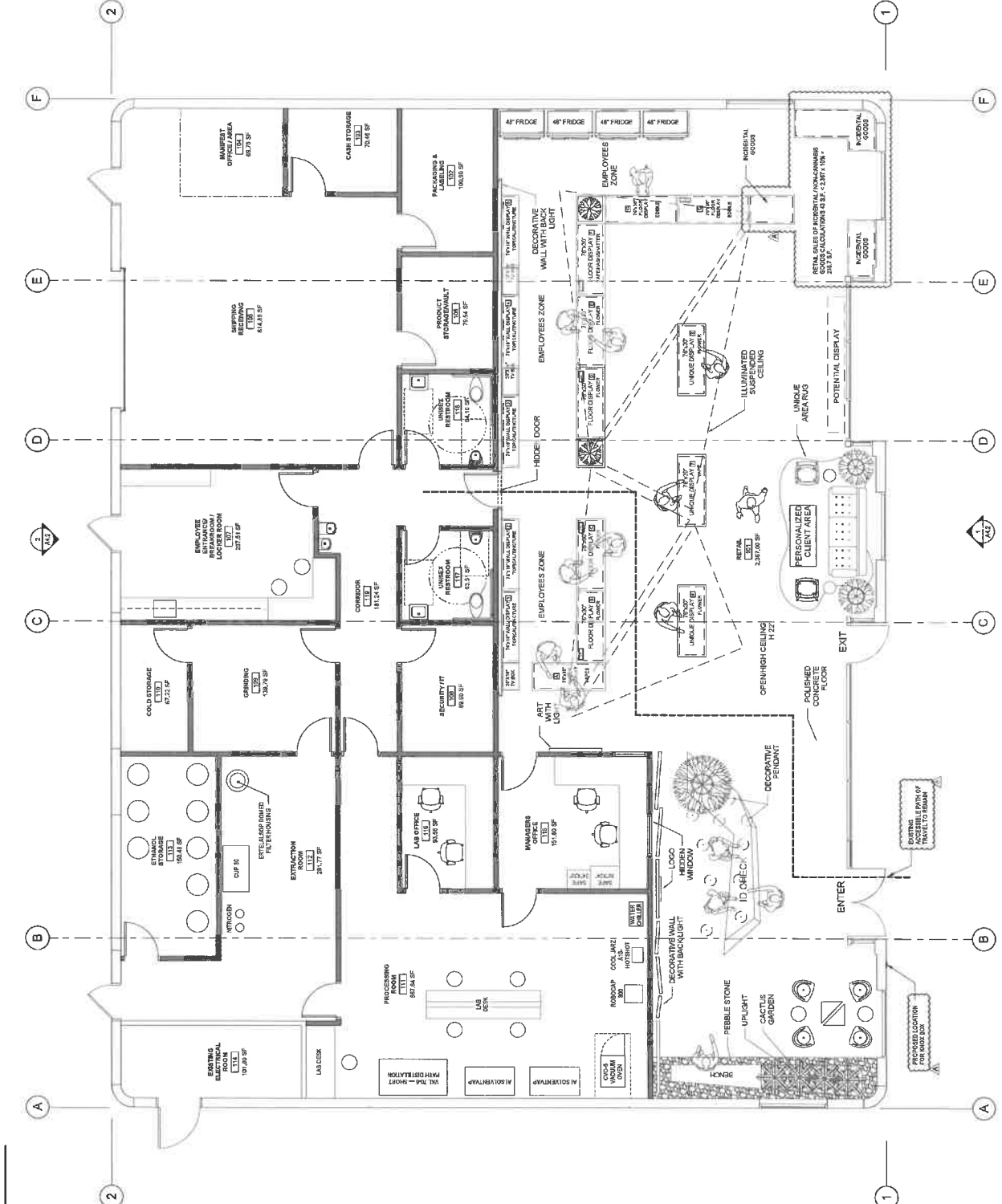
MAN: 1
 WOMEN: 1
 TOILET: 1
 LAVATORY: 1
 URINALS: 0
 DRINKING FOUNTAINS: 1

MAN: 1
 WOMEN: 1
 TOILET: 1
 LAVATORY: 1
 URINALS: 0
 DRINKING FOUNTAINS: 1

NOTE: TWO SINGLE USE - ALL GENDER RESTROOM PROVIDED.

WALL LEGEND

PROPOSED WALL
 EXISTING WALL TO REMAIN



PROPOSED FLOOR PLAN
 DIAMOND SAF
 77704 FLORA RD.
 PALM DESERT, CA 92271

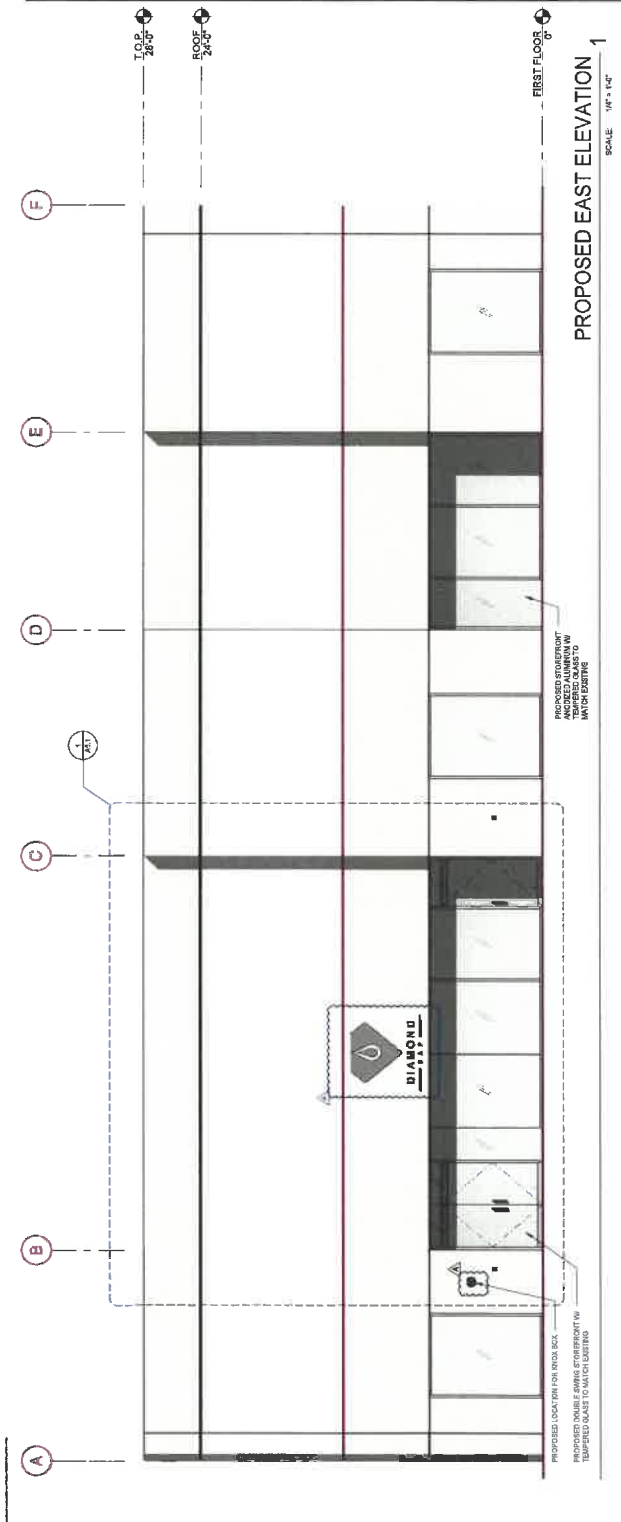
CONDITIONAL USE PERMIT

1/8"=1'-0"

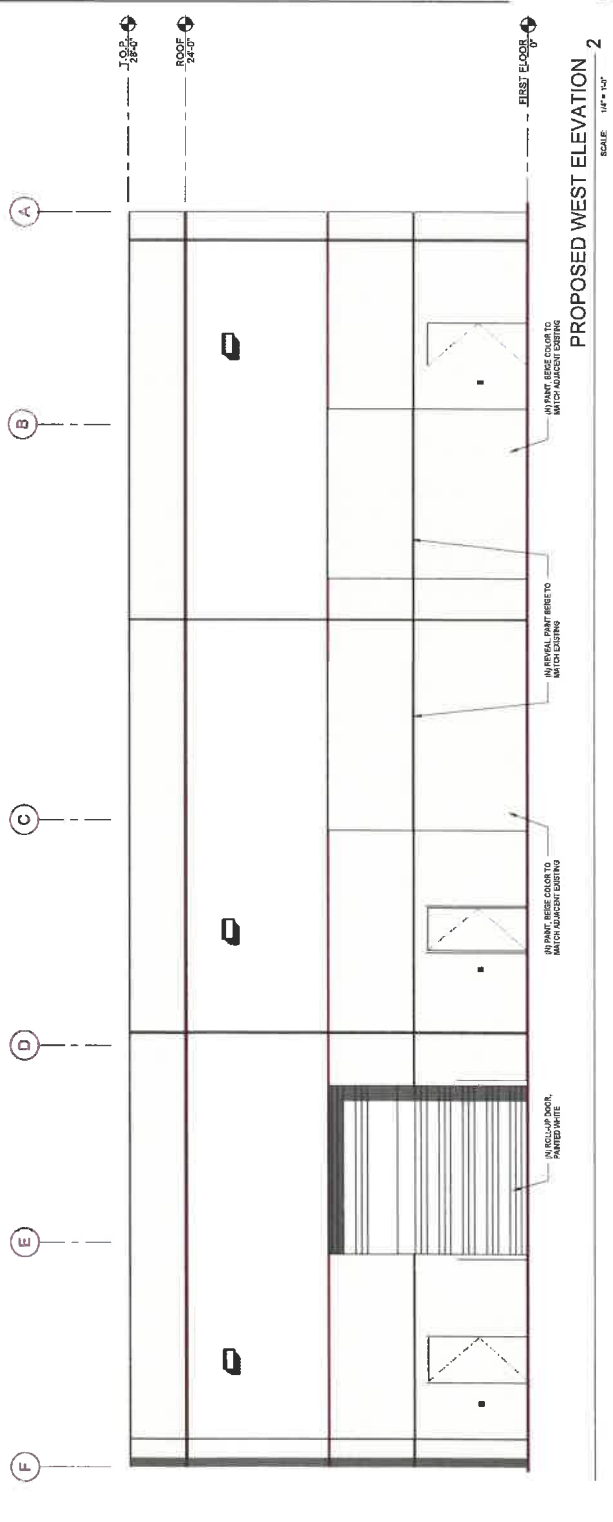
16'

PROJECT NUMBER: 204401
 DATE: 08/20/2019
 SHEET: A2.1

ENGINEERS
 225 N. WILSON BLVD., SUITE 100
 PALM DESERT, CA 92261
 (760) 325-1111
 WWW.ENGINEERS.COM



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS
DIAMOND SAP
7704 FLORA RD.
PALM DESERT, CA 92211

CONDITIONAL USE PERMIT



ENGINEERS
2233 W. PALM BLVD., SUITE 100
PALM DESERT, CA 92260
PROJECT NUMBER: 20A421
DATE: 02/02/2016 (REG. SUBMITTAL)

SHEET
A4.2



- 1 -



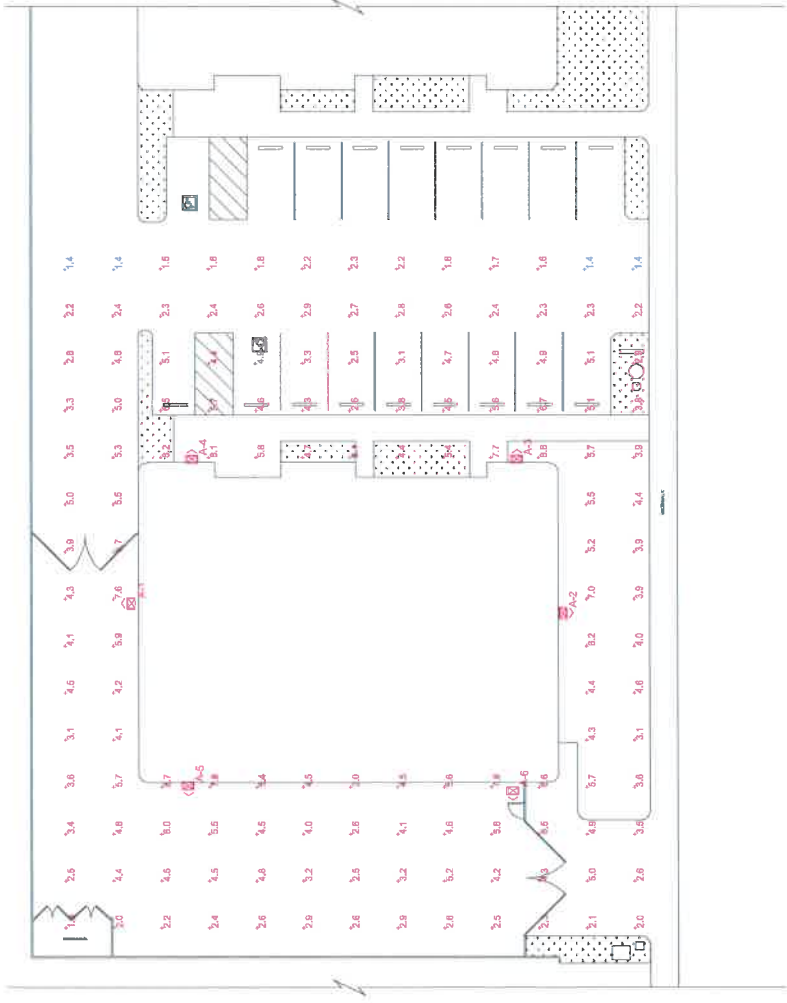
- 2 -

EXISTING CONDITIONS & ADJACENT SITES
 DIAMOND SAF
 77704 FLORA RD.
 PALM DESERT, CA 92271

CONDITIONAL USE PERMIT

ENGINEERS
 2250 W. PALM BLVD. SUITE 100
 PALM DESERT, CA 92260
 (760) 325-1100
 www.engineers.com

PROJECT NUMBER: 2044-01
 DATE: 02/26/2020 (CP, RESUBMITTAL_1)
 SHEET: A5.0



Floor View
Scale: 1" = 10'

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
	+	4.116	8.810	1.412	6.31	2.91

Schedule

Label	Quantity	Description	Unit	LF	Message
A	8	28.5 IN. LY. 1875 IN. W. 4.5 IN. H. LED LUMINAIRE @ 27 WALL MOUNT	Luminaire	1	0.06 139

DIAMOND SAP
7704 FLORA RD.
PALM DESERT, CA 92211



EXISTING PROJECT SITE



ADJACENT BUSINESS PROPERTIES

EXISTING PROJECT SITE

ADJACENT BUSINESS PROPERTIES



STREET VIEW OF PROJECT SITE

EXISTING TREE TO REMAIN, PROTECT IN PLACE

EXISTING PALM TREE TO REMAIN, PROTECT IN PLACE



STREET VIEW OF PROJECT SITE

EXISTING TREE TO REMAIN, PROTECT IN PLACE



THE PROPOSED PLANTING SHALL MIMIC THE EXISTING LANDSCAPE AT THE ADJACENT PROPERTIES

Colleen M. Nolan
Landscape Architect: 7459
cmn@recreon.net
714.763.9735 cell

DATE	REVISIONS
10.24.2019	CUP
11.02.19	CUP, RESUBMITTAL 1

PROJECT NUMBER: 204401
DATE: 02/06/2020 - CUP
RESUBMITTAL 1

AEC ENGINEERS, Inc.
222 S. Harbor Blvd, Suite 100
Anaheim, CA 92801
Tel: 714.763.9735
www.aecengineers.com

EXISTING SITE PHOTOS
DIAMOND SAP
77-704 FLORA RD.
PALM DESERT, CA 92211

CONDITIONAL USE PERMIT

PROJECT PREPARED BY:
DELOOF INC.
10000 W. BURNHAM CT.
JOLIET, ILLINOIS 61781
815.232.6000

SHEET
L1.3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: DJK GROUP, INC.

Contact Person: JOE LIZARRAGA E-Mail: ENLIGHTMGMT@GMAIL.COM

Mailing Address: PO BOX 2891
ORANGE Street 92859
CA State ZIP
City State ZIP

Daytime Phone No: (909) 260-4070 Fax No: (_____) _____

Engineer/Representative Name: INFRASTRUCTURE ENGINEERS

Contact Person: SIA SHIRAZI E-Mail: SSHIRAZI@INFENGR.COM

Mailing Address: 222 S. HARBOR BLVD, SUITE 705
ANAHEIM Street 92805
CA State ZIP
City State ZIP

Daytime Phone No: (714) 306 2333 Fax No: (_____) _____

Property Owner Name: FLORA ROAD, LLC

Contact Person: JOE LIZARRAGA E-Mail: ENLIGHTMGMT@GMAIL.COM

Mailing Address: PO BOX 2891
ORANGE Street 92859
CA State ZIP
City State ZIP

Daytime Phone No: (909) 260-4070 Fax No: (_____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

FLORA ROAD, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 626-420-025

Approximate Gross Acreage: .71

General location (nearby or cross streets): North of Las Monatanas Rd., South of _____, East of _____, West of Washington St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

6,000 SF. of existing concrete tilt-up building renovation and tenant improvement for Cannabis Dispensary, Manufacturing and Distribution. CAN 190007

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.522 - I-P Zone (Industrial Park)

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	6,000	28'-0"	1	Warehouse and office	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

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

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: DJK GROUP

Address: PO BOX 2891

Phone number: 909-260-4070

Address of site (street name and number if available, and ZIP Code): 77704 FLORA RD, CA 92211

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: LOT 25 of Parcel Map 29715-1, Book 202, page 35 through 39

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) JOE LIZARRAGA Date 10/18/19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 190040 and DEVELOPMENT AGREEMENT NO. 1900030 – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption) – Applicant: DJK Group, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Flora Road, easterly of Interstate 10, southerly of 38th Avenue, and westerly of Washington Street – 0.71 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Conditional Use Permit No. 190040 proposes to use an existing 6,000 sq. ft. tilt-up concrete building as a cannabis microbusiness location and will include tenant improvements to the existing building. Development Agreement No. 1900030 would impose a lifespan on the proposed cannabis project and provide community benefit to the Bermuda Dunes district.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 4, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

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

For further information regarding this project please contact the Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 22, 2020,

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

APN (s) or case numbers CUP190040 / DA1900030 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

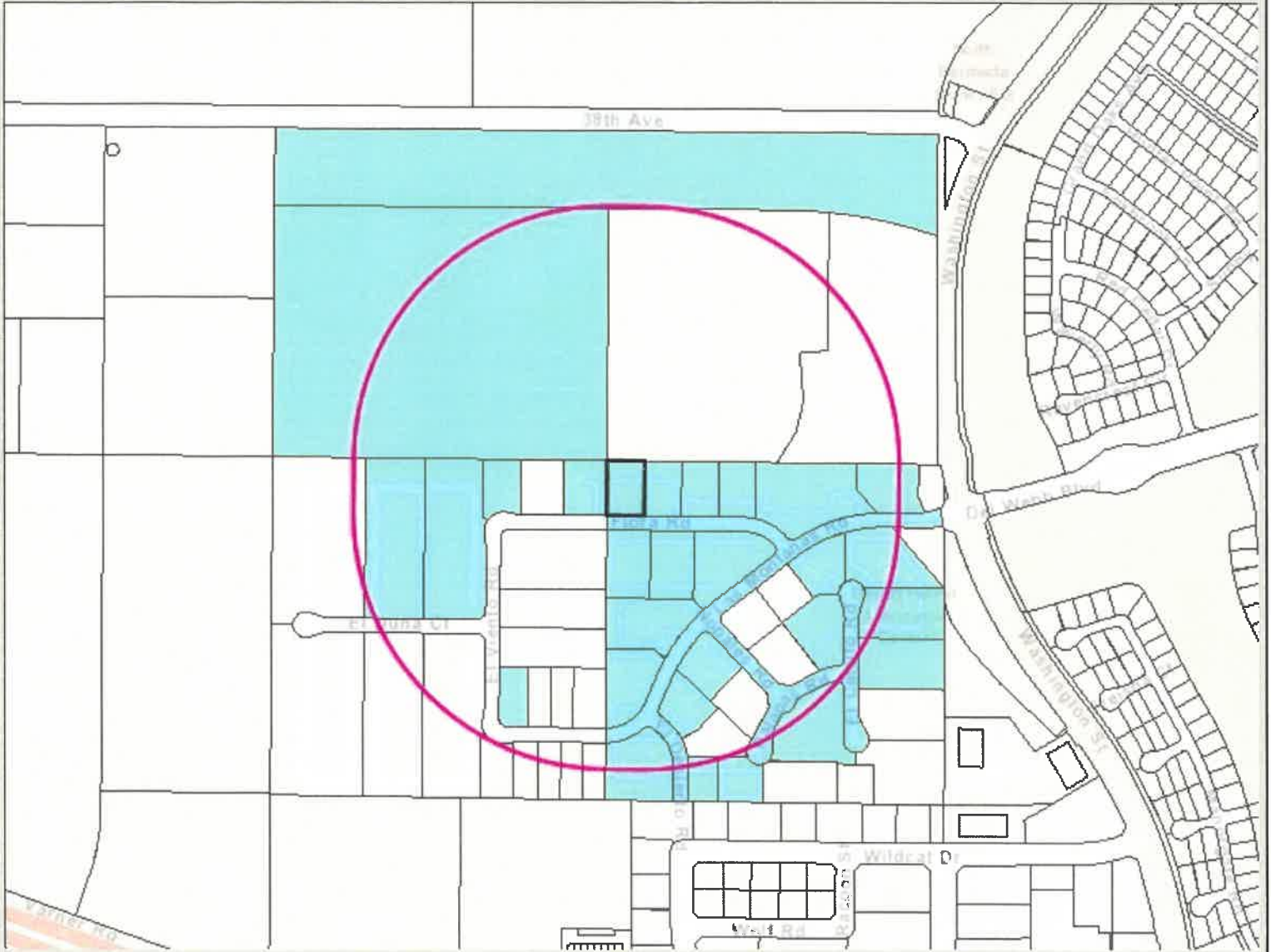
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190040 / DA1900030

(1200 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0

752

1,505 Feet

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

REPORT PRINTED ON... 7/22/2020 9:01:16 AM

© Riverside County RCIT

626150037
COUNTY OF RIVERSIDE
3403 10TH ST STE 400
RIVERSIDE CA 92501

626150040
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

626420001
AP PALM DESERT MONTANAS
1856 OLD RESTON AVE NO 300
RESTON VI 20190

626420002
AP PALM DESERT CERRITO
1856 OLD RESTON AVE NO 300
RESTON VA 20190

626420003
DBP PARTNERS
1302 PUYALLUP ST
SUMMER WA 98390

626420008
LYNN N. JOHNSON
130 VISTA ROYALE
PALM DESERT CA 92260

626420009
ALVIN R. SERPA
350 WAWONA AVE
PISMO BEACH CA 93449

626420011
MAJID FAMILY LIMITED PARTNERSHIP
81709 DR CARREON BLVD STE C4
INDIO CA 92201

626420012
NOPALES
38747 NOPALES RD
PALM DESERT CA 92211

626420016
DBP HOLDINGS I
1302 PUYALLUP ST
SUMNER WA 98390

626420020
BEACH CITY FINANCIAL INC
77919 LAS MONTANAS RD UNIT A
PALM DESERT CA 92211

626420022
KOOZAR ENTERPRISES
77806 FLORA RD NO C
PALM DESERT CA 92253

626420023
BRUCE R. DURKEE
46112 ROUDEL LN
LA QUINTA CA 92253

626420024
ORR PROP
39301 BADGER ST NO 300
PALM DESERT CA 92211

626420025
FLORA ROAD
3024 E CHAPMAN STE 510
ORANGE CA 92869

626420026
VANMAR ASSOC
77824 WILDCAT DR
PALM DESERT CA 92211

626420027
WAYNE WATERS
39777 CAMINO MISTRAL
INDIO CA 92203

626420028
WILFRID J. BILLARD
3850 CHERRY AVE
LONG BEACH CA 90807

626420029
DOUGLAS C. JONES
899 TAMARISK RD
PALM SPRINGS CA 92262

626420030
BRYANT INVESTMENTS
77742 LAS MONTANAS RD
PALM DESERT CA 92211

626420033
DESERT BUSINESS PARK PROP OWNERS ASSN
1302 PUYALLUP ST
SUMNER WA 98390

626420039
DESERT BUSINESS PARK
1302 PUYALLUP ST
SUMNER WA 98390

626420047
DESERT RAIN
P O BOX 11527
PALM DESERT CA 92255

626420048
CALIF RADIATION THERAPY MANAGEMENT
4890 W KENNEDY BL STE 650
TAMPA FL 33609

626420049
DBP CHAPARRAL
1302 PUYALLUP ST
SUMNER WA 98390

626420051
GRINNELL PROP
1302 PUYALLUP ST
SUMNER WA 98390

626420052
DESERT BUSINESS PARK II
1302 PUYALLUP ST
SUMNER WA 98390

626420063
DBP VENTURES
1302 PUYALLUP ST
SUMNTER WA 98390

626420068
DBP PARTNERS
1302 PUYALLUP ST
SUMNER WA 98390

626420074
DBF VENTURES
1302 PUYALLUP ST
SUMMER WA 98390

Applicant/Owner:

DJK Group, Inc.
c/o Joe Lizarraga
PO Box 2891
Orange, CA 92859

Applicant/Owner:

DJK Group, Inc.
c/o Joe Lizarraga
PO Box 2891
Orange, CA 92859

Engineer/Rep:

Infrastructure Engineers
c/o Sia Shirazi
222 S. Harbor Blvd., Suite 705
Anaheim, CA 92805

Engineer/Rep:

Infrastructure Engineers
c/o Sia Shirazi
222 S. Harbor Blvd., Suite 705
Anaheim, CA 92805

Owner:

Flora Road, LLC
c/o Joe Lizarraga
PO Box 2891
Orange, CA 92859

Owner:

Flora Road, LLC
c/o Joe Lizarraga
PO Box 2891
Orange, CA 92859

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

Reasons why project is exempt: This proposed project is exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been established and designated for commercial/industrial uses. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance shall be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project will not expand the existing structures and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project is exempt from CEQA under the Section 15301 Class 1, Existing Facilities exemption.

Furthermore, this project is exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications to the exterior of the structure such as paint and signage, and would only re-entitle the existing Light Industrial facility and convert the existing small structure to this specific proposed cannabis microbusiness use. Additionally, the surrounding area has been determined to not be environmentally sensitive as the proposed project has gone through the necessary steps to prove there would be minimal environmental impacts on the surrounding area, one example being the review and approval of the proposed project by the Airport Land Use Commission (ALUC). Therefore, the project as proposed is exempt from CEQA under the Section 15303 (New Construction or Conversion of Small Structures) exemption.

Additionally, this proposed project is also exempt from CEQA review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061(b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis microbusiness) and will be occupying an existing permitted retail building or structure for the purpose of manufacturing, distributing and selling cannabis products. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b)(3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will operate within the restrictions of the existing land use regulations and zoning ordinances established for the subject parcel. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. Given the site has already been developed for such uses and only minimal façade and tenant improvements would be required, no substantial construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, the potential impacts related to cannabis related hazardous substances shall be minimal as the project shall be regulated and subject to state requirements for managing waste. Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

Gabriel Villalobos (451) 455-6184
County Contact Person Phone Number
Gabriel Villalobos Project Planner 10/28/20
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 10/26/2020: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

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




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: November 4, 2020

PROPOSED PROJECT

Case Number(s):	TR32151R01 and PP19442R01	Applicant(s): Lennar Homes of Calif.
Environmental:	No Further CEQA Review Required, Section 15162	Jim Wright
Area Plan:	Southwest	Representative(s): Rick Engineering,
Zoning Area/District:	Rancho California Area	Ryan Tebben
Supervisory District:	Third District	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
Project Planner:	Deborah Bradford	
Project APN(s):	476-010-072, 476-010-073, 476-010-074, and 476-010-063	

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 32151 Revision No. 1 (TR32151R01) is a proposal for a Schedule A Condominium Subdivision totaling 180 residential units. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan.

Plot Plan No. 19442 Revision No.1 (PP19442R01) proposes changes to the site plan, architectural elevations, and landscape plan. The proposed overall residential development of 180 residential condominium units remain as originally approved.

The above as described is hereafter referred to as the "Project" in this staff report.

The Project site is located north of Abelia Street, east of Winchester Road, south of Koon Street, and west of Washington Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO FURTHER CEQA REVIEW IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously approved Addendum to Environmental Impact Report No. 374 (EIR No. 374) based on the findings incorporated in the initial study (EA39577)

and the conclusion that none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE TENTATIVE TRACT MAP NO. 32151 REVISION NO. 1, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 19442 REVISION NO. 1, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	Winchester 1800 - Specific Plan No.286
Specific Plan Land Use:	Medium High Density Residential (MHDR) PA 9, Open Space – Conservation Drainage (OS-CD) PA 2A, Commercial Retail (CR) PA 8, Medium Density Residential PA 7, and Open Space – Recreation (OS-R) PA 16A,
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential, Open Space – Conservation, Open Space – Recreation, Commercial Retail,
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Medium Density Residential (MDR)
South:	Medium High Density Residential (MHDR) and Open Space – Conservation (OS-C)
West:	Commercial Retail (CR).
Existing Zoning Classification:	Specific Plan No. 286 (SP No. 286A7) Planning Areas 2A, 7, 8, 9, and 16A.
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 286 (SP No. 286A7) – Planning Area 8.
East:	Specific Plan No. 286 (SP No. 286A7) – Planning Area 7.

South:	Specific Plan No. 286 (SP No. 286A7) – Planning Areas 9 and 16E.
West:	General Commercial (C-1/C-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Agricultural Use
South:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	43.03 gross acres	
Proposed Building Area (SQFT):	205,074.50 SF 23.89 acres 5.0 – 8.0 dwelling units/acre	Min – 119.45 dwelling units Max. – 191.12 dwelling units Proposed 180 dwelling units (7.53 dwelling units/acre)
Building Height (FT):	31'	50'
Proposed Minimum Lot Size:	18,000	7,200
Total Proposed Number of Residential Units:	180	180
Map Schedule:	A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	205,074.50 SF	32 – 2 bedroom units – 2.25 spaces/unit = 72 spaces 148 – 3 bedroom units – 2.75 spaces/unit = 363 spaces	479	507
TOTAL:			479	507

Located Within:

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, partial location in floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes, susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5275
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Tract Map No. 32151 (TR32151) was originally approved at Planning Commission on October 4, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7086 and Specific Plan No. 286 Amendment No. 5 where all applications were approved on March 13, 2007. The Tentative Tract Map as originally approved was a Schedule A subdivision of 42.81 acres into five (5) lots which included one (1) residential lot with 180 condominium units (18.47 acres), one (1) lot for future commercial development (4.66 acres), one (1) Open Space Conservation/MSHCP lot (16.50 acres), one (1) drainage lot (0.99 acres), and one (1) park lot, which is a portion of a larger park site to the south, (0.28 acres). Plot Plan No. 19442 (PP19442) was approved for the building location, siting, floor plans, and elevations for 180 condominium units.



Figure 2. TR32151



Figure 3 – 4-plex



Figure 4 – 5-plex



Figure 5 – Townhouse Elevations

The Specific Plan Amendment was a proposal to revise the land use designations within Planning Areas 7 and 9 from Community Development-Medium Density Residential to Community Development-Medium High Density Residential. The amendment accommodated an increase in dwelling units from 110 to 180 within Planning Area 9, and a decrease in dwelling units from 106 to 85 within Planning Area 7. The amendment accommodated a transfer of dwelling units within the Specific Plan and facilitated the implementation of the Riverside County Multiple Species Habitat Conservation Plan. The amendment was associated with Change of Zone Case No. 7086, which was considered concurrently at the public hearing before the Planning Commission and Board of Supervisors. Change of Zone Case No. 7086 proposed text changes to the Specific Plan Zoning Ordinance for the Winchester 1800 Specific Plan to accommodate condominium development and to modify uses permitted within Planning Area 8 to include mini-warehouses and recreational vehicle and vehicle storage, and proposed to amend the implementing zoning ordinance text to reflect the revised land uses.

On November 27, 2019 the applicant submitted applications for Revision No. 1 to Tentative Tract Map No. 32151 (TR32151R01) and Revision No. 1 to Plot Plan No. 19442 (PP19442R01). The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots and allow for the development of 180 condominium units. The revised map will have 6 lots instead of the 5 lots as originally approved with the Lot 6 being provided for “sewer” access. An agreement was made by the owner/developer to use the existing Brumfield Street right-of-way that has been abandoned as an additional lot for sewer purposes. This lot will be sold at a later date to the adjacent developer to the east for their connection to a public sewer line for their project. Below is a table of the Lots showing lots sizes, proposed use and planning areas:

Lot Nos.	Project Areas	Gross Acreage	Planning Area
Lot 1	Residential	22.38	PA 9
Lot 2	Open Space/MSHCP Conservation	13.39	PA2A and PA7
Lot 3	Drainage Slope Lining	0.99	PA2A
Lot 4	Future Commercial	4.82	PA8
Lot 5	Park	0.52	PA16A
Lot 6	Sewer	0.93	-----
TOTAL		43.03 Gross Acres	



Figure 6 – TR32151R01



Figure 7. Revised Architectural Elevations for 4 Plex



Figure 8: 5-Plex



Figure 9: 6-Plex

Off-Site Improvements: The Project as conditioned will provide off-site improvements including but not limited to the following:

1. Winchester Road along the Project boundary shall be improved with fifty-five (55') foot half width AC pavement with curb and gutter and an 8" concrete raised median along the project side. In addition, an eight (8') foot meandering sidewalk shall be constructed in the thirty-seven (37') foot parkway, a fourteen (14') foot raised curb median along the project boundary, and a transition AC pavement tapering shall be improved along the northern boundary and approved by Caltrans. These improvements are detailed in Condition of Approval 50-Transportation. 11.
2. The intersections of State Highway 79 at Pourroy Road and Abelia Street shall be improved with left and right turn lanes and through lanes as detailed in Condition of Approval 50-Transportation. 18.
3. An off-site access road, paved and maintained, shall be the easterly extension of Koon Street to McColery Road and the northerly extension of McColery road to Keller Road and the westerly

extension of Keller Road to SH/79 (Winchester Road). The access road will be constructed in accordance with County Standard No. 108, Section B.

Further discussion regarding improvements are provided in the entitlement findings of this staff report in reference to Schedule "A" subdivisions.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, TR32151R01 and PP19442R01, will not result in any new significant environmental impacts not identified in the approved Addendum to EIR No. 374 as provided for in Environmental Assessment No. 39577. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. The revision to the Plot Plan proposes changes to the site plan, architectural/building plans, and landscape plans. The residential development and number of units remain the same.

The overall design of the tract map and plot plan will remain as originally approved. and will not result in any new physical changes resulting in a substantial increase in the severity of previously identified significant effects of the Addendum to the EIR, does not propose any substantial changes which will require major revisions to the Addendum, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. TR32151R01 is a proposal to modify the secondary access and ensure the overall protection of the MSHCP conservation area, the removal of the commercial use in Lot 4 and the addition of Lot 6 for sewer access. PP19442R01 proposes changes to the site plan in terms of minor revisions to site design and to the architectural design of the proposed condominium units. Minor physical changes will occur in regards to the approved tentative tract map and plot plan; and,
- b. The subject site was included within the area analyzed in Addendum of EIR No 374; and,
- c. There are no changes to the mitigation measures included in Addendum to EIR No. 374; and
- d. TR32151R01 and PP19442R01 does not propose any changes to the approved Tentative Tract Map or the Plot Plan in any substantive way because all potentially significant effects on the environment have been adequately analyzed in the previously approved Addendum for Environmental Assessment No.39577 based on the findings incorporated in the initial study (EA39577) and the conclusion that none of the conditions described in the CEQA Guidelines Section 15162 exist

Solar Energy:

Riverside County Climate Action Plan, as updated in 2019, includes Clean Energy Measure R2-CE1 which refers to the requirement of on-site energy production (including but not limited to solar) to any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development. Since the proposed Project is for the development of 180 condominium residential units, this measure is applicable to this Project and compliance with this Plan is provided for in the conditions of approval for the proposed Project.

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: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C). As reflected in the Specific Plan Land Use Map the Project site is located within PAs 2A, 7, 8, 9, and 16A which has land use designations of Open Space – Conservation Drainage, Open Space – Recreation, Commercial Retail, and Medium High Density Residential, as reflected in SP 286 Land Use Plan. As proposed, the development of the 180 condominium units (Lot 1) will result in a density of 7.53 dwelling units/acre, which is consistent with the density of 5-8 dwelling units/per acre for Medium High Density Residential land use as reflected in the Specific Plan document for PA 9. PA 8 (Lot 4) has a land use designation of Commercial as reflected in the Specific Plan document. This area will not be development as a part of this development proposal but will remain as an area designated for commercial uses. PAs 2A and 7 are comprised of the MSHCP conservation area and drainage slope lining area (Lots 2 and 3). The Specific Plan document has designated these planning areas for open-space conservation, drainage areas and residential. PA 16A (Lot 5) is proposed for park land and has a land use designation reflected in the Specific Plan document as open-space. The General Plan land use designations for the Project site include, Medium Density Residential, Commercial Retail, Open Space – Conservation and Open Space – Recreation. The proposed Project is consistent with the allowable uses as reflected in the General Plan and Specific Plan No. 286. Therefore, the proposed Project is in compliance with this finding.
2. The project site is located within the Highway 79 Policy Area. The Project as originally approved was determined to be consistent with the criteria of Highway 79 Policy Area. Therefore, the proposed Project remains consistent with the Highway 79 Policy Area since no change to the number of residential units are proposed as a part of the proposed revisions.
3. The project site has a Zoning Classification of Specific Plan No. 286 (SP No. 286A7) Planning Areas 2A, 7, 8, 9, and 16A. The Project as originally proposed was for the subdivision of 43.03 gross acre site into 5 lots. The proposed subdivision would ultimately result in the development of 180 condominium units in Planning Area 9. Included in the subdivision is approximately 13 acres of MSHCP conservation area in Planning Areas 2A and 7. The Plot Plan included the site plan, architectural/building plans, and landscape plans for the proposed 180 condominium units. The uses proposed are consistent with the allowable uses and development standards as stated in the Specific Plan Zoning Ordinance for these Planning Areas. The proposed revision to TR32151 adds one additional lot for the purpose of providing sewer access and the removal of the proposed self-storage facility on Lot 4. Revisions to PP19442 changes the site design and also architectural style of the proposed condominiums but will not change to the number of proposed units. The overall design of the Project will remain consistent with the Specific Plan Zoning Ordinance.

Entitlement Findings:

Tentative Tract Map Findings:

Revised Tentative Tract Map No. 32151 is a proposal for a Schedule 'A' Condominium Subdivision totaling 180 residential units. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. The findings required to approve a Revised Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed revision is consistent with the General Plan, Specific Plan No. 286, applicable community plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The revision to the originally approved land division will ultimately result in a residential development that will remain consistent with the overall density, architectural design, and landscaping as previously approved and envisioned by the Specific Plan No, 286 as amended.
2. The proposed modification to the approved TR32151 includes limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. The Project site remains physically suitable for the type of development and density of the proposed residential development due its location on Winchester Road (SH-79) and Abelia Street and the accessibility to existing utilities and services. The Project site as originally approved has been designed around the MSHCP Conservation area to avoid impacts to that environmentally sensitive area. Therefore, the proposed Project remains consistent with this finding.
3. When TR32151 was originally submitted to the County it was determined through an Initial Study that an Addendum to EIR No. 374 was the appropriate documentation to be prepared and was approved at the March 13, 2007 Board of Supervisors hearing. It was determined that the approved design and improvements of TR32151 would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the

approved Addendum to the EIR. The proposed revision to the approved TR32151 would result in the same conclusions as was evaluated in the previous Addendum to EIR No. 374; therefore, the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

4. The proposed revision is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site and is not in a Fire Hazard Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions. The revision will not change the design of approved land division and continues to remain consistent with this finding.
5. As indicated in the included project conditions of approval, the proposed modification includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.5 for a Schedule 'A' Map as detailed below:
 - a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. All interior streets within the Project boundary include forty (40') private roads, and interior drives without parking at 25' on width and will be improved with 33' wide interior drives with parking on one side. Improvements will be in compliance with Ordinance No. 461. Additional improvements will occur along the Winchester Road, Pourroy Road and Abelia Street. Improvements will include but not limited to curb and gutter, meandering sidewalks, medians and left, right and through lanes. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A), as it pertains to streets will be met.
 - b) Domestic Water - Domestic water service will be supplied by Eastern Municipal Water District (EMWD) via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Therefore, with the requirements of the advisory notification document, and EMWD requirements, compliance with Ordinance No. 460 10.5 (B), as it pertains to domestic water, will be met.
 - c) Fire Protection – Fire protection improvements include but are not limited to, emergency vehicular access roads capable of sustaining an imposed load of 75,000 lbs., approved Fire Department access roads shall be in place during construction, temporary fire access roads shall be approved by the Fire Prevention Bureau, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and the location, minimum number, and spacing of hydrants shall comply with the California Fire Code (CFC) and NFPA 24. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection will be met.
 - d) Sewage Disposal – Sewer service will be supplied by Eastern Municipal Water District. Therefore, with the requirements of the advisory notification document, and EMWD requirements, compliance with Ordinance No. 460 10.5 (D), as it pertains to sewage disposal, will be met.
 - e) Fences – At minimum the Project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. Water quality basins are

located along the southwestern and southeastern perimeters of the Project site and will be enclosed with a five (5') foot six (6") inch steel tubular fencing. The subdivision fencing around the perimeter will consist of a six (6') foot high split face tan painted wall. An eight (8') foot split face tan painted wall will be constructed along Winchester Road. The MSHCP conservation area shall be permanently fenced and shall be a minimum height of 6 feet at its shortest point. Details of the MSHCP fencing is provided in the project conditions of approval. Therefore, the requirements of Ordinance No. 460 10.5 (E) as they pertain to fencing have been met.

- f) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460 10.5 (F) as they pertain to the installation of electrical and communication facilities have been met.
6. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
 7. The lots as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan. The area proposed for the condominium development is located within Planning Area 9 of SP No. 286 and is subject to the development standards of the R-3 zoning classification of Ordinance No. 348. Minimum lot sizes allowed in this zone is 7,200 square feet. The area proposed for the condominium development (Lot 1) is comprised of 22.38 acres. Therefore, the proposed Project is consistent with this finding.
 8. The Revised Tentative Map is a modification of the approved tentative map wherein the design of the land division is changed from the approved tentative map, but there is no substantial change in concept from the original approved map. Proposed revisions are limited to the addition of Lot 6 for sewer access purposes, the location of the secondary access roadway and the removal of the proposed commercial component of Lot 4. The acreage, overall design concept and access ways remains as originally approved. Therefore, the proposed Project is consistent with this finding.

Plot Plan Findings

The following findings shall be made prior to making a recommendation to approve a Plot Plan, pursuant to the provisions of the Riverside County Ordinance No. 348 Section 18.30.C:

1. The proposed Project is to allow for the subdivision of 180 condominium units within Planning Area 9 (Lot 1) which is consistent with Specific Plan No. 286 as amended Land Use Plan which allows for medium high density residential land uses at a density range of 5.0 – 8.0 dwelling units per acre. As proposed the density will be 7.53 dwelling units per acre. The zoning classification for Planning Area 9 follows the R-3 zoning classification which allows for the development of two-family dwellings, multi-family dwelling, bungalow courts, and apartment houses. The proposed Project is consistent with the Specific Plan's vision of providing numerous housing opportunities on a variety of lot sizes and densities ranging from 0.2 dwelling units/acre to 15 dwelling units/acre. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as detailed previously in the Land Use findings and Tentative Tract Map findings.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Addendum for EIR No. 374 as prepared for the original project, the current Project would not have a significant impact to soils and agriculture, air quality, biological resources, cumulative noise, and growth inducement that is disclosed in the EIR. Other impacts to the environment related to public health, safety, and welfare would be less than significant. Additionally the proposed Project conforms to all applicable requirements of the Specific Plan's Land Use Plan and Specific Plan Text, the development standards of the Zoning Ordinance for Planning Area 9, and the requirements of State law and the ordinances of Riverside County.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property in that proposed Project is located within Planning Areas 2A, 7, 8, 9, and 16A of Specific Plan No. 286 as amended which has been designated respectively as Open Space-Conservation, Medium Density Residential, Commercial Retail, Medium High Density Residential, and Open Space-Recreation .
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. With the approval of the original Tentative Tract No. 32151 which includes of the area proposed for the 180 condominium units, conditions of approval were added to ensure that the dedication of necessary streets, sidewalks, curbs, gutters, drainage infrastructure and offsite drainage facilities were to be completed prior to recordation of the Map.
5. All use permits which permit the construction of more than one structure on a single legally divided lot 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 lot until the lot 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 lot. The proposed Project is to allow for the construction of 180 condominium units on approximately 23.89 gross acres (Lot 1) of the Project site. No additional residential units will be allowed. The selling of individual units will not require a further land division and will be permitted.

Development Standards Findings:

1. The Specific Plan No. 286 Zoning Ordinance as amended states that the development standards of Planning Area 9 shall be subject to the R-3 zoning classification as provided for in Section 8.2 of Ordinance No. 348 and are as follows:
 - A. *The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.* The proposed Plot Plan is for the development of 180 condominium units and will be developed on a 23.89 gross acre site. The proposed plot plan exhibit is consistent with this development standard. The minimum lot size for a Schedule 'A' map is 18,000 square feet. The minimum lot size proposed for TR32151R01 is 22,651 square feet for Lot 5. The map

exhibit is consistent with the minimum lot size for Schedule 'A' maps as stated in Ordinance No. 460.

- B. *The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.* The maximum height of the proposed 180 condominium units is thirty-one (31') feet. The setbacks along the front, rear, and side yards exceed the minimum setbacks of ten (10'). The proposed plot plan exhibit is consistent with this development standard.
- C. *The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19. of this ordinance.* The maximum height of the proposed condominium units is 31 feet. The side yard setback located adjacent to Lot 4 are approximately 12 feet from the property line. The side yard setback exceeds the five foot minimum for buildings that do not exceed 35 feet in height. The proposed plot plan exhibit is in compliance with this development standard.
- D. *No lot shall have more than 50 percent of its net area covered with buildings or structures.* The square footage of the footprint of all structures proposed on Lot 1 is 205,074.50. The net square footage of Lot 1 is 793,663.20, which results in a lot coverage of 25.8%. The proposed plot plan exhibit is in compliance with this development standard.
- E. *The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.* The project area is comprised of 43.03 acres (approximately 1,874,386 square feet) the total square footage of buildings proposed is approximately 205,074 square feet which is approximately 10% of the total lot area which is not greater than two to one. Therefore, the proposed plot plan exhibit is in compliance with this development standard.
- F. *All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of this ordinance.* The proposed condominiums will be thirty-one (31') feet in height. Therefore, the proposed plot plan exhibit is in compliance with this development standard.
- G. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* The proposed project is for the ultimate development of 180 condominium units. Of those units 32 two bedroom units are proposed which requires a parking ratio of 2.25 spaces/unit and 148 three bedroom units are proposed which requires a parking ration of 2.75 spaces/unit. Total parking required is 479 spaces. However, 507 parking spaces are provided. Of those spaces, the applicant shall also provide 12 electrical vehicle parking spaces with charging stations.

The location of these spaces shall be provided on the site plan exhibit. The proposed plot plan exhibit is in compliance with this development standard.

Other Findings:

1. The project site is located within Criteria Cell 5275 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Riverside County determined that approximately 13.39 acres of the 43.03 gross acre site be protected and conserved as described for the project site through HANS00429.
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 on January 24, 2020. No comments were received either in favor or opposition of the project.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The project site is not located within any Airport Influence Area (AIA) boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The Project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area (SRA). However, compliance with State and County Ordinances and standard conditions of approval in regards to emergency access, fire flow, fire hydrants and building materials will aid in the protection of people and property from the potential hazards of fire.

Conclusion:

1. For the reasons discussed above, 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.

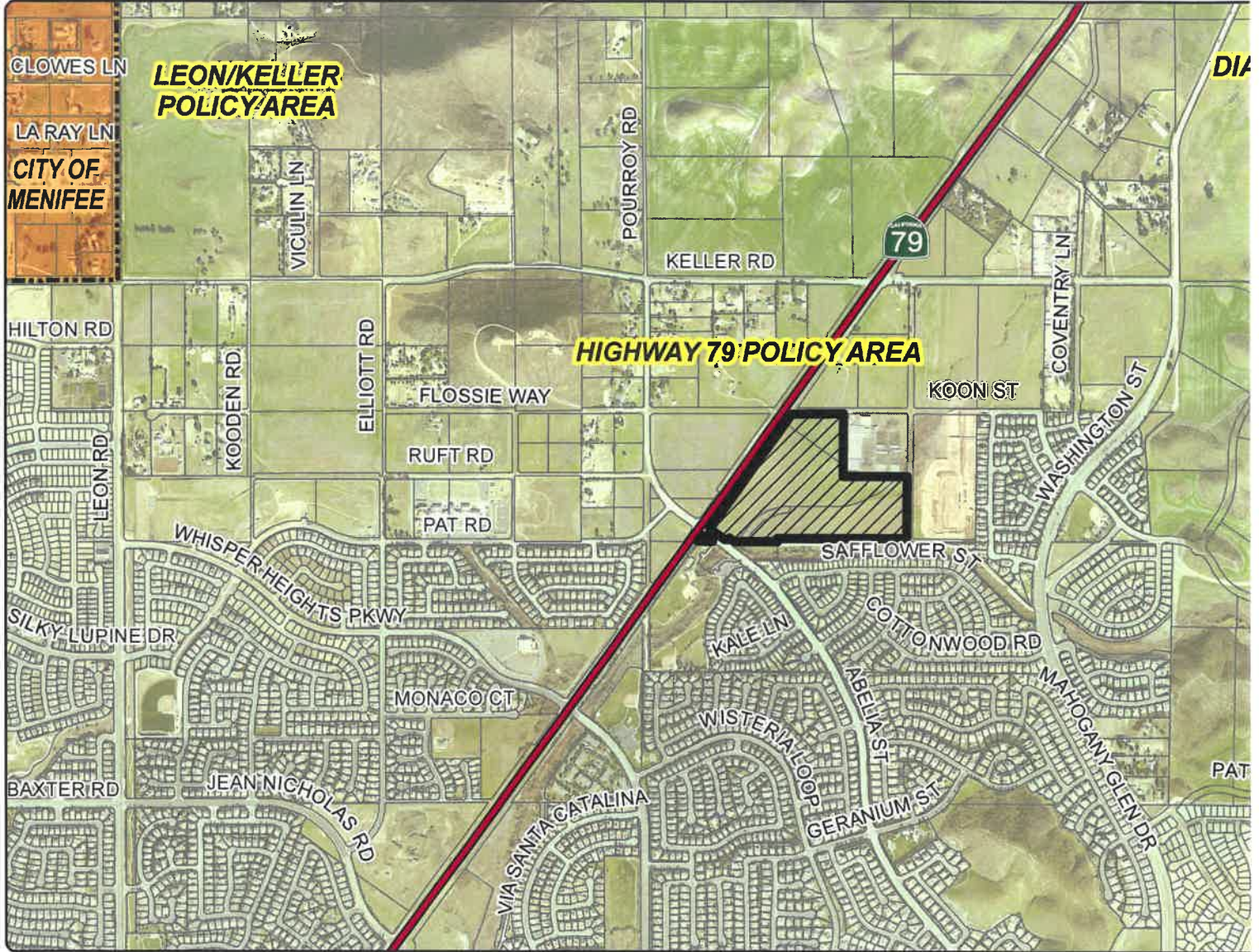
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any person who indicated support/opposition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

APPEAL INFORMATION

The decision of the Planning Commission shall be final unless the decision is appealed to the Board. Any appeal must be filed with the Clerk of the Board of Supervisors accompanied by the fee set forth in Ordinance No. 671 within 10 days of the date the notice of decision appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR32151R01 PP19442R01
VICINITY/POLICY AREAS

Supervisor: Washington
District 3



Zoning Area: Rancho California



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. 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.rctline.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32151R01 PP19442R01

Supervisor: Washington
District 3

Date Drawn: 09/17/2020

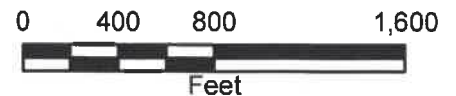
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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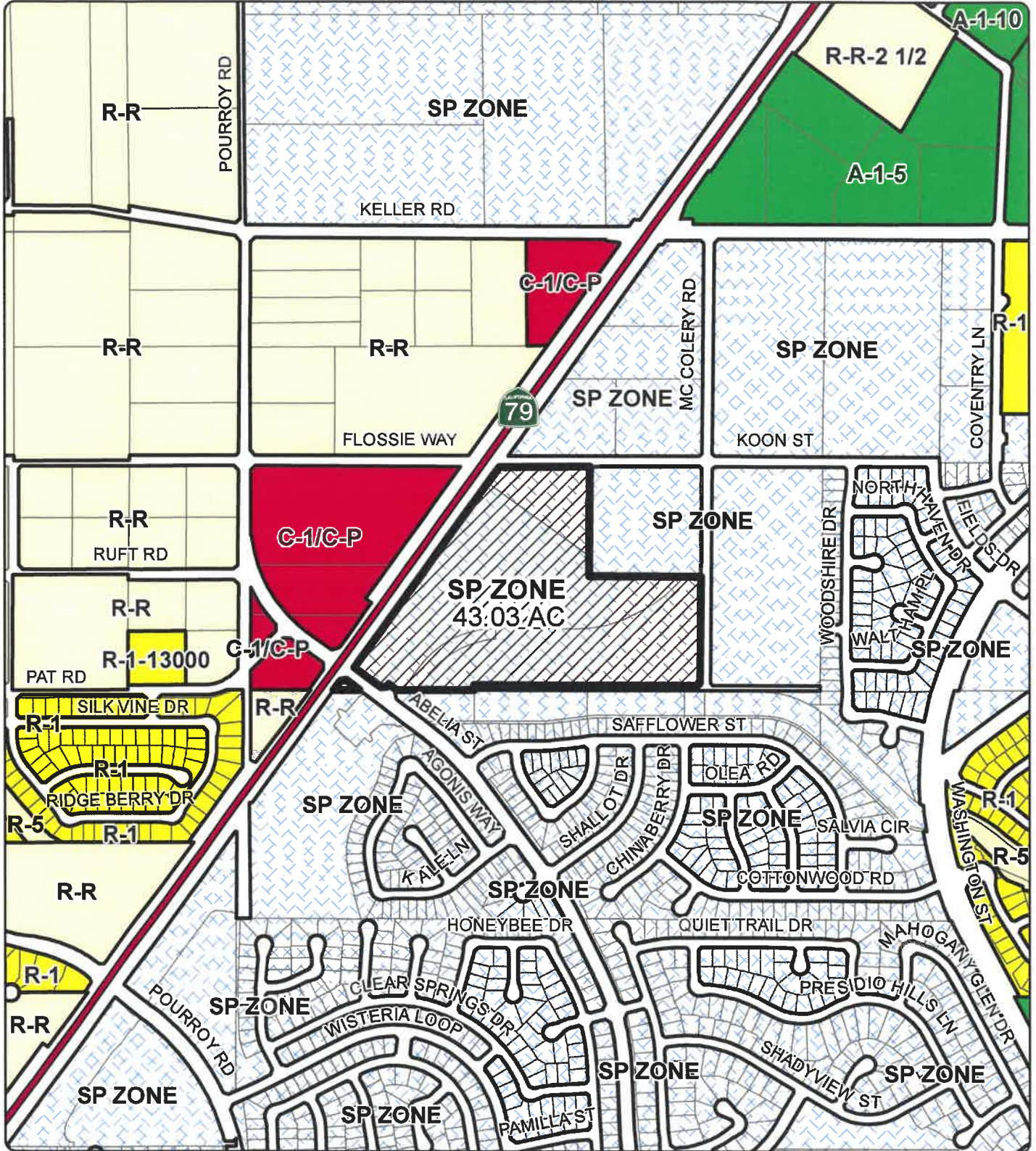
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32151R01 PP19442R01

EXISTING ZONING

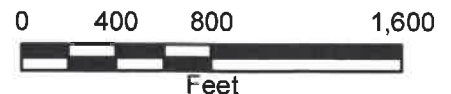
Supervisor: Washington
District 3

Date Drawn: 09/17/2020
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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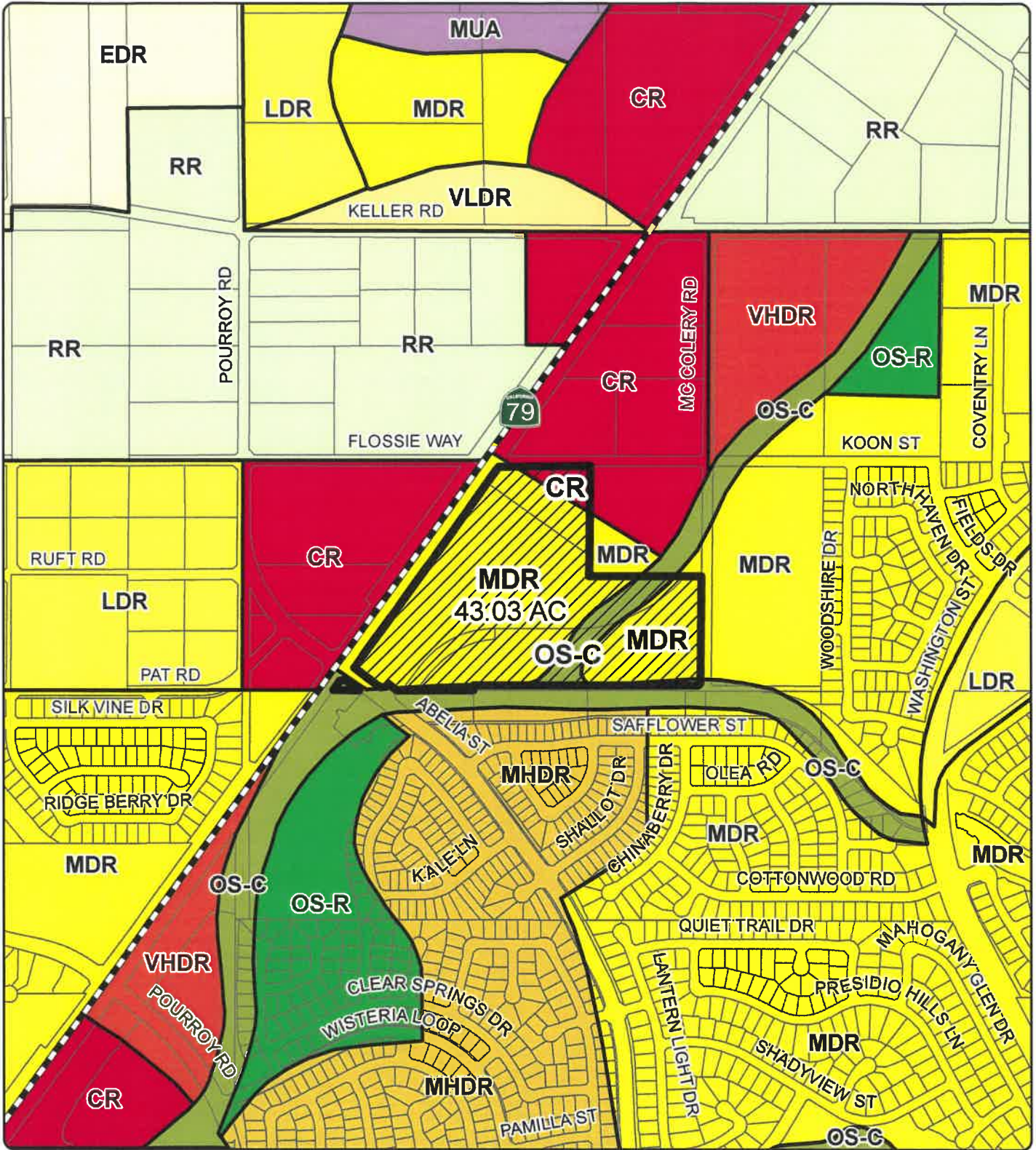
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32151R01 PP19442R01

EXISTING GENERAL PLAN

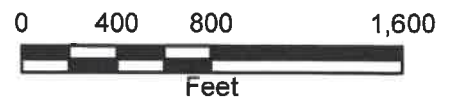
Supervisor: Washington
District 3

Date Drawn: 09/17/2020
Exhibit 5



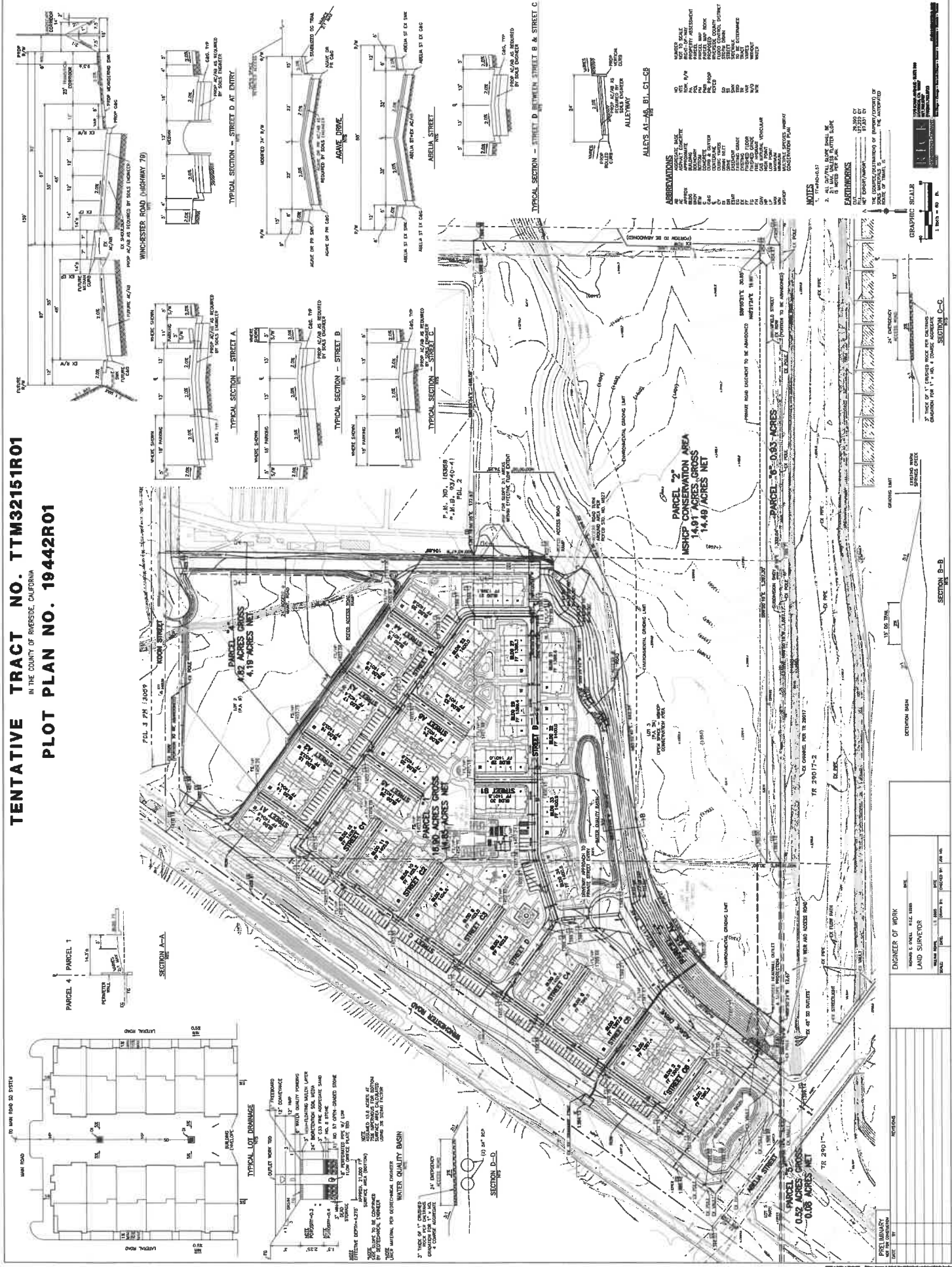
Zoning Area: Rancho California

Author: Vinnie Nguyen



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TENTATIVE TRACT NO. TTM32151R01
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA
PLOT PLAN NO. 19442R01



ABBREVIATIONS

AD	ADJUSTED
AS	ASBESTOS
BL	BLOCK
BR	BROWNS
CA	CALIFORNIA
CD	CITY
CE	CENTRAL
CH	CHURCH
CI	CITY
CL	CL
CM	COMMON
CO	COUNTY
CR	CITY
CS	CITY
CT	CITY
CV	CITY
DC	DISTRICT
DE	DEPARTMENT
DI	DISTRICT
DM	DISTRICT
DN	DISTRICT
DO	DISTRICT
DP	DISTRICT
DR	DISTRICT
DS	DISTRICT
DT	DISTRICT
DU	DISTRICT
DV	DISTRICT
EA	EAST
EB	EAST
EC	EAST
ED	EAST
EE	EAST
EF	EAST
EG	EAST
EH	EAST
EI	EAST
EJ	EAST
EK	EAST
EL	EAST
EM	EAST
EN	EAST
EO	EAST
EP	EAST
EQ	EAST
ER	EAST
ES	EAST
ET	EAST
EU	EAST
EV	EAST
EW	EAST
EX	EAST
EY	EAST
EZ	EAST
FA	FIRST
FB	FIRST
FC	FIRST
FD	FIRST
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FG	FIRST
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FJ	FIRST
FK	FIRST
FL	FIRST
FM	FIRST
FN	FIRST
FO	FIRST
FP	FIRST
FQ	FIRST
FR	FIRST
FS	FIRST
FT	FIRST
FU	FIRST
FV	FIRST
FW	FIRST
FX	FIRST
FY	FIRST
FZ	FIRST
GA	GENERAL
GB	GENERAL
GC	GENERAL
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GE	GENERAL
GF	GENERAL
GG	GENERAL
GH	GENERAL
GI	GENERAL
GJ	GENERAL
GK	GENERAL
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GQ	GENERAL
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HT	HIGHWAY
HU	HIGHWAY
HV	HIGHWAY
HW	HIGHWAY
HX	HIGHWAY
HY	HIGHWAY
HZ	HIGHWAY
IA	INDUSTRIAL
IB	INDUSTRIAL
IC	INDUSTRIAL
ID	INDUSTRIAL
IE	INDUSTRIAL
IF	INDUSTRIAL
IG	INDUSTRIAL
IH	INDUSTRIAL
II	INDUSTRIAL
IJ	INDUSTRIAL
IK	INDUSTRIAL
IL	INDUSTRIAL
IM	INDUSTRIAL
IN	INDUSTRIAL
IO	INDUSTRIAL
IP	INDUSTRIAL
IQ	INDUSTRIAL
IR	INDUSTRIAL
IS	INDUSTRIAL
IT	INDUSTRIAL
IU	INDUSTRIAL
IV	INDUSTRIAL
IW	INDUSTRIAL
IX	INDUSTRIAL
IY	INDUSTRIAL
IZ	INDUSTRIAL
JA	JOB
JB	JOB
JC	JOB
JD	JOB
JE	JOB
JF	JOB
JG	JOB
JH	JOB
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NW	NORTH
NX	NORTH
NY	NORTH
NZ	NORTH
OA	OTHER
OB	OTHER
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OI	OTHER
OJ	OTHER
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OR	OTHER
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SI	SECTION
SJ	SECTION
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SL	SECTION
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SN	SECTION
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VJ	VARIABLE
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VV	VARIABLE
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XU	XY
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XW	XY
XX	XY
XY	XY
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YA	YARD
YB	YARD
YC	YARD
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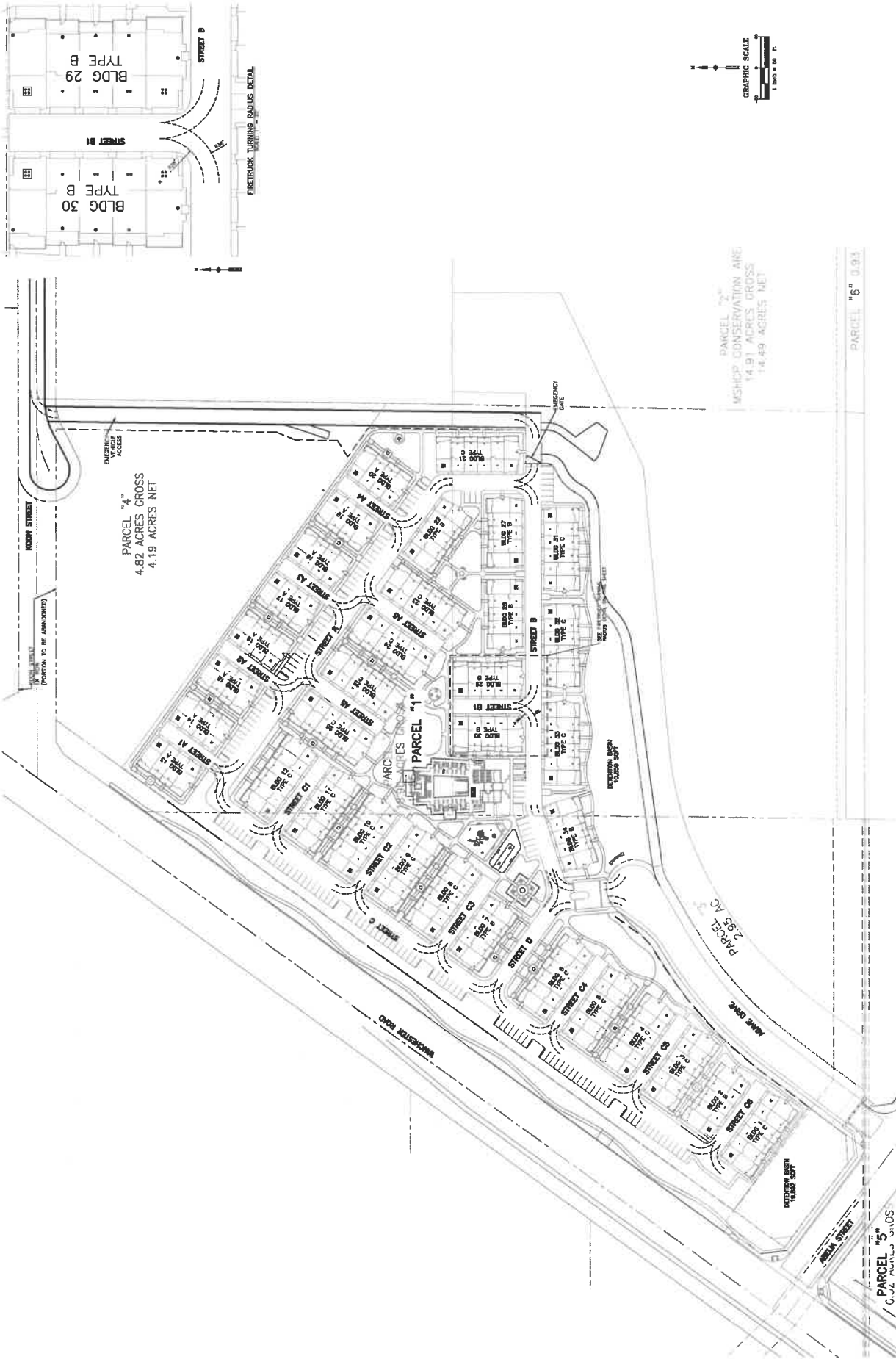
NOTES

1. TYPICAL
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. SEE PLAN FOR DETAILS.

ABBREVIATIONS

AD ADJUSTED
 AS ASBESTOS
 BL BLOCK
 BR BROWNS
 CA CALIFORNIA
 CD CITY
 CE CENTRAL
 CH CHURCH
 CI CITY
 CL CL
 CM COMMON
 CO COUNTY
 CR CITY
 CS CITY
 CT CITY
 CV CITY
 DE DEPARTMENT
 DI DISTRICT
 DM DISTRICT
 DN DISTRICT
 DO DISTRICT
 DP DISTRICT
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 IQ INDUSTRIAL
 IR INDUSTRIAL
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 IT INDUSTRIAL
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 IV INDUSTRIAL
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 IX INDUSTRIAL
 IY INDUSTRIAL
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 JA JOB
 JB JOB
 JC JOB
 JD JOB
 JE JOB
 JF JOB
 JG JOB
 JH JOB
 JI JOB
 JJ JOB
 JK

TENTATIVE TRACT NO. TTM32151R01
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA
PLOT PLAN NO. 19442R01



PRELIMINARY DATE: 11/11/11	ENGINEER OF WORK
REVISIONS	REVISIONS
ENGINEER OF WORK	REVISIONS
LAND SURVEYOR	REVISIONS
DATE: 11/11/11	REVISIONS
CHECKED BY: [Signature]	REVISIONS
DATE: 11/11/11	REVISIONS



ENGINEER OF WORK
 LAND SURVEYOR
 DATE: 11/11/11
 CHECKED BY: [Signature]
 DATE: 11/11/11

NOTES:

- 1) THIS PLAN IS A CONCEPTUAL LANDSCAPE MASTER PLAN. IT IS NOT A FINAL DESIGN. THE LANDSCAPE DESIGN SHALL BE SUBJECT TO THE APPROVED CONCEPTUAL LANDSCAPE MASTER PLAN AND THE APPROVED CONCEPTUAL LANDSCAPE MASTER PLAN SHALL BE SUBJECT TO THE APPROVED CONCEPTUAL LANDSCAPE MASTER PLAN.
- 2) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 3) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 4) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 5) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 6) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 7) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 8) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 9) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 10) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 11) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 12) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.
- 13) ALL TREES SHALL BE PLANTED WITHIN THE PROPOSED PLANTING AREAS. THE PLANTING AREAS SHALL BE IDENTIFIED ON THE CONCEPTUAL LANDSCAPE MASTER PLAN.



CONCEPTUAL PLANT LEGEND (H.O.A.)

SYMBOL	COMMON NAME	LANDSCAPE	SPACING	WINDS	ZONE 4
[Symbol]	CHRYSLER	ALMOND	100'	100'	100'
[Symbol]

CONCEPTUAL PLANT LEGEND (H.O.A.)

SYMBOL	COMMON NAME	LANDSCAPE	SPACING	WINDS	ZONE 4
[Symbol]

CONCEPTUAL PLANT LEGEND (H.O.A.)

SYMBOL	COMMON NAME	LANDSCAPE	SPACING	WINDS	ZONE 4
[Symbol]

CONCEPTUAL PLANT LEGEND (H.O.A.)

SYMBOL	COMMON NAME	LANDSCAPE	SPACING	WINDS	ZONE 4
[Symbol]

NOTE

- SEE SHEET L-2 FOR ENLARGEMENTS
- SEE SHEET L-2 FOR TYPICAL PLANTING
- SEE SHEET L-3 FOR WALL AND FENCE PLAN
- SEE SHEET L-4 FOR SHADING PLAN
- SEE SHEET L-5 FOR MAINTENANCE EXHIBIT

CONCEPTUAL PLANT LEGEND (CALTRANS)

SYMBOL	COMMON NAME	LANDSCAPE	SPACING	WINDS	ZONE 4
[Symbol]

CONCEPTUAL PLANT LEGEND (CALTRANS)

SYMBOL	COMMON NAME	LANDSCAPE	SPACING	WINDS	ZONE 4
[Symbol]

OVERALL PLAN

SHEET L-1

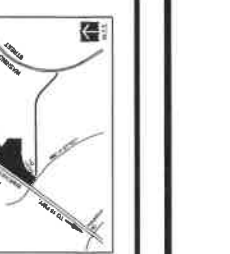
COUNTY OF RIVERSIDE, CA

SCALE: 1" = 50'

NORTH

0 50' 100'

10/27/20



CONCEPTUAL PLANT LEGEND (CALTRANS)

SYMBOL	COMMON NAME	LANDSCAPE	SPACING	WINDS	ZONE 4
[Symbol]

LANDSCAPE CONCEPT FOR:

SEVILLA - TR. 32151-1

WINCHESTER ROAD (HWY 79) / ABELLA STREET

LENNAR HOMES

OPTIONAL PROJECT

RESPONSIBLE ARCHITECT

MAINTENANCE LEGEND

VALLEY WIDE MAINTAINED: 39,356 SF
(CALTRANS ROW AREA)

H.O.A. MAINTAINED: 227,952 SF



AERIAL PHOTO N.T.S.



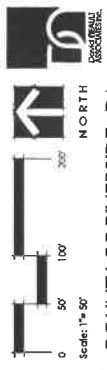
PLANTING ALONG WINCHESTER ROAD



PLANTING ALONG ABELIA ST

PROJECT THEME:
THE PROJECT IS PLANNING AREA Y, WITHIN THE SPECIFIC PLANNING AREA Y, LOCATING THE PROJECT TO THE PORTION OF WINCHESTER ROAD THAT IS WITHIN THE PLANNING AREA Y. THE DESIGN WILL FOLLOW THE SPECIFIC PLANNING AREA Y AND COMPATIBLE WITH THE DEVELOPED PARCELS, AND LOOK TO USE THE PLANNING AREA Y BENCHMART, USING LOW WATER USE PLANTS THAT MIMIC THE SANTA BARBARA AND MARCHESTLES OF THE HOUSES.

SHEET L-5
MAINTENANCE EXHIBIT



LANDSCAPE CONCEPT FOR:
SEVILLA - TR. 32151-1
WINCHESTER ROAD (HWY 79) / ABELIA STREET
LENNAR HOMES

COUNTY OF RIVERSIDE, CA
10.07.20

SHADE PLAN LEGEND

SYMBOL	DESCRIPTION
	TREE @ 15 YEAR MATURITY
	PARKING STALL (QTY): 144
	TOTAL S.F. OF PARKING: 24,565 SF
	TOTAL SHADED AREA: 16,087 SF
	PERCENT SHADED: 65%

NOTE:
 REQUIREMENTS ARE BASED ON ORDINANCE 348 SECTION 18.12
 PARKING = 50% MIN. SHADING



**SHEET L-4
 SHADING PLAN**

Scale: 1" = 50'

COUNTY OF RIVERSIDE, CA

TP
 TECHNICAL
 PROFESSIONAL
 DESIGNER
 10-07-20

LANDSCAPE CONCEPT FOR:
SEVILLA - TR. 32151-1
 WINCHESTER ROAD (HWY 79) / ABELIA STREET
 LENNAR HOMES



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: January 24, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County
Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Chuck
Washington

Temecula Sphere of Influence
Hemet Unified School District
Eastern Municipal Water District (EMWD)
CALTRANS District # 8

TENTATIVE TRACT MAP NO. 32151 REVISION NO. 1 (TR32151R03) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – CEQ190172 – Applicant: Lennar Homes of California, Inc., Jarnne Gardner – Engineer/Representative: Rick Engineering Company, Ryan Tebben – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR), and Open Space: Conservation (OS: C) – Location: North of Abelia Street, south of Koon Street, east of Washington Street, and west of Winchester Road – 37.57 Gross Acres - Zoning: Specific Plan - **REQUEST: Tentative Tract Map No. 32151 Revision No. 1 a Schedule A and E Condominium Subdivision, proposes to limit the impacts to the adjacent MSHCP Conservation Area and to pull back Agave Drive to a cul-de-sac due to no longer needing the road for ingress and egress purposes. The unit count of 180 condominiums will remain as originally approved, acreage will be maintained, including the general site layout. **Plot Plan No. 19442 Revision No.** proposes changes to the site plan, architectural/building plans, and landscape plans. The type of development and number of units remain the same. – APN: 476-010-072, 476-010-073, 476-010-074, and 476-010-063 **BBID: 174-015-571****

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 6, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



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

Juan C. Perez
Agency Director



10/27/20, 11:33 am

TR32151R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR32151R01. 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 (TR32151R01.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 32151 Revision No. 1 (TR32151R01) is a proposal for a Schedule A Condominium Subdivision totaling 180 residential units. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
2. Specific Plan (SP. No.286A7) Design Guidelines.

Advisory Notification. 4 AND - Exhibits

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

Tentative Map No. 32151 R01, dated September 23, 2020
Plot Plan No. 19442 RO1, date, _____,2020
Exhibit L - Conceptual Landscape Plan, dated, July 16, 2020
Exhibit D - Design Manual, dated, July 16, 2020

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

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

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

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 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)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 AND - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TR32151R01 or its

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - HOLD HARMLESS (cont.)

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 TR32151R01, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

E Health

E Health. 1 DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

E Health. 2 Water and Sewer

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

In this area there are two District maintained existing facilities, Warm Springs Valley – Coventry Lane Storm Drain (Proj. No. 7-0-00216, Dwg. No. 7-0216) to the northeast of the site and Warm Springs Valley-French Valley Channel (Proj. No. 7-0-00205, Dwg. No. 7-0352) along southern property line of the project. Currently, the existing facilities do not alleviate the flood hazard in this area.

This District has reviewed the drainage study dated June 5, 2020, Tentative Condominium Map, Plot Plan and Site Plan dated October 14, 2020, HEC-HMS model dated July 22, 2020 and HEC-RAS model submitted on October 21, 2020.

The project proposes to divide the entire 43-acre site to six parcels. The Schedule A and E subdivisions are located in Parcel 1 and Parcel 4 as residential lot and commercial lot, respectively. This project only analyzed Parcel 1 (19-acre) this time. No development is proposed for Parcel 4 for TR32151R01 this time.

To protect the development within Parcel 1 from the offsite flow, a proposed dual 54" storm drains in Street S (24' emergency access) along the eastern boundary of Parcel 1 capture and convey the offsite flow from north to a natural channel. The natural channel is part of DWR and Warm Springs Special Study floodplain, and it is along the southern edge of the Parcel 1. The offsite flow from the Winchester Road will be conveyed to the natural channel via a proposed 42" storm drain in Street C5. Due to erosive velocities in the natural channel, the northern channel bank slope is proposed to be 4:1 or flatter to protect the site from the 100-year discharge. The areas with slopes steeper than 4:1 are proposed slope revetments. During plan check, detailed adequate erosion protection shall be submitted for review and approval.

A submitted preliminary HEC-RAS study determined the 100-year (2500cfs) floodplain boundaries, water surface elevations and flow velocities in the natural channel by running the models with subcritical (for the maximum depth) and supercritical flow regimes (for the maximum velocity). The downstream limit of the hydraulic analysis was just north of Abelia Street where the proposed water quality Basin 100 discharges and ended at northeast corner of Parcel 2. Currently, the submitted HEC-RAS exhibit shows the floodplain overtopping Street S. Per the discussion with the project engineer (Rick Engineering) on 10/21/2020, Street S will be elevated to prevent the floodplain from overtopping the road. The project will also shift Street S slightly west to allow the street to be graded in a slope. The proposed retaining wall along Street S, as shown on Site Plan, will be removed. During final engineering, the HEC-RAS model needs to be finalized to reflect the changes of the design and submitted to the District for review and approval.

The project proposed 1) dual 54" storm drains in Street S and the street slope revetment, 2) 42" storm drain in Street C5, 3) channel slope revetments are to be maintained by the District. Proper maintenance access easements shall be provided to District to access the facilities. The proposed trail on the 15' maintenance access road along the channel revetment shall be maintained by a public entity other than the District. The easement and District maintained facilities shall be noted on the plans and submitted to the District for review and approval.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

The onsite was divided into two 7.8-acre sub-watersheds. The proposed underground storm drains capture and convey onsite flows to two proposed water quality basins, Basin 100 and Basin 200, for each sub-watershed. Basin 100 is located at southwest corner of the project just east of Abelia Street to treat the flows from western portion of the site. The submitted plan shows that Basin 100 discharges the treated flow to the channel through a proposed headwall outlet at upstream of three existing 48" RCP culvert pipes under French Valley Channel. Encroachment permits from the District may be required if the performed work will be within District right-of-way and involving District facilities. Basin 200 treats the rest of the onsite and discharges to the floodplain via proposed 30" pipes. The hydraulic analysis for proposed facility that discharges to the natural channel shall be submitted to the District for review. In no case shall discharge impose negative impacts to the downstream facilities and properties.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development will generate an increase in peak flow rates that will adversely impact the downstream property owners. The preliminary Hydrology Study and HEC-RAS model were submitted to show mitigation of this increased runoff by sizing the basin based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. The method is acceptable for the entitlement, however additional work and improvement will be required for final engineering. The project is required to submit the final drainage study to the District during the final design showing the current method calculated basin size is adequate to mitigate the peak flow rates for the 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year, 5-year and 10-year return frequencies. The land use, soil type and percent impervious area for the drainage areas shall be updated for consistency with the Riverside County General Area Plan ultimate land use and District Hydrology Manual. The criteria for mitigation of the incremental increase of peak flow rates shall be satisfied and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits. See comment 015-Flood INCREASED RUNOFF CRITERIA.

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

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 **Flood Increased Runoff Criteria (cont.)**

"developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

Planning. 1 **Planning - Ninety (90) Days to Protest**

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

Planning. 2 **Planning - 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. 3 **Planning - SP - ACOUSTICAL STUDY REQD**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval. This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary. The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 4 **Planning - SP - ADDENDUM EIR**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application. This condition shall be considered MET if an ADDENDUM to the EIR has been prepared.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

Planning - SP - PROJ PA STANDARDS (cont.)

- 3a. A neighborhood entry, as shown on Figure IV-17 is planned at the northwest intersection of Abelia and Agave and shall be in conformance with Figure IV-17.
4. Roadway landscaping is required along Winchester Road (SR-79), Abelia Street and Agave Drive.
5. Recreational trails are located along the southerly frontage of Agave Road.
6. Residential buildings must conform substantially to the design guidelines on pages IV-B-1 to IV-B-16 of the SPECIFIC PLAN.
7. Sidewalks along Agave Drive shall be curb adjacent in substantial conformance to the Tentative Map.

Planning. 15

Planning- SP - CC&R RES PUB COMMON AREA

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division

PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described in the specific plan attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the

Planning Director of the County of Riverside or the County's successor-in-interest. The property owners'

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

Planning-All-SP - Ordinance Requirements (cont.)

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Planning. 19

Planning-All-SP* - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 286, Amendment No.5 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 00286, Amendment No. 7.

EIR = ENVIRONMENTAL IMPACT REPORT NO. 374

Planning. 20

Planning-All-SP* - SP Document

Specific Plan No. 286 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 374 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Planning. 21

Planning-All-SPA - Amendment Description

This Specific Plan Amendment alters Planning Area 7, 8, 9 of Specific Plan 286. The new designation of Planning Areas 7 and 9 is proposed to be Community Development: Medium High Density Residential (MHDR)(5-8 dwelling units per acre) and Open Space: Open Space-Conservation (OS-C) to be dedicated to the Riverside Conservation Authority (RCA) for MSCHP purposes.

Planning. 22

Planning-All-SPA - Replace all previous

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN,

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200019 ACCEPTED (cont.)

Upon completion of remedial grading, the potential for hydro-collapse to occur onsite is considered minimal.

GEO200019 recommended:

1. Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction.
2. Any septic tanks, seepage pits, or wells should be abandoned as per the County of Riverside Department of Environmental Health Services.
3. All alluvial channel deposits, the upper portion of the very old alluvial channel deposits, and the very highly weathered portions of the bedrock are unsuitable to support the proposed fill and/or structures and should be removed and recompacted to project specifications.
4. Removal bottoms should be tested to determine the exposed soils have a minimum relative compaction of 85% of the laboratory maximum density.
5. Both observations and tests must be accomplished to determine that suitable bottoms have been exposed.
6. Footings for structures should be underlain by a minimum of two (2) feet of compacted fill.
7. In areas underlain by bedrock, consideration should be given to undercutting the streets and utility areas during mass grading in order to facilitate trenching and backfill operations.
8. Groundwater may affect the construction of underground utilities in the southern portion of the site, which should be monitored during construction operations.

GEO No. 200019 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200019 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS

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

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

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - GENERAL CONDITIONS (cont.)

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.
10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
11. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
12. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
13. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Transportation. 2

TS/CONDITIONS

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 TS/CONDITIONS (cont.)

The General Plan circulation policies require development proposals to maintain a Level of Service ‘C’, except that Level of Service ‘D’ shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

SH-79 (Winchester Road (NS) at:
Pourroy Road/Abelia Street (EW)

SH-79 (Winchester Road (NS) at:
Whisper Heights Parkway/ Pourroy Road (EW)

Agave Drive (NS) at:
Pourroy Road (EW)

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

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

Waste Resources

Waste Resources. 1 015 - Custom

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

- -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet
- the requirements of AB 1826.

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

015 - Custom (cont.)

from disposal:

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

For more information, please visit:

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

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

"Notice is hereby given that this property is located in the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Show Floodplain on ECS Not Satisfied

The one-percent annual chance (100-year) floodplain limits through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the Final Map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled as "Floodplain" on the ECS. A note shall be placed on the ECS stating:

"Floodplains and watercourses must be kept free of all buildings and obstructions including fill. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

050 - Flood. 3 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 4 Submit Plans - Map Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

050 - Planning. 1 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

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50. Prior To Map Recordation

Planning

050 - Planning. 1 Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied
 outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 2 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 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 Planning-MAP- ECS NOTE ARCHAEOLOGICAL Not Satisfied
 The following Environmental Constraints note shall be placed on the ECS:
 "County Archaeological Report No. PD-A-3372 was prepared for this property on July 2004 by Seca Consultants and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 5 Planning-MAP- ECS NOTE PALEONTOLOGIC Not Satisfied
 The following Environmental Constraints Note shall be placed on the ECS:
 "County Palaeontological Report No. PD-P-3372 was prepared for this property on July 2004 by Seca Consultants and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 6 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.

050 - Planning. 7 Planning-PRJ- SP FINAL ZONING MAP Not Satisfied
 PRIOR TO MAP RECORDATION, the planning areas 2A,7, 8, 9, and 16A 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 areas:
 1. 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 areas 2A,7, 8, 9, and 16A 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 areas 2A,7, 8, 9, and 16A. This change of zone shall be approved and adopted by the Board of Supervisors.

050 - Planning. 8 Planning-PRJ- SP PARK AGENCY REQD Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 8 Planning-PRJ- SP PARK AGENCY REQD (cont.) Not Satisfied

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:
"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Recreation and Park District or a similar entity such as a Wide County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MSCHP CONVEYANCE Not Satisfied

UPDATED OCTOBER 2020 - DCOPELAND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Regional Conservation Authority (RCA) via either fee conveyance or conservation easement for long-term conservation and management of the 14.9-acre MSHCP Proposed Conservation Areas as discussed in "Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020.. OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

Prior to map recordation or grading permit issuance, which ever comes first, as agreed to by the Applicant through the Habitat Acquisition Negotiation Strategy (HANS file # 429), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 13.1 acres as shown on Environmental Programs Department HANS 429 Final Exhibit dated 4-4-2005, shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA. Within the area established for conservation, the applicant shall fulfill the requirements of the US Army Corps of Engineers and California Department Fish and Game approved Mitigation Plan for the TR32151, prepared by Helix Environmental, dated January 26, 2006, in accordance with an approved transfer agreement between the applicant and the RCA. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and a Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, roads, easements and leases (recorded or unrecorded) except those liens, encumbrances, easements and

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MSCHP CONVEYANCE (cont.) Not Satisfied
leases, which are the sole discretion of the RCA. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. Lot access shall be restricted on SH-79 (Winchester Road), Abelia Street, and Agave Drive except one 26 foot Fire Department emergency access on SH-79 (Winchester Road) as approved by CALTRANS, so noted on the final map.
3. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.
4. All ENTRY MONUMENT(S) shall be installed outside the ultimate road right-of-way.
5. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve of all vacation/abandonments of the existing dedicated right-of-way. Prior to map recordation, the project shall file for a conditional vacation of Koon Street, Brumfield Street, and Agave Drive. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

Transportation

050 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 3 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4 RCTD - ANNEX SIGNAL MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note: Landscaping within the private road easement shall be maintained by HOA and/or as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied
approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 9 RCTD - COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.
Prior to map recordation, the Project shall comply with recommendations from the following:

- Coordinate with PPT19442R01.

050 - Transportation. 10 RCTD - DEDICATION Not Satisfied

Agave Drive along project boundary to be improved with 44 foot full-width AC pavement, 6-inch concrete curb and gutter, concrete sidewalks (both sides) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 78-87 feet full-width dedicated right-of-way in accordance with modified County Standard No. 103, Section 'A', Ordinance 461. (Modified a 6' concrete sidewalks to be constructed adjacent to the curb line and increase right-of-way from 76 feet to 78-87 feet.)

Note:

1. A 6 foot concrete sidewalks shall be improved adjacent the curb line within the parkway.
2. A nose of entry street raised curbed median shall be 35 feet, minimum, radial from the flowline of Agave Drive.

as approved by the Director of Transportation Department.

050 - Transportation. 11 RCTD - EXISTING CALTRANS MAINTAINED Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.
The Project shall provide the following improvements:

Winchester Road (SH 79) along project boundary is a paved Caltrans maintained road and designated as EXPRESSWAY and shall be improved with 55' half width AC pavement, concrete curb and gutter (project side), 8" concrete raised curbed median, and MUST much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the CALTRANS within the 92' half width dedicated right of way in accordance with County Standard No. 83, Ordinance 461.

NOTE:

1. An 8' meandering concrete sidewalk (project side) shall be constructed within the 37' parkway as approved by CALTRANS.
2. A 14' wide raised curb landscaped median (along project boundary) shall be constructed at the centerline per Standard No. 113, Ordinance 461 and as directed by CALTRANS.
3. A transition AC pavement tapering shall be improved along the northerly project boundary per 65 m/h design speed limit and as directed by CALTRANS.
4. All curb to curb required street improvement plans within the CALTRANS jurisdiction shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 RCTD - EXISTING CALTRANS MAINTAINED (cont.) Not Satisfied
submitted to CALTRANS.

5. All parkway improvement plans within the CALTRANS jurisdiction shall be submitted for review and approval to County Transportation Department.

050 - Transportation. 12 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13 RCTD - MAP - Off-Site Access Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for an access road to a paved and maintained road. Said access road shall be constructed in accordance with County Standard No. 106, Section B (24'/40' min.), modified, 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 easterly extension of Koon Street to McColery Road and the northerly extension of McColery Road to Keller Road and the westerly extension of Keller Road to SH/79 (Winchester Road).

or as approved by the Director of Transportation.

050 - Transportation. 14 RCTD - PRIVATE ROAD IMPROVEMENTS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Street 'A' through Street 'D' are designated RESERVED PRIVATE ROADS. These roads shall be improved with concrete curb and gutter, concrete sidewalks within a reserved private road easement per the Amended Exhibit dated 10/22/2020.

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk shall be constructed.
2. Construct a raised curbed median at Entry Street as directed by the Director of Transportation.
3. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 RCTD - PRIVATE ROAD IMPROVEMENTS (cont.) Not Satisfied

4. A 24 foot AC pavement drive-isle shall be improved on Alleys A1-A6, B1, and Alleys C1-C6 per the Amended Exhibit dated 10/22/2020.

5. Stop signs shall be installed at the intersections as directed by the Director of Transportation.

Emergency Access Road

The emergency access road located along the eastern tract boundary, as shown on the Amended Exhibit dated 10/22/2020, shall provide for a minimum 24' wide road within a 30' private road easement. The emergency access road is proposed to be constructed with 3" thick of 1" crushed rock per Caltrans gradation for 1" x No. 4 coarse aggregate. The design and construction shall meet Flood Control District and Fire Department requirements.

or as approved by the Director of Transportation.

050 - Transportation. 15 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 16 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 17 TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

or as approved by the Transportation Department.

050 - Transportation. 18 TS/FAIRSHARE Not Satisfied

As identified in the Urban Crossroads' February April 3, 2020 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under the TUMF or DIF funding programs.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18 TS/FAIRSHARE (cont.) Not Satisfied

3.4 percent toward improvement at SH-79 (Winchester Road) and Pourroy Road (Abelia Drive).

3.1 percent toward improvement at SH-79 (Winchester Road) and Whisper Heights Parkway/ Pourroy Road.

Or as approved by the Director of the Transportation.

050 - Transportation. 19 TS/GEOMETRICS Not Satisfied

The intersection of SH-79 (Winchester Road) (NS) at Pourroy Road-Abelia Street (EW) shall be improved to provide the following geometrics:

Northbound: one left turn-lane, two through-lanes, one right turn-lane.

Southbound: one left turn-lane, two through lanes, one right turn-lane.

Eastbound: one left turn lane, one through lane, one shared through/right turn-lane.

Westbound: one left turn lane (175' storage), one left-turn lane (trap lane), one shared through/right turn-lane.

Note: Project to restripe the westbound left turn pockets. This may require Caltrans permit and approval.

The intersection of Agave Drive (NS) at Abelia Street (EW) shall be improved to provide the following geometrics:

Northbound: N/A.

Southbound: one shared left/right turn-lane (Stop control).

Eastbound: one left turn striped as a two-way left turn lane, two through lanes

Westbound: one through lane, one shared through/right turn lane.

NOTE: During the review of the tentative map, Traffic Division indicated an alternative striping map be required in order to provide eastbound left-turn access at the approach to Agave Drive. The alternative includes restriping WB No.1 on Abelia Street to a shared left-turn/through lane, converting the existing WB left-turn lane to an EB left-turn lane, and change the signal to split phasing timing. The striping plan shall be submitted to the Transportation Department for review and approval by the Traffic Division.

The intersection of Agave Dive (NS) at Street "D" (Project driveway) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left turn-lane/through-lane.

Southbound: one shared through-right turn lane.

Eastbound: one shared left/right turn-lane (stop control)

Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19 TS/GEOMETRICS (cont.) Not Satisfied
Improvement Standards and Specifications must be provided.

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

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

TR32151R01 is located within the boundaries of the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 2 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

060 - Planning. 1 Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 2 Planning-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 26.31 acres (gross) in accordance with TENTATIVE MAP which includes: Residential Lot 1 = 22.38 Gross Acres, Open Space / MSHCP Lot 2 = 13.39 Gross Acres, Drainage Slope Lining to RCFD Lot 3 = 0.99 Gross Acres, Future Commercial Lot 4 = 4.82 Gross Acres, Park Lot 5 = 0.52 Gross Acres, and Sewer Lot 6 = 0.93 Gross Acres as shown on the TENTATIVE MAP Gross impacted areas shall not include the Open Space/MSHCP Area (Lot 3) which equals 13.39 Gross Aces. 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 – EPD – Habitat Mitigation and Monitoring Plan (HMMP) Not Satisfied

Prior to the issuance of a grading permit, a Habitat Mitigation and Monitoring Plan (HMMP) for smooth tarplant revegetation on RCA land, must be submitted as outlined in the document titled "Determination of Biologically Equivalent or Superior Preservation, Sevilla Tract 32151 Project HANS No. 429", prepared by VCS Environmental, dated, October 2020 . The report must be prepared by a biologist who has an MOU with the County of Riverside. The applicant will prepare a Habitat Mitigation and Monitoring Plan (HMMP) which will define performance standards and onsite enhancement and revegetation efforts. The HMMP shall be submitted to the County of Riverside and the RCA for review and approval prior to implementation.

In addition, the Environmental Programs Department may also inspect the site prior to permit

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Planning-EPD

060 - Planning-EPD. 4 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD)
documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 5 0060-EPD-UWIG Not Satisfied

Section 6.1.4: To preserve the integrity of areas adjacent to the project site which are proposed Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include the following measures as project conditions of approval when applicable:

i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Regular maintenance will occur to ensure effective operation of runoff control systems.

ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.

iii. Night lighting shall be directed away from the MSHCP Conservation Area and the avoided area on site to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area, including designated avoidance areas, shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.

v. Avoid use of invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans for the portions of the project that are adjacent to the MSHCP Conservation Area, including avoidance areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas and designated avoidance areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.

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

vii. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

viii. Weed abatement and fuel modification activities are not permitted in the Conservation Area, including designated avoidance areas.

Based on the information provided by Scheidt, the Project demonstrates consistency with Section

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Planning-EPD

060 - Planning-EPD. 5 0060-EPD-UWIG (cont.) Not Satisfied
6.1.4
of the MSHCP.

060 - Planning-EPD. 6 0060-Planning-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been purchased. MSHCP riparian/riverine habitat shall be mitigated by purchasing streambed rehabilitation credits from Riverpark Mitigation Bank up to a mitigation-to-impact ratio of 4:1 for the total acres of permanent impacts, or as approved in the final version of the Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020. Impacts will also be offset by purchase of vernal pool wetland preservation credits from Riverpark Mitigation Bank up to a 2:1 impact ratio as approved in the final version of the Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 8 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed PERMANENT fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to

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Planning-EPD

060 - Planning-EPD. 8 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN (c Not Satisfied
areas labeled as "MSHCP Conservation Area" on the Final Map and as discussed in "Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020", shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The Riverside County Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by Riverside County's Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 9 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as "MSHCP Conservation Area" as discussed in the "Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 10 0060-Planning-EPD-MSHCP CONVEYANCE Not Satisfied

UPDATED OCTOBER 2020 - DCOPELAND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Regional Conservation Authority (RCA) via either fee conveyance or conservation easement for long-term conservation and management of the 14.9-acre MSHCP Proposed Conservation Areas as discussed in "Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020.. OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

Prior to map recordation or grading permit issuance, which ever comes first, as agreed to by the Applicant through the Habitat Acquisition Negotiation Strategy (HANS file # 429), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 13.1 acres as shown on Environmental Programs Department HANS 429 Final Exhibit dated 4-4-2005, shall be offered for

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 10 0060-Planning-EPD-MSHCP CONVEYANCE (cont.) Not Satisfied

dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA. Within the area established for conservation, the applicant shall fulfill the requirements of the US Army Corps of Engineers and California Department Fish and Game approved Mitigation Plan for the TR32151, prepared by Helix Environmental, dated January 26, 2006, in accordance with an approved transfer agreement between the applicant and the RCA. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and a Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, roads, easements and leases (recorded or unrecorded) except those liens, encumbrances, easements and leases, which are the sole discretion of the RCA. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. PRIMP must be accompanied by the final grading plan for the subject project.
 3. Description of the proposed site and planned grading operations.
 4. Description of the level of monitoring required for all earth-moving activities in the project area.
 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 7. 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.
 8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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Planning-PAL

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

- 10. Procedures and protocol for collecting and processing of samples and specimens.
- 11. Fossil identification and curation procedures to be employed.
- 12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 13. All pertinent exhibits, maps and references.
- 14. Procedures for reporting of findings.
- 15. 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.
- 16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x 17 inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 RCTD - MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied

DEFERRED --This condition is a repeat in the event this same condition was deferred from the grading permit to the building permit. 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

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Transportation

060 - Transportation. 3 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied

accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

The final WQMP shall address the following:

Table A-1 Santa Margarita river's impairments are not fully listed. See Santa Margarita (upper) river on the 2014/2016 California Integrated Report.

Table D-3 states the BMPs "yes" for partial infiltration when the Table D-5 states no infiltration. Please resolve.

Table D-7: Each BMP should have its own table to calculate its own DCV.

WQMP site plan-

Add outlet details

Add arrows to drainage flow to show drainage direction.

Show impervious and pervious surface areas

Add area of BMPs

Phasing of tract shown on WQMP site plan and construction plans.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

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

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

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 Submit Plans (cont.) Not Satisfied
limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

080 - Planning. 1 Planning - Climate Action Plan Not Satisfied
Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 30 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on building rooftops. The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate number of dwelling units shall be required to include solar panels as part of the building permit application

080 - Planning. 2 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 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 Planning-MAP - TRASH ENCLOSURES Not Satisfied
All trash enclosures required for this project shall be shown on the Approved Final Site of Development Plot Plan. Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety. Trash enclosures shall be visually enhanced and articulated to be compatible with the approved architecture, elevations, and landscaping approved with this project

080 - Planning. 5 Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 6 Planning-MAP- COLOR SCHEME Not Satisfied
Colors/materials shall conform substantially to those shown on approved Exhibit D of PLOT PLAN No. 19442 Revision No. 1.

080 - Planning. 7 Planning-MAP- ELEVATION & FLOOR PLAN Not Satisfied
Elevations and floor plans shall substantially conform to approved Exhibit D of PLOT PLAN No. 19442 Revision No. 1.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 Planning-MAP- ELEVATION & FLOOR PLAN (cont.) Not Satisfied

080 - Planning. 8 Planning-MAP- PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348, Section 18.12: Multiple Family Residential. A total of 479 parking spaces are required; however, the applicant is provided 504 parking spaces. Of those spaces, 360 will be provided within an enclosed garage for each of the 180 condominium units and 144 parking spaces will be provided for open/guest parking. These spaces will be with paved with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 9 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 wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray. Wood fencing shall also be in conformance with the Design Guidelines of the SPECIFIC PLAN.

4. All wood fence posts shall be steel set in concrete.

5. Walls and fencing shall conform to the Design Standards of the SPECIFIC PLAN.

6. The MSHCP Barrier Fence shall be shown on the Wall and Fencing Plan.

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 WALL/FENCING PLAN condition of approval shall be cleared individually.

080 - Planning. 10 Planning-MAP-INT/EXT LS PLANS: MODELS Not Satisfied

Prior to the (1st) Building Permit:

Landscape Plans for Development Phase 1 (Model Construction Phase) shall be submitted for all project interior landscaping (adjacent to Buildings), all project interior landscaping within the right-of-way of the applicable phase [including all Right-of-Way landscaping on Abelia Street (adjacent to the Detention/Water Quality Basin) and Right-of-Way landscaping for Agave Drive (adjacent to Buildings 1, 2, 3, 4, , 24, 29, and 30)], any right-of-way adjacent Open Space Areas, and all common area landscaping, and shall be reviewed and approved by the Planning and Transportation Departments prior to the issuance of the first building permit within Building No. 5 (Building Permit No.1) as shown on APPROVED EXHIBIT L. The plans shall be in substantial conformance with the approved Comprehensive Landscape Plans and Landscape Constructing Phasing Plan (EXHIBIT L)

080 - Planning. 11 Planning-PRJ- SCHOOL MITIGATION (1) Not Satisfied

"Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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Planning

080 - Planning. 11 Planning-PRJ- SCHOOL MITIGATION (1) (cont.) Not Satisfied
"PRIOR TO BUILDING PERMITS, for planning areas 1, 4, 5A, 5B, 6, 7, 9, 10A, 11, 12A, 13A, and 14A, and the school site in Planning Area 6 in the event that the applicable school district elects to not place a school on the designated location and this Planning Area is replaced with residential development pursuant to the SPECIFIC PLAN, impacts to the Hemet Unified School District, shall be mitigated in accordance with State law."

Transportation

080 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied
Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied
DEFERRED --This condition is a repeat in the event this same condition was deferred from the grading permit to the building permit. 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 <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.
The final WQMP shall address the following:
Table A-1 Santa Margarita river's impairments are not fully listed. See Santa Margarita (upper) river on the 2014/2016 California Integrated Report.
Table D-3 states the BMPs "yes" for partial infiltration when the Table D-5 states no infiltration. Please resolve.
Table D-7: Each BMP should have its own table to calculate its own DCV.
WQMP site plan-
Add outlet details
Add arrows to drainage flow to show drainage direction.
Show impervious and pervious surface areas
Add area of BMPs
Phasing of tract shown on WQMP site plan and construction plans.

080 - Transportation. 3 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied
A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 4 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 RCTD-USE-WQ - IMPLEMENT WQMP (cont.) Not Satisfied
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. 1 080 - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Flood

090 - Flood. 1 Implement WQMP - Map Not Satisfied

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 unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Plan: TR32151R01

Parcel: 476010063

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Planning - Map - Renewable Energy R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

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

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

090 - Planning. 3 Planning-MAP - FENCING COMPLIANCE Not Satisfied

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

090 - Planning. 4 Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thirty (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5 Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

Walls required through this project and the SPECIFIC PLAN 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. 6 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. 7 Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 RCTD - 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:

Plan: TR32151R01

Parcel: 476010063

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - 80% COMPLETION (cont.) Not Satisfied

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 Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

d. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f. Written confirmation of acceptance from sewer purveyor is required.

g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 RCTD - FEE PAYMENT Not Satisfied

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

- All Transportation Uniform Mitigation Fees (TUMF)
- All Fees for Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 3 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within the roads associated along the development, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within the roads associated with the development).

090 - Transportation. 4 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed



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

Juan C. Perez
Agency Director



10/27/20, 11:36 am

PP19442R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP19442R01. 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 (PP19442R01) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The proposed Revision No. 1 to PP19442 includes changes to the site plan, landscape plan and architectural elevations. The proposed residential development of 180 condominium units remain as originally approved.

PP19442R01 is being processed concurrently TR32151R01 which will subdivide 43.03 gross acres into 6 lots.

Lot 1 - Residential uses - 22.38 gross acres

Lot 2 - Open Space / MSHCP Conservation Area - 13.39 gross acres

Lot 3 - Drainage Slope Lining - 0.99 gross acres

Lot 4 - Future Commercial - 4.82 gross acres

Lot 5 - Park - 0.52 gross acres

Lot 6 - Sewer - 0.93 gross acres

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS Exhibit A (Site Plan), dated _____.

Exhibit D (Design Manual), dated July 16, 2020

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated July 16, 2020

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

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

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the 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 PP19442R01 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PP19442R01, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

E Health

E Health. 1 DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

E Health. 2 Water and Sewer

The proposed project shall obtain potable water service and sanitary sewer service from Eastern

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **Flood Haz. Report (cont.)**

culvert pipes under French Valley Channel. Encroachment permits from the District may be required if the performed work will be within District right-of-way and involving District facilities. Basin 200 treats the rest of the onsite and discharges to the floodplain via proposed 30" pipes. The hydraulic analysis for proposed facility that discharges to the natural channel shall be submitted to the District for review. In no case shall discharge impose negative impacts to the downstream facilities and properties.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development will generate an increase in peak flow rates that will adversely impact the downstream property owners. The preliminary Hydrology Study and HEC-RAS model were submitted to show mitigation of this increased runoff by sizing the basin based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. The method is acceptable for the entitlement, however additional work and improvement will be required for final engineering. The project is required to submit the final drainage study to the District during the final design showing the current method calculated basin size is adequate to mitigate the peak flow rates for the 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year, 5-year and 10-year return frequencies. The land use, soil type and percent impervious area for the drainage areas shall be updated for consistency with the Riverside County General Area Plan ultimate land use and District Hydrology Manual. The criteria for mitigation of the incremental increase of peak flow rates shall be satisfied and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits. See comment 015-Flood Increased Runoff Criteria.

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

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

Flood. 2 **Flood Increased Runoff Criteria**

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. The applicant's engineer shall analyze the 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year,

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Flood Increased Runoff Criteria (cont.)

5-year and 10-year return frequencies. The detention basin(s) volume and outlet(s) sizing shall ensure that none of the above referenced storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II shall be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

****Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.**

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

Planning - SP - ARCHAEO M/M PROGRAM (cont.)

grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, 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.

Planning. 13

Planning - SP - CC&R RES PRI COMMON AREA

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of with the current fee, which shall be subject to County

Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described in the specific plan, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

Planning. 14

Planning - SP - CC&R RES PUB COMMON AREA

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

Planning - SP - CC&R RES PUB COMMON AREA (cont.)

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described in the specific plan attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

Planning - SP - CC&R RES PUB COMMON AREA (cont.)

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

Planning. 15

Planning - SP - DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial build out shall be defined as eighty percent (80%)(3,865) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning. 16

Planning - SP - EA REQUIRED

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 3 0015-Planning-EPD-UWIG COMPLIANCE (cont.)

not encroach into the Western Riverside County Multiple Species Habit Conservation Plan (MSHCP) Conservation Area.

2. Night lighting shall be directed away from the MSHCP Conservation Area. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area does not increase.

3. All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.

4. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

5. Noise levels shall not exceed residential noise standards.

6. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.

7. New roads or trails shall not extend into the MSHCP Conservation Area.

8. Fencing, which restricts the movement of wildlife, shall not be allowed in the Conservation/Open Space Areas. Prohibited fencing includes, but is not limited to, chainlink, barbed wire, and solid wood.

Planning-GEO

Planning-GEO. 1 GEO200019 ACCEPTED

County Geologic Report GEO No. 200019, submitted for the project TR32151R01, was prepared by Alta California Geotechnical, Inc., and is titled; "Update Geotechnical Report, Sevilla Project, Tentative Tract Nos. 32151-1 and 32151, French Valley Area, County of Riverside, California," dated May 1, 2019. In addition, the following document has been submitted for the project:

"Response to Plan Check Comments, Sevilla Project, Tentative Tract Nos. 32151-1 and 32151, French Valley Area, County of Riverside, California," dated June 30, 2020.

GEO200019 concluded:

1. No known active faults exist within the project site and therefore the probability of primary surface rupture or deformation at the site is considered unlikely.
2. Based upon our site investigation and literature research, the onsite alluvial channel deposits have not

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200019 ACCEPTED (cont.)

been folded, faulted or fractured.

3. Based on the most current information, the groundwater surface ranges from approximately 7 to 21 -feet below the existing ground surface. Readings from a nearby well indicates that the groundwater level is ten (10) feet below the existing ground surface.

4. Based on our liquefaction analysis, the potential hazards of loss of bearing, lateral spreading, and flow failure are considered minimal upon the completion of remedial grading.

5. Based on our results, and results of past investigations, it is anticipated that the majority of materials onsite are "low" to "medium" in expansion potential.

6. A dynamic differential settlement of 1-inch in 40 feet should be utilized in the design of foundations for the project.

7. Based on the remedial grading recommendations, dry sand settlement is not anticipated to be a significant constraint.

8. Upon implementation of the remedial grading recommendations, the effects of subsidence on the development will be considered negligible.

9. Based on the relatively flat nature of the site, risks associated with slope failure, landsliding, rock falls, and debris flows are considered negligible/remote.

10. Based on our laboratory testing, there is minimal potential for hydro-collapse in the very old alluvium. Upon completion of remedial grading, the potential for hydro-collapse to occur onsite is considered minimal.

GEO200019 recommended:

1. Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction.

2. Any septic tanks, seepage pits, or wells should be abandoned as per the County of Riverside Department of Environmental Health Services.

3. All alluvial channel deposits, the upper portion of the very old alluvial channel deposits, and the very highly weathered portions of the bedrock are unsuitable to support the proposed fill and/or structures and should be removed and recompacted to project specifications.

4. Removal bottoms should be tested to determine the exposed soils have a minimum relative compaction of 85% of the laboratory maximum density.

5. Both observations and tests must be accomplished to determine that suitable bottoms have been exposed.

6. Footings for structures should be underlain by a minimum of two (2) feet of compacted fill.

7. In areas underlain by bedrock, consideration should be given to undercutting the streets and utility areas during mass grading in order to facilitate trenching and backfill operations.

8. Groundwater may affect the construction of underground utilities in the southern portion of the site, which should be monitored during construction operations.

GEO No. 200019 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200019 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

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

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

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

Waste Resources

Waste Resources. 1 Gen - Custom

1. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

060 - Flood. 2 Mitcharge - Use Not Satisfied

This project is located within the limits of the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 3 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3 Submit Plans (cont.) Not Satisfied
building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied
All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 32151 Revision No. 1.

060 - Planning. 2 Planning-USE- FEE STATUS Not Satisfied
Prior to the issuance of grading permits for Plot Plan No. 19442R01 the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied
Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 3 0060-Planning-EPD-MSHCP CONVEYANCE Not Satisfied

Prior to map recordation or grading permit issuance, which ever comes first, as agreed to by the Applicant through the Habitat Acquisition Negotiation Strategy (HANS file # 429), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 13.1 acres as shown on Environmental Programs Department HANS 429 Final Exhibit dated 4-4-2005, shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA. Within the area established for conservation, the applicant shall fulfill the requirements of the US Army Corps of Engineers and California Department Fish and Game approved Mitigation Plan for the TR32151, prepared by Helix Environmental, dated January 26, 2006, in accordance with an approved transfer agreement between the applicant and the RCA. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and a Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, roads, easements and leases (recorded or unrecorded) except those liens, encumbrances, easements and leases, which are the sole discretion of the RCA. Easements allowing for the management of fuel modification areas or

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-Planning-EPD-MSHCP CONVEYANCE (cont.) Not Satisfied
detention basins shall not be accepted.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. PRIMP must be accompanied by the final grading plan for the subject project.
 3. Description of the proposed site and planned grading operations.
 4. Description of the level of monitoring required for all earth-moving activities in the project area.
 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 7. 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.
 8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 10. Procedures and protocol for collecting and processing of samples and specimens.
 11. Fossil identification and curation procedures to be employed.
 12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 13. All pertinent exhibits, maps and references.
 14. Procedures for reporting of findings.
 15. 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.
 16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and

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60. Prior To Grading Permit Issuance

Planning-PAL

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

the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Gate plans shall be submitted.

"Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

080 - Fire. 2 Prior to permit Not Satisfied

Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow, for residential units equipped with automatic sprinklers, will be 500 gpm at 20 psi for 2 hours. Subsequent design changes may increase or decrease the required fire flow.

Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 3 Prior to permit Not Satisfied

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

Flood

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

080 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 32151 Revision No. 1.

080 - Planning. 2 Planning - Climate Action Plan Not Satisfied

Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 30 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on building rooftops. The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate number of dwelling units shall be required to include solar panels as part of the building permit application

080 - Planning. 3 Planning - USE - Roof Mounted Equipment Not Satisfied

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

080 - Planning. 4 Planning-USE - FENCING PLAN REQUIRED Not Satisfied

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 6 Planning-USE - REC & PARK DIST MITIG. Not Satisfied

The permit holder shall enter into an agreement with the Valley Wide Recreation and Park District to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

080 - Planning. 7 Planning-USE- ACOUSTICAL STUDY Not Satisfied

The permittee shall provide one (1) hard copy and one (1) digital copy of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. This report shall address specific acoustical mitigations for all second story units and shall be consistent with the previously approved acoustical study performed for the Tentative Tract Map No.32151. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

080 - Planning. 8 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 D.

080 - Planning. 9 Planning-USE- CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT D.

080 - Planning. 10 Planning-USE- FEE STATUS Not Satisfied

Prior to issuance of building permits for PP19442R01, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 11 Planning-USE- MAXIMUM DWELLING UNITS Not Satisfied

A maximum of one hundred and eighty (180) dwelling units are allowed under this permit.

080 - Planning. 12 Planning-USE- SCHOOL MITIGATION Not Satisfied

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

Survey

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT/VACATION Not Satisfied

1. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.
2. The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights of way along Koon Street, Brumfield Street, and Agave Drive. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Koon Street, Brumfield Street, and Agave Drive, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.
3. Lot access shall be restricted on SH-79 (Winchester Road), Abelia Street, and Agave Drive except one 26 foot wide Fire Department emergency access on SH-79 (Winchester Road) as approved by CALTRANS, so noted on the final map.
4. All ENTRY MONUMENT(S) shall be installed outside the ultimate road right-of-way.

Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 2 RCTD - COORDINATION WITH OTHERS Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 RCTD - COORDINATION WITH OTHERS (cont.) Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.

1. Prior to issuance of a building permit, the Project shall coordinate with TR32151R01.

080 - Transportation. 3 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36 inches). Landscaping plans shall with the street improvement plans.

080 - Transportation. 4 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 5 RCTD - UTILITY PLAN Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any commercial lot prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 Planning - USE - Concrete Driveways Not Satisfied

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

090 - Planning. 2 Planning - USE- Renewable Energy R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 3 Planning-USE - COMPLY W/ ACOUSTIC STUDY Not Satisfied

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

090 - Planning. 4 Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Planning-USE - CONDITION COMPLIANCE (cont.) Not Satisfied

090 - Planning. 5 Planning-USE - NO ROOF EQUIPMENT Not Satisfied

Roof-mounted equipment for residential units shall not be permitted within the project site.

090 - Planning. 6 Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 19442R01 has been calculated to be 37.39 net acres. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 8 Planning-USE - POOL AND SPA FENCING Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

090 - Planning. 9 Planning-USE - REMOVE OUTDOOR ADVERTISE Not Satisfied

All existing outdoor advertising displays, signs or billboards shall be removed.

090 - Planning. 10 Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 11 Planning-USE- ACCESSIBLE PARKING Not Satisfied

A minimum of Nine (9) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Planning

- 090 - Planning. 11 Planning-USE- ACCESSIBLE PARKING (cont.) Not Satisfied
equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:
"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."
In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.
- 090 - Planning. 12 Planning-USE- COVERED PARKING SPACES Not Satisfied
A minimum of three hundred and sixty (360) parking spaces shall be within an enclosed garage.
- 090 - Planning. 13 Planning-USE- MITIGATION MONITORING Not Satisfied
The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 39577. The Planning Director may require inspection or other monitoring to ensure such compliance.
- 090 - Planning. 14 Planning-USE- ORD 810 O S FEE (2) Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 19442 is calculated to be 37.39 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.
- 090 - Planning. 15 Planning-USE- PARKING PAVING MATERIAL Not Satisfied
A minimum of Four hundred and seventy nine (479) parking spaces are required. However, as shown on the APPROVED EXHIBIT A, the applicant will be providing 147 open spaces, and 360 covered garage spaces for a total of 507 parking spaces, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.
- 090 - Planning. 16 Planning-USE- QUIMBY ACT FEE Not Satisfied
The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Parks District.

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Planning

090 - Planning. 17 Planning-USE- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 43.03 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 18 Planning-USE- TRASH ENCLOSURES Not Satisfied

Fourteen (14) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as show 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/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 enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 19 Planning-USE- WALL & FENCE LOCATIONS Not Satisfied

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

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHEI Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2 RCTD - DEDICATION Not Satisfied

Agave Drive along project boundary to be improved with 44 foot full-width AC pavement, 6-inch concrete curb and gutter, concrete sidewalks (both sides) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 78-87 feet full-width dedicated right-of-way in accordance with modified County Standard

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD - DEDICATION (cont.) Not Satisfied
No. 103, Section 'A', Ordinance 461. (Modified a 6 foot concrete sidewalks to be constructed adjacent to the curb line and increase right-of-way from 76 feet to 78-87 feet.)

Note:

1. A 6 foot concrete sidewalks shall be improved adjacent the curb line within the parkway.
2. A nose of entry street raised curbed median shall be 35 feet, minimum, radial from the flowline of Agave Drive.

090 - Transportation. 3 RCTD - EXISTING CALTRANS MAINTAINED Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Winchester Road (SH-79) along project boundary is a paved Caltrans maintained road and designated as EXPRESSWAY and shall be improved with 55 foot half width AC pavement, concrete curb and gutter (project side), 8-inch concrete raised curbed median, and MUST much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the CALTRANS within the 92 foot half width dedicated right of way in accordance with County Standard No. 83, Ordinance 461.

NOTE:

1. An 8 foot meandering concrete sidewalk (project side) shall be constructed within the 37 foot parkway as approved by CALTRANS.
2. A 14 foot wide raised curb landscaped median (along project boundary) shall be constructed at the centerline per Standard No. 113, Ordinance 461 and as directed by CALTRANS.
3. A transition AC pavement tapering shall be improved along the northerly project boundary per 65 m/h design speed limit and as directed by CALTRANS.
4. All curb to curb required street improvement plans within the CALTRANS jurisdiction shall be submitted to CALTRANS.
5. All parkway improvement plans within the CALTRANS jurisdiction shall be submitted for review and approval to County Transportation Department.

090 - Transportation. 4 RCTD - Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved along the streets associated with this development.

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

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

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES (cont.) Not Satisfied

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.
2. All Fees for Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 6 RCTD - PRIVATE ROAD IMPROVEMENTS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Street 'A' through Street 'D' are designated RESERVED PRIVATE ROADS. These roads shall be improved with concrete curb and gutter, concrete sidewalks within a reserved private road easement per the Amended Exhibit dated 5/14/2020.

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk shall be constructed.
2. Construct a raised curbed median at Entry Street as directed by the Director of Transportation.
3. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.
4. A 24 foot AC pavement drive-isle shall be improved on Alleys A1-A6, B1, and Alleys C1-C6 per the Amended Exhibit dated 5/14/2020.
5. Stop signs shall be installed at the intersections as directed by the Director of Transportation.

090 - Transportation. 7 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

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

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

090 - Transportation. 8 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 RCTD - Utility Install (cont.) Not Satisfied
should be obtained from the pertinent utility company and submitted to the Department of
Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets
where the Project is seeking Building Final Inspection (Occupancy).

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.



Charissa Leach, P.E.
Assistant TLMA Director

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

TTM

TR32151RO

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. TENTATIVE TRACT MAP NO. 32151-1, 32151

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: LENNAR HOMES OF CALIFORNIA, INC.

Contact Person: JARNNE GARDNER E-Mail: jarnne.gardner@lennar.com

Mailing Address: 980 MONTECITO DRIVE, SUITE 302

CORONA CA 92879

City State ZIP

Daytime Phone No: (951) 817-3567 Fax No: (951) 817-3650

Engineer/Representative Name: RICK ENGINEERING COMPANY

Contact Person: RYAN TEBBEN E-Mail: rtebben@rickengineering.com

Mailing Address: 1770 IOWA AVENUE, SUITE 100

RIVERSIDE CA 92507

City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner Name: RANCON SEVILLA 180, LLC

Contact Person: JIM LYTLE E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 KALMIA STREET, SUITE 200

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

MURRIETA Street 92562
City *CA* *ZIP*
State

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

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

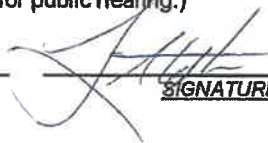
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Daniel L. Stephenson

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-072, 476-010-073, 476-010-074, 476-010-063

Approximate Gross Acreage: 37.57 AC

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of ABELIA STREET, South of KOON STREET, East of WASHINGTON STREET, West of WINCHESTER ROAD.

SUBDIVISION PROPOSAL:

Map Schedule: A & E Minimum Developable Lot Size: 4.66 AC
Number of existing lots: 5 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 3 Subdivision Density: 9.25 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). PP 19442 AMD 2, TTM 32151-1, 32151
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): 374

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): GEOTECHNICAL

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to **Section 65962.5** of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: LENNAR HOMES OF CALIFORNIA, INC.

Address: 980 MONTECITO DRIVE, SUITE 302

Phone number: (951) 817-3567

Address of site (street name and number if available, and ZIP Code): APN: 476-010-072, 476-010-073, 476-010-074, 476-010-063

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN 476-010-072 BOOK/PAGE: PM 93/40

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant:  Date 11-27-19

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18

PP: 9442R01



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PP

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. PP 19442 AMD 2

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: LENNAR HOMES OF CALIFORNIA, INC.

Contact Person: JARNNE GARDNER E-Mail: jarnne.gardner@lennar.com

Mailing Address: 980 MONTECITO DRIVE, SUITE 302
CORONA CA 92879
City State ZIP

Daytime Phone No: (951) 817-3567 Fax No: (951) 817-3650

Engineer/Representative Name: RICK ENGINEERING COMPANY

Contact Person: RYAN TEBBEN E-Mail: rtebben@rickengineering.com

Mailing Address: 1770 IOWA AVENUE, SUITE 100
RIVERSIDE CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner Name: RANCON SEVILLA 180, LLC

Contact Person: JIM LYTLE E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 KALMIA STREET, SUITE 200
MURRIETA CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

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

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

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APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

DANIEL L. STEPHENSON

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-072, 476-010-073, 476-010-074, 476-010-063

Approximate Gross Acreage: 37.57 AC

General location (nearby or cross streets): North of ABELIA STREET, South of KOON STREET, East of WASHINGTON STREET, West of WINCHESTER ROAD.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

MULTIFAMILY DEVELOPMENT WITH A CENTRAL AMENITY SPACE

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): ARTICLE XVIIa, SECTIONS 17.25-17.28

Number of existing lots: 5

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	8,533	31'-0"	2	4 PLEX (8) - RESIDENTIAL BUILDING W/ 4 UNITS EACH W/ A GARAGE
2	10,519	31'-0"	2	5 PLEX (8) - RESIDENTIAL BUILDING W/ 5 UNITS EACH W/ A GARAGE
3	12,528	31'-0"	2	6 PLEX (18) - RESIDENTIAL BUILDING W/ 6 UNITS EACH W/ A GARAGE
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	20,000	RECREATION CENTER WITH RESTROOMS/PARTY ROOM/POOL/SPA/BBQ GRILLS/TOT LOT
2	9,000	OPEN PLAY WITH LARGE TURF AREA & PICNIC TABLES
3	3,000	OPEN PLAY WITH TURF AREA & PICNIC TABLES
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PP 19442 AMD 2, TTM 32151-1, 32151
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): 374

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

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

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: LENNAR HOMES OF CALIFORNIA, INC.

Address: 980 MONTECITO DRIVE, SUITE 302

Phone number: (951) 817-3567

Address of site (street name and number if available, and ZIP Code): APN: 476-010-072, 476-010-073, 476-010-074, 476-010-063

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN 476-010-072 BOOK/PAGE: PM 93/40

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant:  Date 11-27-19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

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

Owner/Authorized Agent (1)  Date 11/26/19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and LENNAR HOMES OF CALIFORNIA, INC. hereafter "Applicant" and RANCON SEVILLA 180, LLC "Property Owner".

Description of application/permit use:

Submittal of a Revised Tentative Tract Map for the originally approved TTM No. 32151-1, 32151 on March 13th 2007.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 476-010-072, 476-010-073, 476-010-074, 476-010-063

Property Location or Address:

Northeast property located at the intersection of Abelia Street and Winchester Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Daniel L. Stephenson

Phone No.: 951-696-0600

Firm Name: Rancon Sevilla 180, LLC

Email: danstephenson@rancongroup.com

Address: 41391 Kalmia Street, Suite 200
Murrieta CA, 92562

3. APPLICANT INFORMATION:

Applicant Name: Jarnee Gardner

Phone No.: 951-817-3650


Firm Name: Lennar Homes of California, Inc.

Email: jarnee.gardner@lennar.com

Address (if different from property owner)
980 Montecito Drive, Suite 302
Corona CA, 92879

4. SIGNATURES:

Signature of Applicant:  Date: 11-27-19
Print Name and Title: JARNEE J. GARDNER, AUTHORIZED AGENT

Signature of Property Owner:  Date: 11/26/19
Print Name and Title: Daniel L. Stephenson, Manager

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 11/26/19

Property Owner(s) Signature(s) and Date

Daniel L. Stephenson

Printed Name of Owner

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

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

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

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

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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

NOTICE OF PUBLIC HEARING

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. 32151 REVISION NO. 4 (TR32151R01) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – No Further Environmental Review is Required – CEQ190172 – Applicant: Lennar Homes of California, Inc./Jarnne Gardner – **Engineer/Representative:** Rick Engineering Company/Ryan Tebben – **Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD- CR) – Community Development: Medium Density Residential (CD- MDR) – Open Space: Conservation (OS- C) – Location:** Northerly of Abelia Street, southerly of Koon Street, easterly of Washington Street, and westerly of Winchester Road – **43.03 Gross Acres – Zoning:** Specific Plan – **REQUEST:** Tentative Tract Map No. 32151 Revision No. 1 a Schedule “A” Condominium Subdivision. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. Plot Plan No. 19442 Revision No.1 proposes changes to the site plan, architectural elevations, and landscape plan. The proposed residential development of 180 condominium units remain as originally approved.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 4, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA) and **No Further Environmental Review is Required** because all potentially significant effects on the environment have been adequately analyzed in the previously approved Environmental Impact Report. The Planning Commission will consider the proposed application at the public hearing.

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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 17, 2020,

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

APN (s) or case numbers TR32151R01 / PP19442R01 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

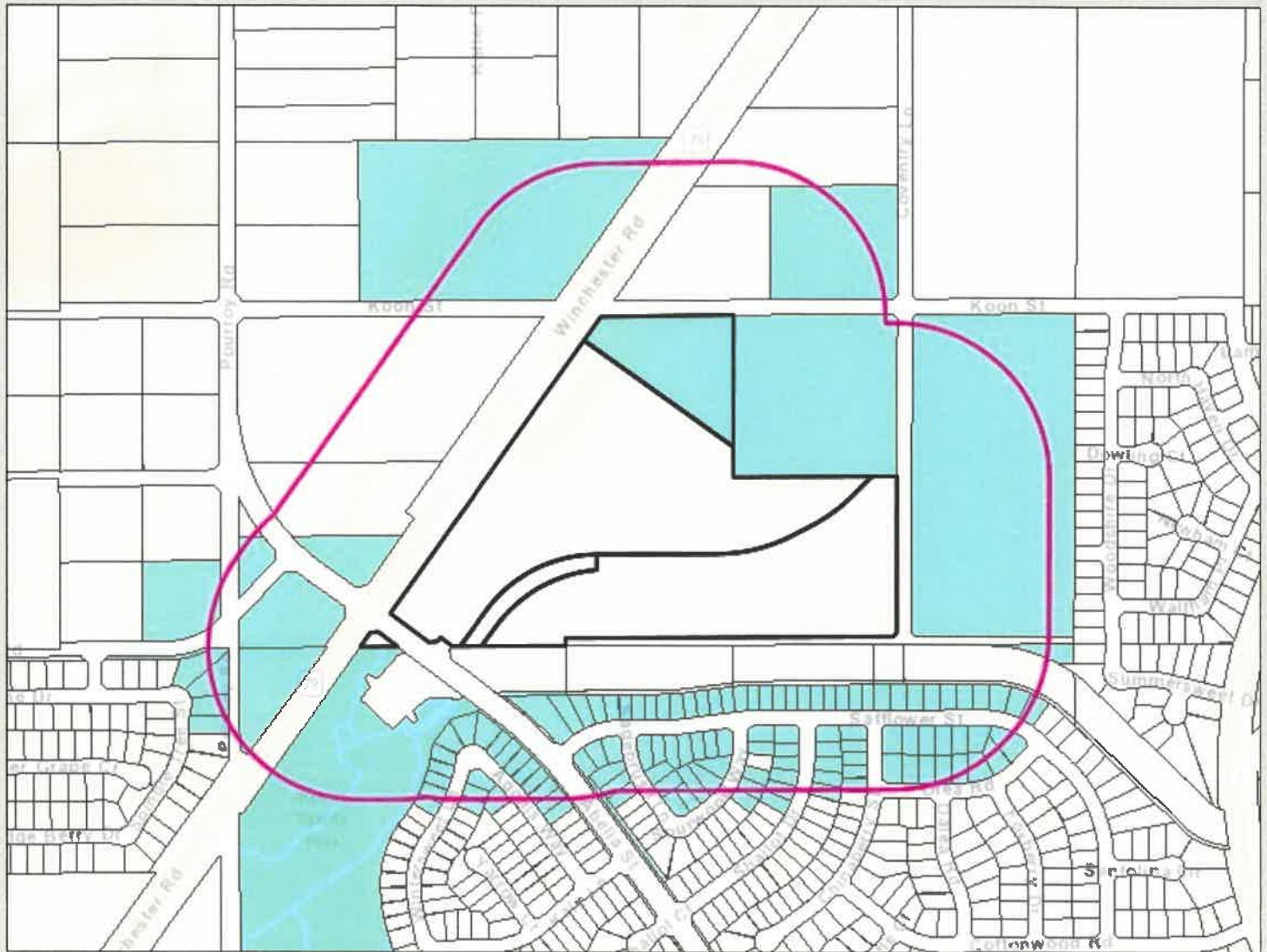
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR32151R01 / PP19442R01

(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...9/17/2020 8:45:49 AM

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476010050
VASILIOS RIGAS
30 POINT LOMA DR
CORONA DEL MAR CA 92625

476030001
VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

476040025
DAVID RANGEL
35114 BOLA CT
WINCHESTER CA 92596

476040027
ALICE M. SCHULTZ
34563 WINTERSWEET LN
WINCHESTER CA 92596

476052012
GABRIEL MCKNIGHT
32382 SAFFLOWER ST
WINCHESTER CA 92596

476055004
DONNA FRANCINE MANZANO
32345 SAFFLOWER ST
WINCHESTER CA 92596

476055006
BRYAN SMITH
3 VIA LAGO
LAKE ELSINORE CA 92532

476062016
SCOTT EVERETT DONAHUE
34596 SOURWOOD WAY
WINCHESTER CA 92596

476070008
DAVID HOEY
32602 SAFFLOWER ST
WINCHESTER CA 92596

476052007
ADRIAN ARIAS
32332 SAFFLOWER ST
WINCHESTER CA 92596

476040026
RALPH VASQUEZ
34571 WINTERSWEET LN
WINCHESTER CA 92596

476040033
MARCO A. DIAZ
34582 AGONIS WAY
WINCHESTER CA 92596

476054021
MICHAEL E. SOLEGLAD
32255 SAFFLOWER ST
WINCHESTER CA 92596

476055003
ANDRES GARCIA
32335 SAFFLOWER ST
WINCHESTER CA 92596

476055005
JOHN S. LITTLE
32355 SAFFLOWER ST
WINCHESTER CA 92596

476060003
FRANCISCO BARRAZA
32412 SAFFLOWER ST
WINCHESTER CA 92596

476042002
VINCENT M. VELTRE
32252 SAFFLOWER ST
WINCHESTER CA 92596

476042004
RIVERSIDE CO FLOOD CONT & WATER DIST
1995 MARKET ST
RIVERSIDE CA 92501

476010063
RANCON SEVILLA 180
41391 KALMIA ST STE 200
MURRIETA CA 92562

476075003
REBECCA ALICIA PRINGLE
32525 SAFFLOWER ST
WINCHESTER CA 92596

476075005
SAUL PAREDES
32545 SAFFLOWER ST
WINCHESTER CA 92596

476075014
BENJAMIN MATTA
32524 OLEA RD
WINCHESTER CA 92596

476040023
DUNN GLENN & KATHERINE FAMILY LIVING
43083 CORTE VILLA CIR
TEMECULA CA 92592

476040024
CIRILO LOPEZ
34587 WINTERSWEET LN
WINCHESTER CA 92596

476041009
NOE MORALES
34577 AGONIS WAY
WINCHESTER CA 92596

476010036
FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

476062004
FERNANDO H. BERNALDO
34585 SHALLOT DR
WINCHESTER CA 92596

476062005
RONALD LINEBERRY
34593 SHALLOT DR
WINCHESTER CA 92596

476062015
PAULINE CAIN
1956 W 108TH ST
LOS ANGELES CA 90047

476054022
VICTOR VILLARREAL
32265 SAFFLOWER ST
WINCHESTER CA 92596

476055001
KELLY THOMAS A & ANNETTE C KELLY
34541 DESANTE CT
TEMECULA CA 92592

476055009
NAZAR TOMA
34591 SOURWOOD WAY
WINCHESTER CA 92596

476055012
KIM VU DAO NGUYEN
34631 SOURWOOD WAY
WINCHESTER CA 92596

476060001
VA K. LY
32392 SAFFLOWER ST
WINCHESTER CA 92596

476060009
BELAL H. SAMARA
32472 SAFFLOWER ST
WINCHESTER CA 92596

476060014
SILVINA CALVO
842 N ORANGE AVE
FALLBROOK CA 92028

476061001
MARY DARLENE WELLS
34595 CHINABERRY DR
WINCHESTER CA 92596

476075007
DARLA J. MILLER
32565 SAFFLOWER ST
WINCHESTER CA 92596

476075009
DAVID CRAWFORD
32584 OLEA RD
WINCHESTER CA 92596

476061033
GABRIELA LUNA
34582 SHALLOT DR
WINCHESTER CA 92596

476061034
HEATHER NICOLE WALLACE
34574 SHALLOT DR
WINCHESTER CA 92596

476062006
HORACIO MENDOZA
34609 SHALLOT DR
WINCHESTER CA 92596

476040031
WILLIAM THEURER
34566 AGONIS WAY
WINCHESTER CA 92596

476040032
JOHN R. BOWLDS
34574 AGONIS WAY
WINCHESTER CA 92596

476040036
SERGIO PEREZ
34606 AGONIS WAY
WINCHESTER CA 92596

476010017
MORNINGSTAR VILLAGE
41805 ALBREA ST 2ND FL
FREMONT CA 94538

476030002
NED DEMOREST
8605 GREEN VALLEY RD
CAMBRIA CA 93428

476040029
JOEL ALAN ROOKS
1305 MORNING VIEW NO 1305
ESCONDIDO CA 92026

476040030
RAFAEL DE LA CRUZ
34558 AGONIS WAY
WINCHESTER CA 92596

476041010
TORIBIO J. HERNANDEZ
34576 WINTERSWEET LN
WINCHESTER CA 92596

476052004
DONALD VEACH
32302 SAFFLOWER ST
WINCHESTER CA 92596

476052006
ERIC WOOD
32322 SAFFLOWER ST
WINCHESTER CA 92596

476052011
DENISE A. WEBB
32372 SAFFLOWER ST
WINCHESTER CA 92596

476055008
JEFFERY DALE RUSSELL
34575 SOURWOOD WAY
WINCHESTER CA 92596

476060002
ALVIN INTHASONE
32402 SAFFLOWER ST
WINCHESTER CA 92596

480080005
DANIEL HERNANDEZ
31978 SILK VINE DR
WINCHESTER CA 92596

476075011
PATRICK C. CHIANG
32554 OLEA RD
WINCHESTER CA 92596

476075013
GIUSEPPE GIANNOLA
32534 OLEA RD
WINCHESTER CA 92596

476062001
DOUGLAS STARR
27655 PATTI LN
SUN CITY CA 92585

476062012
MICHAEL R. DELANO
34564 SOURWOOD WAY
WINCHESTER CA 92596

476070005
RENA K. EASON
32572 SAFFLOWER ST
WINCHESTER CA 92596

476075001
TAH MS BORROWER
1508 BROOKHOLLOW DR
SANTA ANA CA 92705

476075006
DANIEL J. CARRERAS
32555 SAFFLOWER ST
WINCHESTER CA 92596

476075010
JACLYN D. MONDRAGON
32564 OLEA RD
WINCHESTER CA 92596

480080008
EDUARDO L. BATTO
34548 SPINDLE TREE ST
WINCHESTER CA 92596

476060006
SCOTT ANDREW ROSS
40431 CALLE LAMPARA
MURRIETA CA 92562

476052002
TYLER R. CULP
32282 SAFFLOWER ST
WINCHESTER CA 92596

476052008
JPM HOLDINGS
22408 ARBOR DALE CT
MURRIETA CA 92562

476061003
SHAUN JONES
34611 CHINABERRY DR
WINCHESTER CA 92596

476061004
COURTNEY D. TILLERY
34619 CHINABERRY DR
WINCHESTER CA 92596

476061036
ALEJANDRO GAMBOA
34558 SHALLOT DR
WINCHESTER CA 92596

476062002
KRIZDALE GIMENO
34569 SHALLOT DR
WINCHESTER CA 92596

476062014
JULIO ORTIZ
1424 MELROSE AVE
CHULA VISTA CA 91911

476070007
PAVEL MOHR
32592 SAFFLOWER ST
WINCHESTER CA 92596

476040037
MICHAEL YOUNG
34614 AGONIS WAY
WINCHESTER CA 92596

476070013
BRIAN WAKELING
32663 SUMMERSWEET DR
WINCHESTER CA 92596

480030045
STANLEY D. SMITH
209 E AVENIDA RAMONA
SAN CLEMENT CA 92672

476054024
BARRATT AMERICAN INC
5950 PRIESTLY DR
CARLSBAD CA 92008

476055014
DURRAN GOODWIN
34586 SAGEBRUSH WAY
WINCHESTER CA 92596

476060007
REGGIE JHONS
32452 SAFFLOWER ST
WINCHESTER CA 92596

476062011
KRISTY TRAMPUS
803 14TH ST
RAMONA CA 92065

476070001
ABEL M. CARINO
32532 SAFFLOWER ST
WINCHESTER CA 92596

476070002
WILLIE OLIVER
32542 SAFFLOWER ST
WINCHESTER CA 92596

476070003
CHARLES E. GODDARD
32552 SAFFLOWER ST
WINCHESTER CA 92596

476062003
RICHARD F. RUIZ
34577 SHALLOT DR
MENIFEE CA 92596

476075012
RENZONI FAMILY 2014 LIVING TRUST DTD
32544 OLEA RD
WINCHESTER CA 92596

476075008
CHRISTINE L. EAGLETON
32604 OLEA RD
WINCHESTER CA 92596

476010075
KYLE MCLAUGHLIN
34155 WINCHESTER RD
WINCHESTER CA 92596

476040022
CARLOS GALDAMEZ
34603 WINTERSWEET LN
WINCHESTER CA 92596

476040034
THERESA L. MEYER
34590 AGONIS WAY
WINCHESTER CA 92596

476052001
SCOTT F. TAYLOR
32272 SAFFLOWER ST
WINCHESTER CA 92596

476052009
MICHAEL J. BICKFORD
4850 DEL MAR MESA RD
SAN DIEGO CA 92130

476052010
JOSEPH PRADO
32362 SAFFLOWER ST
WINCHESTER CA 92596

476054023
QASEIM NASSIMI
14435 SALEM DR E
CARMEL IN 46033

476055002
HANNAH BUCU
32325 SAFFLOWER ST
WINCHESTER CA 92596

476055011
ALEJANDRO ECHEVARRIA CERVANTES
34623 SOURWOOD WAY
WINCHESTER CA 92596

476060008
KIFAH SAMARA
11235 AVD DE LOS LOBOS D
SAN DIEGO CA 92127

476061002
CARMELITTA PRESTON
34603 CHINABERRY DR
WINCHESTER CA 92596

476060016
RIVERSIDE CO FLOOD CONT & WATER CONV
1995 MARKET ST
RIVERSIDE CA 92501

476061032
DEAN L. SCHLAGEL
34590 SHALLOT DR
WINCHESTER CA 92596

476061035
GARY G. HOPKINS
34566 SHALLOT DR
WINCHESTER CA 92596

476070004
MATTHEW HEFFERNAN
32562 SAFFLOWER ST
WINCHESTER CA 92596

476070006
GATZKE EVERETT & NANCY TRUST DATED
32582 SAFFLOWER ST
WINCHESTER CA 92596

480080006
TERRY WILLIAMS
31992 SILK VINE DR
WINCHESTER CA 92596

476060005
MARTHA ARELLANO
1161 OBELISCOS ST
CALEXICO CA 92231

476041012
CODY NICOT
34592 WINTERSWEET LN
WINCHESTER CA 92596

476042003
SHARON PARKER
P O BOX 300095
ESCONDIDO CA 92030

476052003
VICKI R. MATHIS
32292 SAFFLOWER ST
WINCHESTER CA 92596

476052005
JAVIER VALLES ESPARZA
32312 SAFFLOWER ST
WINCHESTER CA 92596

476054020
DEBORAH L. BROUSSARD
34573 SAGEBRUSH LN
WINCHESTER CA 92596

476055007
KIRKWOOD LEWIS & JANICE 2009 TRUST DTD
32375 SAFFLOWER ST
WINCHESTER CA 92596

476055010
DANIEL THOMPSON
34615 SOURWOOD WAY
WINCHESTER CA 92596

476055013
CHAD KHAMPHASOUK
34602 SAGEBRUSH LN
WINCHESTER CA 92596

476060010
JASON R. MARSHALL
32482 SAFFLOWER ST
WINCHESTER CA 92596

476060015
VU HOANG PHAN
32522 SAFFLOWER ST
WINCHESTER CA 92596

476010024
MARILYN THI NGUYEN
32333 KOON ST
HEMET CA 92544

476040028
ROBERT RICHARD GONZALES
34555 WINTERSWEET LN
WINCHESTER CA 92596

476040035
ALARCON EDWARDENA & AVE REVOCABLE
34598 AGONIS WAY
WINCHESTER CA 92596

476040039
BARRATT AMERICAN INC
PO BOX 3008
LA MESA CA 91944

476041011
CHARLES ARMSTRONG
34584 WINTERSWEET LN
WINCHESTER CA 92596

476075002
JOSEPH S. HATCH
14993 MEADOWS WAY
EASTVALE CA 92880

476054018
EUGENIO MENDOZA ORNELAS
34589 SAGEBRUSH LN
WINCHESTER CA 92596

476054019
KRISTIN A. PETERS
34581 SAGEBRUSH LN
WINCHESTER CA 92596

476060004
BASHAMBER CHABRA
20344 VIA BOTTICELLI
PORTER RANCH CA 91326

476075004
ANGEL L. SANTIAGO
32535 SAFFLOWER ST
WINCHESTER CA 92596

476060011
RENZO GILL GARIBAY
32492 SAFFLOWER ST
WINCHESTER CA 92596

476061005
ANGELITO R. TUAZON
34627 CHINABERRY ST
WINCHESTER CA 92596

480080007
J RAMIREZ CRUZ HECTOR
34534 SPINDLE TREE ST
WINCHESTER CA 92596

480080021
WHISPERING HEIGHTS HOMEOWNERS ASSN
100 E IMPERIAL HWY NO 200
BREA CA 92821

Lennar Homes of Calif.
Atten: Jim Wright
980 Montecito Drive #206
Corona, CA 92879

Lennar Homes of Calif.
Atten: Jim Wright
980 Montecito Drive #206
Corona, CA 92879

Rick Engineering
Atten: Ryan Tebben
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

Rick Engineering
Atten: Ryan Tebben
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

Rancon Sevilla 180, LLC
Atten: Jim Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

Rancon Sevilla 180, LLC
Atten: Jim Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

Hemet Unified School Dist.
Atten: Facilities Dept.
1791 W. Acacia Ave.
Hemet, CA 92545

Hemet Unified School Dist.
Atten: Facilities Dept.
1791 W. Acacia Ave.
Hemet, CA 92545

Department of Transportation – Dist. 8
Attention: Mark Roberts, AICP
Planning
464 W. 4th St., 6th Floor, MS725
San Bernardino, CA 92401-1400

Department of Transportation – Dist. 8
Attention: Mark Roberts, AICP
Planning
464 W. 4th St., 6th Floor, MS725
San Bernardino, CA 92401-1400

Eastern Municipal Water District
Warren A. Beck P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Eastern Municipal Water District
Warren A. Beck P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Eastern Municipal Water District
Warren A. Beck P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

E Eastern Municipal Water District
a Warren A. Beck P.E.
s P.O. Box 8300
t 2270 Trumble Road
e Perris, CA 92570-8300

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

EA 39577

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200700647

Lead Agency: COUNTY PLANNING Date: 06/07/2007

County Agency of Filing: Riverside Document No: 200700647

Project Title: EA 3577; SP 286 AMEND #5; CZ 7086; TTM 32151; PP 19442

Project Applicant Name: SIERRA LAND DEVELOPMENT Phone Number:

Project Applicant Address: 219 MEADOWS VISTA WAY ENCINITAS CA 92024

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report	
<input checked="" type="checkbox"/> Negative Declaration	1800.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (De Minimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
Total Received	1864.00

Signature and title of person receiving payment:



Notes:

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department
Ron Goldman · Interim Planning Director

FILED
RIVERSIDE COUNTY
JUN 07 2007

TO:

- Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
- County Clerk
County of Riverside

FROM:

- Riverside County Planning Department
- 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
- 39493 Los Alamos Rd
Murrieta, CA 92563

- 82-675 Highway 111, 2nd Floor
Indio, CA 92201
- Riverside County Transportation Department
- 4080 Lemon Street, 8th Floor
P.O. Box 1090
Riverside, CA 92502-1090

By *M. Meyer* M. Meyer
Deputy

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA39577 Specific Plan No. 286 Amendment No. 5 / Change of Zone No. 7086 / Tentative Tract Map No. 32151 / Plot Plan No. 19442
Project Title Case Numbers

Adam Rush 951-955-9076
County Contact Person Phone Number

COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED

n/a
State Clearinghouse Number

Sierra Land Development 219 Meadows Vista Way, Encinitas, CA 92024
Project Applicant Address

JUN 07 2007

Northerly of Brumfield Street, southerly of Koon Street, easterly of Highway 79 and westerly of Washington Street
Project Location

Removed 2.9.07
County of Riverside, State of California Dept.

The Specific Plan proposes Amendment No. 5 to the Winchester 1800 Specific Plan to change the Land Use Designation within Planning Areas 7 and 9 from (Community Development: Medium Density Residential (CD-MDR) to Community Development: Medium High Density Residential (CD-MHDR) in order to accommodate an increase in units within Planning Area 9 from 110 units to 180 units and to decrease the number of units within Planning Area 7 from 106 units to 85 units and to accommodate a transfer of dwelling units within the Specific Plan, to facilitate the implementation of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and provide development standards for the proposed condominium development. The Change of Zone proposes text changes to the Specific Plan Zoning Ordinance for the Winchester Hills Specific Plan to accommodate the proposed condominium development. The Tentative Tract Map proposes to subdivide 42.81 acres into 4 lots with 180 condominium units, a private recreation area, private road easements, and open space. The Plot Plan provides a site plan and building locations for the construction of 180 condominium units.

Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on June 5, 2007 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,800.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring Plan/Program WAS adopted.
5. Findings WERE made in accordance with Section 21081 of the California Public Resources Code.
6. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Sandi Schlemmer Senior Board Assistant
Signature Title

June 5, 2007
Date

Y:\Planning Case Files-Riverside office\TR32151\SP286A5 CZ7086 TR32151 PP19442 NOD.doc Revised 1/18/07

03.13.07 15.5 RESO 2007-254 ORD 348.4500 06.05.07 3.60

<p>TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:</p>	<p>FOR COUNTY CLERK'S USE ONLY</p> <p style="text-align: center; margin-top: 20px;">Please charge deposit fee case#: <u>ZE39577</u> <u>ZCFG305</u></p>
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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number or Name: Specific Plan No. 286 Amendment No. 5 / Change of Zone No. 7086 /
Tentative Tract Map No. 32151 / Plot Plan No. 19442

Environmental Assessment No.: 39577

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, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY.

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Project Planner Date: September 1, 2006

Applicant/Project Sponsor: Sierra Linda Development Date Submitted: May 13, 2004

ADOPTED BY:

Board of Supervisors

Person Verifying Adoption:  Deputy
Sandi Schlemmer for NANCY ROMERO, Clerk of the Board

Date of last hearing: June 5, 2007

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, 9th Floor, Riverside, CA 92501

For additional information, please contact Adam Rush at 951-955-9076.

Y:\Planning Case Files-Riverside office\TR32151\SP286A5 CZ7086 TR32151 PP19442 MitNegDec.doc

03.13.07 15.5 RESO 2007.254 ORD 348.4500 06.05.07 3.60

FOR COUNTY CLERK USE ONLY
Charge deposit fee case ZEA39577

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0701463

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: SIERRA LINDA DEVELOPMENT \$1,800.00
paid by: CK 1297
EA39577(136 MULTI-FAMILY UNITS W/I 41 BUILDINGS)
paid towards: CFG03053 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 25, 2007 16:26
VDOMINGU posting date Jan 25, 2007

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,800.00

Overpayments of less than \$5.00 will not be refunded!

JUN 5 2007 3-60

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * T0407525

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: SIERRA LINDA DEVELOPMENT \$64.00
paid by: CK 169047
EA39577(136 MULTI-FAMILY UNITS W/I 41 BUILDINGS)
paid towards: CFG03053 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 13, 2004 13:44
ALMILLER posting date May 13, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

JUN 5 2007 3.60