



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

DECEMBER 2, 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)

1.1 ELECTION OF THE 2021 PLANNING COMMISSION CHAIRMAN

1.2 ELECTION OF THE 2021 PLANNING COMMISSION VICE-CHAIRMAN

1.3 PLOT PLAN WIRELESS NO. 200004 – RECEIVE and FILE – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smartlink, LLC. c/o Alisha Strasheim – Engineer/Representative: Connell Design Group c/o Dan Connell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development – Low Density Residential (CD-LDR) ½ Acre Minimum – Location: Easterly of Anza Road and southerly of Swarhout Lane – 3.94 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** An new AT&T 50-foot unmanned wireless communication facility disguised as a pine tree (monopine), a 312 sq. ft. of equipment area, and 284 sq. ft. of antenna area. The equipment consists of 12 new panel antennas, 36 RRU antennas, and six (6) new DC Surge Protectors located at 29 feet and 40 feet centerline, and one (1) maintenance parking space. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

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

NONE

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

3.1 GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68th Avenue, southerly of 66th Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – **REQUEST: General**

Plan Amendment No. 190017 (GPA190017), a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. **Change of Zone No. 1900048 (CZ1900048)**, proposal to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). **Tentative Parcel Map No. 37590 (TPM37590)**, a Tentative Parcel Map for a Schedule "E" subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. **Plot Plan No. 190037 (PPT190037)**, a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Continued from November 18, 2020. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

- 3.2 **CONDITIONAL USE PERMIT NO. 190019 and DEVELOPMENT AGREEMENT NO. 1900012 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190089 – Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Sparkman Way, easterly of Winchester, southerly of Auld Road, and westerly of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area. Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 sq. ft. suite to be used as a storefront on a 0.71 acre lot with parking and landscaping. Continued from November 18, 2020. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

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

- 4.1 **CONDITIONAL USE PERMIT NO. 190004 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190056 – Owner/Applicant: Villa Park Trucking, Inc. – Representative: Fagelson Consulting – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Airport Boulevard, westerly of Orange Street, and easterly of State Highway 111/Grapefruit Boulevard – 2.66 Acres – Zoning: Manufacturing-Service Commercial (M-S-C) – **REQUEST:** Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for two (2) to four (4) semi-trailer trucks and approximately four (4) to eight (8) sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 sq. ft. office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 4.2 **GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 190034, TENTATIVE PARCEL MAP NO. 37801, and CONDITIONAL USE PERMIT NO. 190030 Intent to Adopt a Mitigated Negative Declaration** – CEQ190110 – Applicant: Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG) – Proposed: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Otymar Lane, southerly of Airport Boulevard, and easterly of Monroe Street – 25.88 Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – Rural Commercial (C-R) – **REQUEST:** General Plan Amendment No. 190012 is a proposal to change the existing General Plan from Agriculture (AG) to Community Development: Mixed Use Planning Area (CD-MUA). Change of Zone No. 190034 is a proposal to change the existing zone(s) from Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU). Tentative Parcel Map No. 37801 is a proposal to create seven parcels ranging from 1.13 acres to 6.48 acres for the Vista Santa Rosa Gateway Village. Conditional Use Permit No. 190030 is a proposal to develop a 7,550 sq. ft. multi-tenant retail building; a 5,800 sq. ft. gas station with a convenience store and eight (8) fueling pump stations with a canopy (which offers 16 fueling positions); a 15,800 sq. ft. pharmacy retail building; a 2,400 sq. ft. fast food restaurant with a drive-thru; a 158,800 sq. ft. two-story assisted living facility; and will remodel an existing restaurant building located on Assessor's Parcel Number 764-080-004. The project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). Project Planner: Tim Wheeler at (951) 955-6060 or email at wheeler@rivco.org.

5.0 WORKSHOPS:

5.1 REDISTRICTING WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.3

Planning Commission Hearing: December 2, 2020

PROPOSED PROJECT

Case Number(s):	PPW200004	Applicant(s):	
CEQA Exempt	Section 15303	Representative(s):	Smartlink, LLC., & AT&T
Area Plan:	Southwest		
Zoning Area/District:	Rancho California Area		Alisha Strasheim
Supervisory District:	Third District		
Project Planner:	Rob Gonzalez		
Project APN(s):	917-380-010		



 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 200004 (PPW200004) is a proposal for a new 50 foot tall wireless communication facility disguised as a pine tree, hereafter referred to as monopine. The ground mounted equipment includes a 312 square-foot raised steel platform lease area with 8-foot tall perimeter wrought iron fencing and tan slats. Equipment within the lease area includes one (1) AT&T 20Kw Diesel Generator, one (1) AT&T walk up cabinet, and four (4) cabinets, and three (3) AT&T DC12 raycap. Tower mounted equipment includes twelve (12) 8'-0" tall panel antennas, thirty-six (36) new RRUS, and six (6) new DC surge protectors.

The project is located west of Anza Road, and south of Swarouth Lane.

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

A notice of the Planning Director's Hearing was mailed to property owners within 600 feet of the project site and was published in the Press Enterprise Newspaper on starting on November 6, 2020. Planning staff has not received written communication or phone calls regarding the Project. The decision of the Planning Director is considered final and no action by the Planning Commissions required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671, or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 15, 2020.

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

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

APPROVE Plot Plan No. 200004 (PPW200004), subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



**DIRECTOR'S HEARING
REPORT OF ACTIONS
NOVEMBER 16, 2020**

1.0 CONSENT CALENDAR:

1.1 ADOPTION OF THE 2021 DIRECTOR'S HEARING CALENDAR ADOPTED the 2021 Director's Hearing Calendar

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 PLOT PLAN NO. 180033 (PPT180033) – Intent to Consider an Addendum to an Environmental Impact Report – EIR466 – Applicant: Majestic Realty – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – March Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Old Oleander Avenue, easterly of Decker Road, westerly of Harvill Avenue, and southerly of Harley Knox Boulevard – 15.12 Gross Acres – Zoning: Manufacturing – Medium (M-M) – Industrial Park (I-P) – REQUEST: The Plot Plan is a proposal for the construction and operation of a total of 215,424 sq. ft. warehouse/distribution/manufacturing development consisting of two (2) buildings on 15.12 acres (gross). The two (2) buildings consist of a 106,552 sq. ft. building (identified as Building 21) and a 108,872 sq. ft. building (identified as Building 22). Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Staff Report Recommendation:

CONSIDER an Addendum to Environmental Impact Report No. 466; and,

APPROVE Plot Plan No. 180033, subject to the conditions of approval.

Staff's Recommendation:

CONSIDER an Addendum to Environmental Impact Report No. 466; and,

APPROVE Plot Plan No. 180033, subject to the conditions of approval.

Planning Director's Actions:

CONSIDERED an Addendum to Environmental Impact Report No. 466; and,

APPROVED Plot Plan No. 180033, subject to the conditions of approval.

3.2 PLOT PLAN WIRELESS NO. 200004 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Applicant: Smartlink LLC. c/o Alisha Strasheim – Engineer/Representative: Connell Design Group c/o Dan Connell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development – Low Density Residential (CD-LDR) ½ Acre Minimum – Location: Easterly of Anza Road and southerly of Swarhout Lane – 3.94 Acres – Zoning: Rural Residential (R-R) – REQUEST: An new AT&T 50-foot unmanned wireless communication facility disguised as a pine tree (monopine), a 312 sq. ft. of equipment area, and 284 sq. ft. of antenna area. The equipment consists of 12 new panel antennas, 36 RRU antennas, and six (6) new DC Surge Protectors located at 29 feet and 40 feet centerline, and one (1) maintenance parking space. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Staff Report Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Plot Plan No. 200004, subject to the conditions of approval.

Staff's Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Plot Plan No. 200004, subject to the conditions of approval.

Planning Director's Actions:

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan No. 200004, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

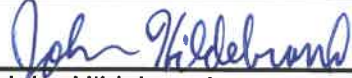
Agenda Item No.

3.2

Director's Hearing: November 16, 2020

PROPOSED PROJECT

Case Number(s):	PPW200004	Applicant(s):	
CEQA Exempt	Section 15303	Applicant(s):	Smartlink, LLC., & AT&T
Area Plan:	Southwest	Representative(s):	
Zoning Area/District:	Rancho California Area	Representative(s):	Alisha Strasheim
Supervisory District:	Third District		
Project Planner:	Rob Gonzalez		
Project APN(s):	917-380-010		



 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

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The project is located west of Anza Road, and south of Swarhout Lane.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE Plot Plan No. 200004 (PPW200004), subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan: N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Low Density Residential (LDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Low Density Residential (LDR)
East:	Low Density Residential (LDR)
South:	Indian Lands
West:	Low Density Residential (LDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Residence
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Residence

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.94	N/A
Proposed Building Area (SQFT):	596	N/A
Building Height (FT):	50	50

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Temporary	596	1:1	1	1
TOTAL:			1	1

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Background

On April 8, 2020, the applicant, Smartlink, LLC. submitted Plot Plan No. 200004, proposing to establish a new AT&T wireless communication facility disguised as a natural pine tree. No co-locations were available in the area and the project site was selected since it best addresses the lapse in coverage in the area.

Project Analysis

The project proposes a new 50-foot tall AT&T wireless communication facility disguised as a pine tree and a total of 596 lease area which includes an equipment area and the monopole antenna area. The project site is located on lot that includes an existing residence.

On May 4, 2020, the application was first reviewed by the Development Advisory Committee (DAC). Comments and corrections were issued regarding the project. The applicant has made revisions to the project as applicable, and has obtained the required department clearances.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Structures) of CEQA Guidelines which recognizes exemptions for the construction or installation of small equipment and facilities. Examples of the exemption include but are not limited to: (d) water main, sewage, electrical, gas, and other utility extensions, including street improvements, of a reasonable length to service such construction. The project qualifies for this provision since it provides a telecommunication utility to area residents and businesses.

The Class 3 exemption may be applied since none of the conditions noted in Section 15300.2 occur on the site. Staff has reviewed the project and determined that it will not result in a significant cumulative impact; would not have a significant effect on the environment due to an unusual circumstance; would not cause a significant substantial adverse change to a historical resource; is not located within a hazardous site or location; it will not store or generate hazardous waste; and will not cause harm to scenic resources within a highway officially designated as a state scenic highway. Further information regarding cumulative impacts and significant effect on the environment due to unusual circumstances are discussed below:

1. The project will not result in a cumulative impact since there are no successive projects of the same type on the property, nor is another similar project being considered on the site. Additionally, the project will not have a cumulative aesthetic impact as the facility disguised and relatively visually inconspicuous. The project is designed to look like a natural pine tree and ground-mounted equipment will be screened. The applicant has worked with Staff to incorporate design features that match the surroundings of the site.
2. The project will not have a significant effect on the environment due to an unusual circumstance. Although the project site is located within an area that is susceptible to soil subsidence and moderate liquefaction, the condition would not qualify as an unusual circumstance. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constraints to development posed by subsidence. The project has received an approved geologic report (GEO200017) to address soil concerns.

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 Foundational Component of Community Development and a Land Use Designation of Low Density Residential (LDR). The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The project parcels to the north, east, and west are low density residential. The parcel south of the site has an Indian Lands land use designation. The proposed Project is consistent with the General Plan, as a wireless communication facilities are allowed to support and provide communication infrastructure to residential, commercial, and agricultural areas.
2. The project site has a Zoning Classification of Rural Residential (R-R). Disguised wireless communication facilities are permitted, with the approved Plot Plan, within the zone pursuant to Ordinance No. 348, Article XIXg, and "Wireless Communication Facilities." The proposed project is located within a residential zone. A Planning Director's hearing is required for the approval of the Plot Plan. Staff has reviewed the project and has determined that the project is compliant with the applicable development standards within County of Riverside Ord. 348.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a Disguised Wireless Telecommunication facility shall include the following, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The facility is designed and sited so that it is minimally visually intrusive. The project is designed to match the natural look of a mature pine tree. The proposed disguising elements provide sufficient coverage to screen the tower-mounted equipment. The ground mounted equipment is screened with an 8-foot black wrought iron fence, slats, and perimeter landscaping to minimize the visual impact of the facility.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The equipment enclosure has been designed to incorporate neutral colors and landscaping to make the project compatible with the surrounding area and provide screening.
3. The application has met the processing requirements set forth in this article. The project has provided all items required by the Department of Information Technology; a site plan drawn to scale; a conceptual landscaping plan; a propagation diagram showing the network coverage within one mile of the site; photo simulations of the site; a letter stating whether or not FAA clearance is required; a list of all towers owned by the applicant located within the County; and a geotechnical report.
4. The application has met the location and development standards set forth the Article 19.404 of the Riverside County Zoning ordinance. The facility is minimally visually intrusive, the supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and screened from view, and the application has met the applicable location and development standards.

5. A condition has been applied requiring the applicant to submit a fully executed copy of the lease or other agreement entered into with the owner of the underlying property prior to the issuance of a building permit. The lease or other agreement shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement shall also include a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Development Standards for Wireless Communication Facilities:

The proposed project is consistent with the development standards of Article XIXg of Ordinance No. 348, in particular the development standards of Section 19.410 as listed below:

- A. **Area Disturbance.** *Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.* The project is compliant with this provision since it has been conditioned to minimize disturbance to the natural landscaping. Conditions of Approval have been applied to require remediation immediately after construction.
- B. **Fencing and Walls.** *All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director. Such fencing/walls shall conform to the Countywide Design Standards and Guidelines.* The project is compliant with this provision as the support equipment is located entirely within an equipment enclosure and is screened from view. The fencing conform to Countywide Design Standards and Guidelines.
- C. **Height Limitations.** *Disguised wireless communication facilities in residential zone classifications shall not exceed seventy (50) feet.* The project is compliant with this provision as the disguised wireless communication facility has a maximum height of 50 feet.
- D. **Impacts.** *All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.* This project complies with this provision due to the limited project footprint. The project has received clearances from the Environmental Programs Division (Biology) and has been conditioned to minimize adverse impacts to the surrounding community and biological resources. The facility, as proposed, will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The project will be minimally intrusive to the surroundings.
- E. **Landscaping.** *All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities constructed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established.* The project incorporates a conceptual landscaping and irrigation plan that incorporates Cat's Claw Vine around the perimeter of the

equipment enclosure to enhance the concealing effect of the ground mounted equipment. Conditions of approval are applied to the project requiring that the landscaping be maintained throughout the life of the permit. The landscaping and irrigation plan for this project (PPA200049) has concurrently been processed and is tentatively approved, pending approval of this plot plan.

- F. **Lighting.** *Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.* The project include lights located within the ground-mounted lease area to provide service lights for maintenance personnel that will periodically service the facility. The project is conditioned to shield lighting so as to minimize the negative impact on adjacent properties and so as to not create a nuisance for surrounding property owners or a wildlife attractant.
- G. **Noise.** *All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line.* A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. Noise produced by the site is also mitigated by the distance from dwellings. The nearest habitable dwelling is approximately 100 feet away from the project.
- H. **Parking.** *Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by County Ordinance No. 348. If such replacement of spaces is not feasible, a variance may be requested.* The wireless communication facility will provide one compliant temporary parking space for site maintenance.
- I. **Paved Access.** *All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface.* This provision does not apply to the project since it is not located within a residential development containing lots 18,000 square feet or smaller. The project site is 3.94 acres.
- J. **Power and Communication Lines.** *No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources* This

project is compliant with this provision since all electrical conduit is underground and minimizes disturbance of existing vegetation and wildlife habitats by being within the disturbed areas of the partially paved driveway.

- K. **Roof-Mounted Facilities.** *Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline.* This provision does not apply to the project as it is not roof-mounted.
- L. **Sensitive View-shed.** *Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction.* The wireless communication facility is not proposed on a ridgeline and other sensitive Viewshed, as defined in Ordinance No. 348. Therefore the project is compliant with provision 19.410.L of County of Riverside Ordinance No. 348.
- M. **Setbacks.** *Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater.* The project is compliant with this provision as the nearest residence is 100 feet away from the facility. The project is required to have a setback of 100 feet from any residence (50 ft. x 2 = 100 ft. required setback).
- N. **Support Facilities.** *Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/walls or other methods. Equipment enclosures shall not exceed thirteen (13) feet in height.* The project is compliant with this provision as it includes a block wall enclosure, neutral colors, and perimeter landscaping. No structures are in the immediate facilities therefore support facilities have been designed to blend with the existing naturally occurring elements. These design features adhere to the Countywide Design Standards and Guidelines.
- O. **Treatment.** *Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be light tan and shall match the surrounding environment.* This project is compliant with this provision as the shelter, and equipment have been designed to match in color and look with the surrounding naturally occurring elements and neutral earth-tone colors. Conditions have been applied to the project to require compliance with this provision.

Requirements for Plot Plan Approval:

The proposed project is consistent with the required findings noted in Article XVIII of Ordinance No. 348. Section 18.30.C establishes required findings for all Plot Plan approvals.

1. 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. The project is consistent with the Low Density Residential (LDR) land use designation as noted previously in the report. The proposed wireless communication facility is consistent since they provide

supportive communication infrastructure for local residential and commercial uses. Additionally, the wireless communication facility is also allowed within the zoning classification. Per Section 19.404, Ordinance No. 348, disguised wireless communication facilities are permitted within the R-R zone provided a Plot Plan is approved. The project has been reviewed by the Development Advisory Committee and has obtained all applicable department clearances. Conditions of approval are applied to require compliance with all applicable state laws and ordinances of Riverside County.

2. The overall development of the land is designed for the protection of the public health, safety and general welfare and to conform to the logical development of the surrounding properties. The proposed wireless communication facility has received clearances and applicable conditions of approval from the Development Advisory Committee to plan for the public health, safety and general welfare, and conformance to the logical development of the surrounding properties. The implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise. The site will only generate traffic from maintenance vehicles that service the site periodically. Additionally, the noise generated from the wireless communication facility will also be within the allowable ranges stipulated by County of Riverside Ordinance No. 348. The project site is adequately served by Anza Road and Swarouth Lane, and are adequately provide all-weather access to the site for emergency vehicles. Conditions have been incorporated to account for the location of portable fire extinguishers to provide compliance with the California Building Code. Therefore, 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. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Development Advisory Committee has reviewed the project and has determined that no additional dedication, and improvements are required. Additionally, the project has received the approval of County Geological Report No. 200017 (GEO200017) and has received conditions to address for the geotechnical conditions of the site.
4. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project has been conditioned to be compliant with Ordinance No. 460.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Temecula Sphere of Influence. This project was provided to City of Temecula for review and comment. No comments were received either in favor or opposition of the project.

3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This wireless communication facility has been designed so that it is in compliance sections 4290 and 4291 of the Public Resources Code requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring that the structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the wireless communication facility through California Department of Forestry and Fire Protection.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.
 - d. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is also located within a high and moderate hazard severity 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 COMMUNITY OUTREACH

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

APPEAL INFORMATION

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



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

Juan C. Perez
Agency Director



11/04/20, 10:39 am

PPW200004

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW200004. 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 - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A (Site Plan), Sheet A-1, A-2, A-3, dated 6/16/2020.
Exhibit B (Elevations), Sheet A-4, dated 6/16/2020.
Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheet L1 through L5, dated 6/4/2020.

Advisory Notification. 2 AND - Federal, State, & Local Regulation Compliance

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

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

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}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State, & Local Regulation Compliance (cont.)

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

Advisory Notification. 3 AND - Hold Harmless

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Hold Harmless (cont.)

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

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

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

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

Advisory Notification. 4 AND - Preamble

This Advisory Notification Document ("AND") is included as part of the justification for the recommendation of approval of this project 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. 5 AND - Project Description & Operational Limits

Plot Plan No. 200004 (PPW200004) is a proposal for a new 50 foot tall wireless communication facility disguised as a pine tree, hereafter referred to as monopine. The ground mounted equipment includes a 312 square-foot raised steel platform lease area with 8-foot tall perimeter wrought iron fencing and tan slats. Equipment within the lease area includes one (1) AT&T 20Kw Diesel Generator, one (1) AT&T walk up cabinet, and four (4) cabinets, and three (3) AT&T DC12 raycap. Tower mounted equipment includes twelve (12) 8'-0" tall panel antennas, thirty-six (36) new RRUS, and six (6) new DC surge protectors at APN

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Project Description & Operational Limits (cont.)**
917-380-010.

Advisory Notification. 6 **General – Hold Harmless**

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

E Health

E Health. 1 **Gen - Custom**

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.

Fire

Fire. 1 **Fire - Advisory**

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 **Fire - Advisory (cont.)**

Access

1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus.

Water Supply

1. No additional water supply for fire protection is required.

General

General. 1 **General – Human Remains**

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

Planning

Planning. 1 **General – Business Licensing**

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

Planning. 2 **General – Causes for Revocation**

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

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

then this permit shall be subject to revocation procedures.

Planning. 3 **General – Ceased Operations**

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

Planning. 4 **General – Permit Expiration**

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 **General – Permit Expiration (cont.)**

building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 5 **General – Review Fees**

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

Planning. 6 **Telcom – Backup Generator**

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 7 **Telcom – Colocation**

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunication provider(s), and the property owner.

Planning. 8 **Telcom – Enclosure**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of wrought iron fencing and tan slats and shall be 8 feet in height.

Planning. 9 **Telcom – Entitlement Life**

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 10 **Telcom – Equipment Cabinets**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Telcom – Equipment Cabinets (cont.)

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Planning. 11 TELCOM - Landscape Requirement

Landscaping shall be in conformance with approved Exhibit L.

Planning. 12 Telcom – Lighting

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

Planning. 13 Telcom – No Proposed Use

The remainder of the subject property, (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses.

Planning. 14 Telcom – Noise

Any noise produced by the telecommunication facility shall in no case exceed 45 dB inside the nearest dwelling and shall not exceed 60 dB at the project site's property line.

Planning. 15 Telcom – Signage

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of the telecommunication facility company.

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

Planning. 16 Telcom – Site Maintenance

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 **Telcom – Site Maintenance (cont.)**

and reapplied on an as-needed basis.

Planning. 17 **Telcom – Tower Height**

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

Planning. 18 **Telcom – Tower Tree Bark**

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

Planning. 19 **Telcom – Tower Tree Branch Coverage**

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

Planning. 20 **Telcom - Tower Tree Branches**

For simulated telecommunication towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at a minimum of 10-feet from ground and extend to the top of the tower

Planning. 21 **Telcom – Transmission Interference**

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology ("RCIT") staff and implement acceptable mitigation measures, as approved by RCIT.

Planning-CUL

Planning-CUL. 1 **Human Remains**

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

Planning-CUL. 2 **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:

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

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-GEO

Planning-GEO. 1 GEO200017 ACCEPTED

County Geologic Report GEO No. 200017, submitted for the project PPW200004, was prepared by Toro International, and is titled; "Geotechnical Investigation for Proposed AT&T Monopine and Equipment Shelter, Besanson - CSL01788, 33859 Swarthout Lane, Temecula, California," dated May 7, 2020. In addition, Toro has submitted the following response to comments for the project:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 200017 regarding Geotechnical Investigation for Proposed AT&T Monopine and Equipment Enclosure, Besanson, CSL01788, 33859 Swarthout Lane, Temecula, California", dated July 10, 2020.

GEO200017 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil.
2. Based on the very dense consistency of the coarse-grained soils and lack of groundwater, the subsurface soils at the subject site are not likely to liquefy during an earthquake.
3. Based on the dense sandstone underlying the site and the steep dips mapped in the immediate site area, it is our opinion that the site slope where the antenna is planned is stable.
4. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, and flooding are considered low at the site.
5. The proposed monopine tower may be supported by caisson to a minimum depth of 15 feet below the ground surface due to the location of the slope.

GEO200017 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The upper 24 to 36 inches of subsurface soils may consist of roots, organic and/or be disturbed. Therefore, we recommend that all deleterious materials are discarded off site and the upper 36 inches of

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200017 ACCEPTED (cont.)

the subsurface materials be removed and replaced with compacted fills.

3. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.

4. The proposed faux water tank may be founded on caisson that is embedded in the ground for a minimum of 15 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

5. The equipment shelter may be supported by shallow foundation with footing width and depth a minimum of 12 inches.

It should be noted that no engineering review of this report or formal review of provided building code information are a part of this review. Formal review of engineering design and code data will be made by the County of Riverside, as appropriate, at the time of grading and/or building permit submittal to the County.

Transportation

Transportation. 1

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

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

Plan: PPW200004

Parcel: 917380010

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 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.

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

Plan: PPW200004

Parcel: 917380010

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.)
resource. HENCE:

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 original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist

Plan: PPW200004

Parcel: 917380010

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied
for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 SUBMIT GRADING PLAN Not Satisfied

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

<http://rcflood.org/npdes/>

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Gates & Barriers

1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

080 - Fire. 2 Prior to permit Not Satisfied

Emergency and Standby Power

1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

Plan: PPW200004

Parcel: 917380010

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 80 - Executed Lease Agreement Not Satisfied

Prior to the issuance of a building permit, the applicant shall provide a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement shall also include a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal. Proprietary information in the lease may be redacted.

Transportation

080 - Transportation. 1 80 - Transportation - Landscape Inspection Deposit Required Not Satisfied

Landscape Inspection Deposit Required

The developer/ permit holder shall:

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

080 - Transportation. 2 80 - Transportation - Landscape Plot Plan/Permit Required L2 Not Satisfied

Landscape Plot Plan/Permit Required Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

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

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

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

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;

Plan: PPW200004

Parcel: 917380010

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 UTILITY PLAN (cont.) Not Satisfied
utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

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

090 - E Health. 2 Hazmat Clearance Not Satisfied

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

Plan: PPW200004

Parcel: 917380010

90. Prior to Building Final Inspection

E Health

090 - E Health. 2 Hazmat Clearance (cont.) Not Satisfied

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

090 - Planning. 1 0090-Planning-USE - MONO-PINE BRANCHES Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the mono-pine branches are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 2 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

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

090 - Planning. 3 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

Plan: PPW200004

Parcel: 917380010

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied

090 - Planning. 4 0090-Planning-USE*- SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPW200004 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 14 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

090 - Planning. 5 Gen - Custom - Wall and/or Fence Locations Not Satisfied

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

Transportation

090 - Transportation. 1 80 - Transportation - Landscape Inspection Deposit Required Not Satisfied

Landscape Inspection Deposit Required

The developer/ permit holder shall:

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

090 - Transportation. 2 UTILITY INSTALL Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 3 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 4 WRCOG TUMF Not Satisfied

Payment of Transportation Fees

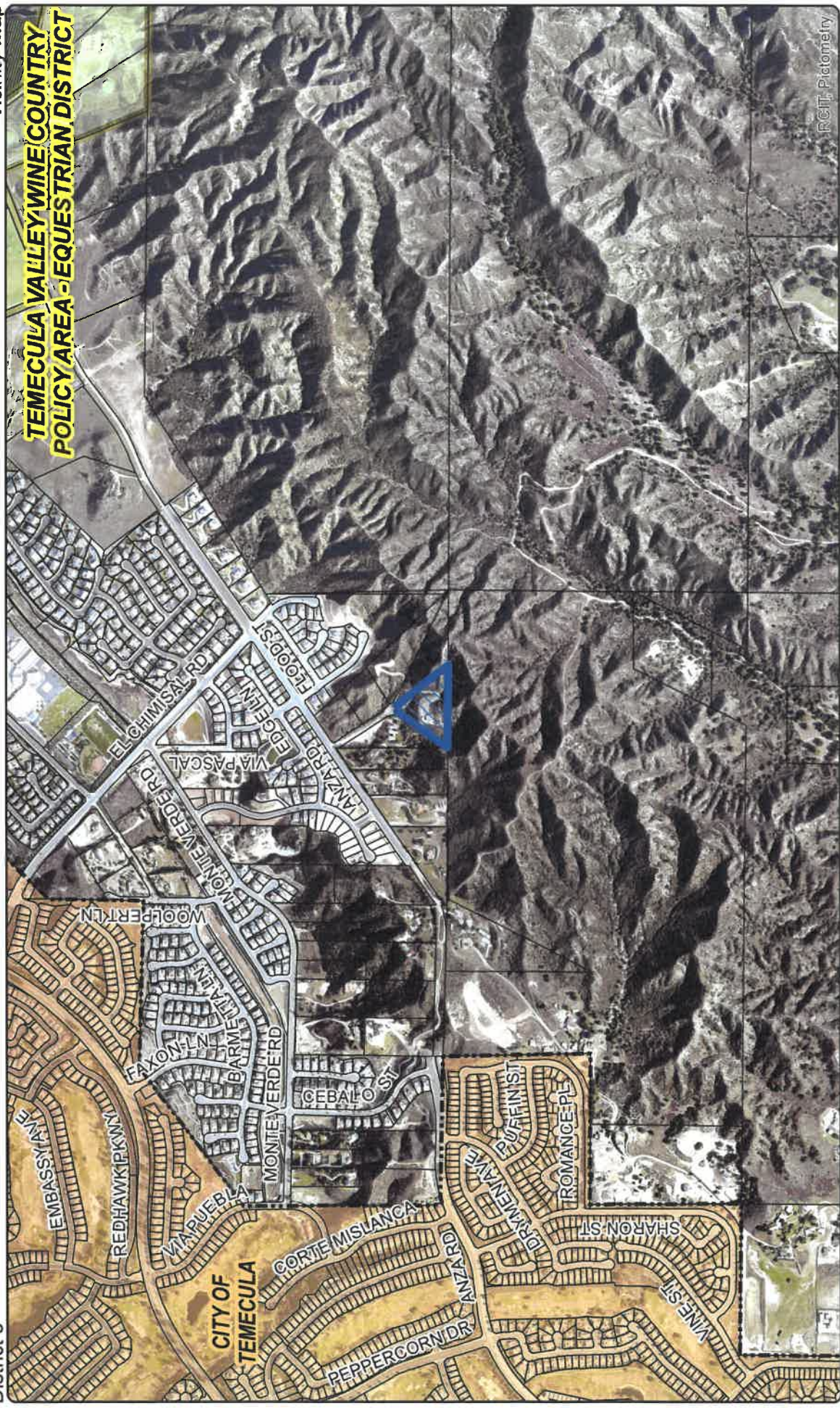
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW2000004
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 09/16/2020
 Vicinity Map



RCIT Pictometry

Author: Vinnie Nguyen



Zoning Area: Rancho California

DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan and a new General Plan Map. The new General Plan and General Plan Map are effective for the period 2020-2040. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 261-4377. The new General Plan is available at <https://www.riversideca.gov/2020/10/07/new-general-plan/>.

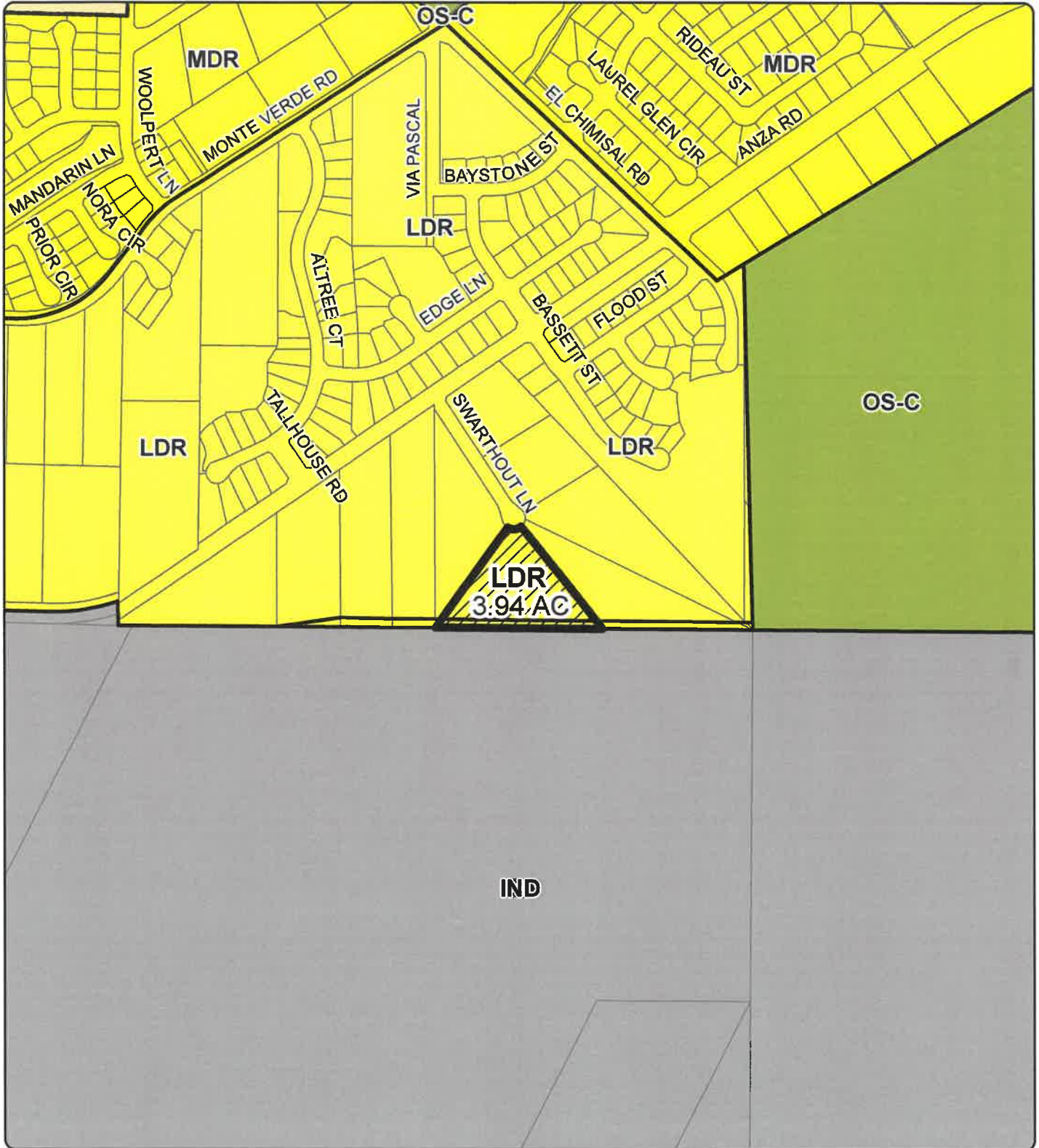
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW200004

EXISTING GENERAL PLAN

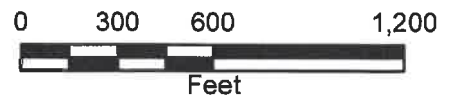
Supervisor: Washington
District 3

Date Drawn: 09/16/2020
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

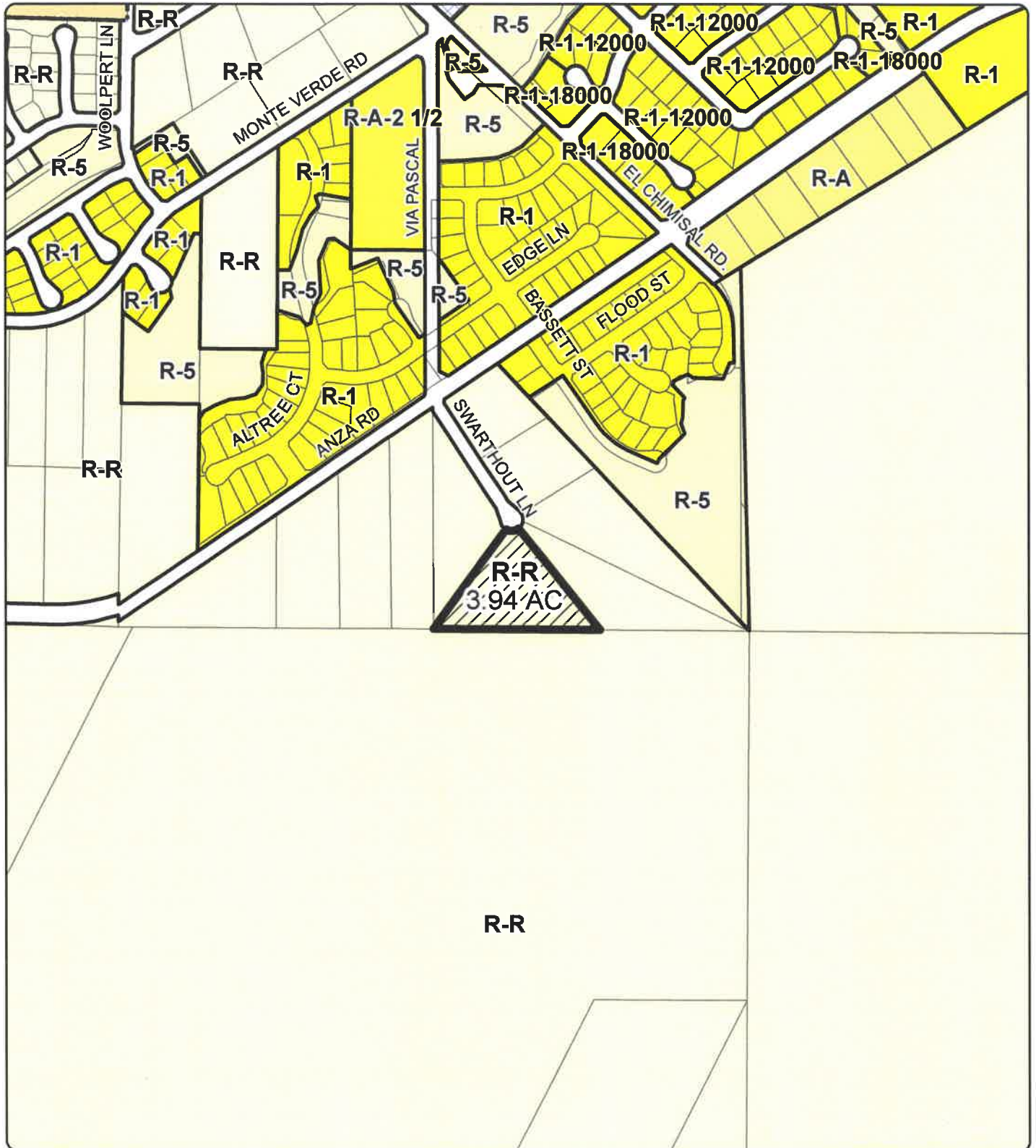
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW200004

EXISTING ZONING

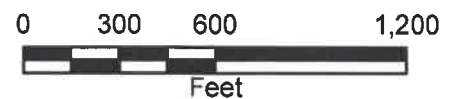
Supervisor: Washington
District 3

Date Drawn: 09/16/2020
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

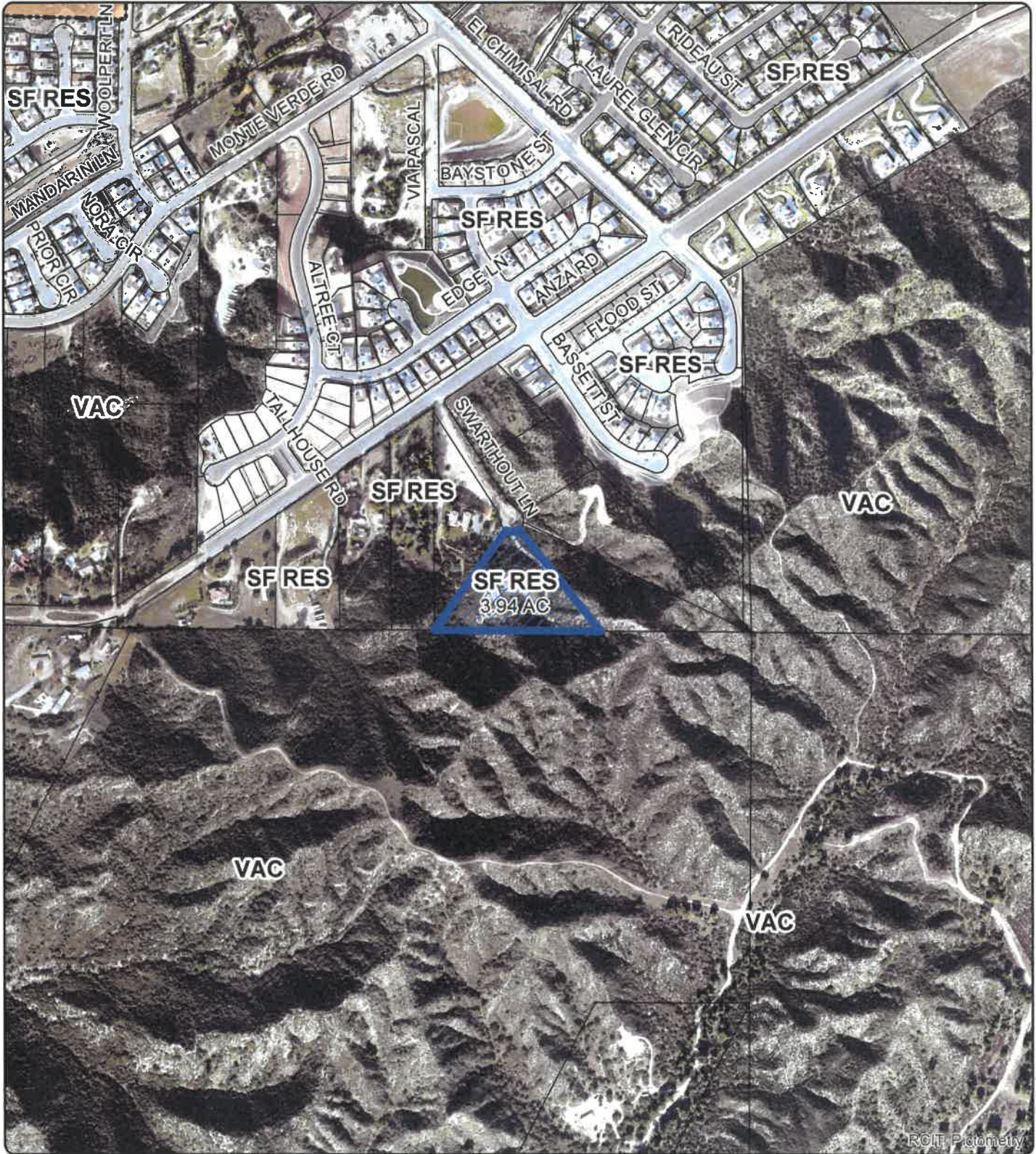
PPW200004

Supervisor: Washington
District 3

Date Drawn: 09/16/2020

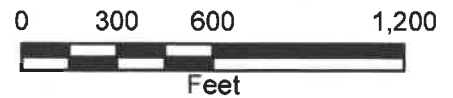
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RCIT Pictometry



AT&T **FIRSTNET**

CSL01788 - BESANSON

USID: 287646, FA: 13014358

33859 SWARTHOUT LN.
TEMECULA, CA 92592



3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660



AT&T
FIRSTNET

CSL01788
BESANSON
33859 SWARTHOUT LN.
TEMECULA, CA 92592

REVISIONS

REV	DATE	DESCRIPTION	BY
1	03/16/09	100% ZD	DC
2	04/16/09	100% ZD	DC
3	06/06/09	100% ZD	DC
4	06/16/09	100% ZD	DC

DESIGN RECORD

PROFESSIONAL STAMP



TITLE SHEET

T-1

DRAWING INDEX

NO	DESCRIPTION
T-1	TITLE SHEET
B01	TOPOGRAPHIC SURVEY
B02	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT LAYOUT AND ENLARGED SITE PLAN
A-3	ANTENNA LAYOUT, ANTENNA SCHEDULE
A-4	ELEVATIONS
L-1	TITLE SHEET
L-2	MECHANICAL PLAN
L-3	ELECTRICAL PLAN
L-4	IRRIGATION SPECIFICATIONS
L-5	PLANTING SPECIFICATIONS

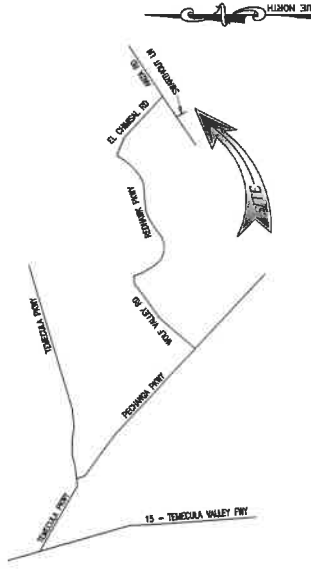
DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 27'X36" AND HALF SIZE AT 11'X17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK ON MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

- THIS PROJECT CONSISTS OF THE INSTALLATION OF A NEW AT&T WIRELESS ANTENNA FACILITY.
- SCOPE OF WORK:
 - EQUIPMENT AREA
 - INSTALL 2' X 2' METALLIC CABINET AND 20VVA STANDBY BACK-UP GENERATOR ON A NEW RAISED STEEL PLATFORM ENCLOSURE
 - INSTALL NEW FIBER OPTIC BOX FENCE WITH 6x6x6 EQUIPMENT ENCLOSURE
 - INSTALL NEW FIBER AND DC CABLES TO NEW ANTENNAS
 - INSTALL NEW POWER/FIBER CONDUIT FROM SOURCES TO EQUIPMENT
- ANTENNA AREA
 - INSTALL 10 NEW 50" TALL MONOPOLAR ANTENNA TOWERS
 - INSTALL 150 NEW RR45 PER SECTOR, 60% TOTAL
 - INSTALL 150 NEW DC SURGE PROTECTOR PER SECTOR, 60% TOTAL
 - LEASE AREA
 - EQUIPMENT AREA = 26' X 17' = 312 SF.
 - CONDUIT AREA = 19' DIAMETER = 294 SF.
 - TOTAL = 606 SF.

VICINITY MAP



DIRECTIONS

- DIRECTIONS FROM AT&T OFFICE:**
- TAKE THE I-15, USE THE RIGHT 2 LANES TO TAKE EXIT 96 TO MERGE ONTO CA-153 N TOWARD RIVERSIDE
 - USE THE RIGHT 2 LANES TO TAKE EXIT 91 TO MERGE ONTO THE 9 TONING ROAD AND MERGE ONTO TEMECULA Pkwy CONTINUE ON TEMECULA Pkwy.
 - TAKE REHANGA Pkwy, WOLF VALLEY RD AND REHANGA Pkwy TO SWARTHOUT LN
 - MERGE ONTO TEMECULA Pkwy USE THE RIGHT 2 LANES TO TURN RIGHT ONTO REHANGA Pkwy USE THE LEFT 2 LANES TO TURN LEFT ONTO BESANSON PKwy
 - TURN RIGHT ONTO EL CHINISAL RD
 - TURN RIGHT ONTO ANZA RD
 - TURN LEFT ONTO SWARTHOUT LN
- CODE COMPLIANCE**
- ALL WORK AREA MATERIALS SHALL BE STORED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
 - 2010 CALIFORNIA BUILDING CODE
 - 2010 CALIFORNIA FIRE CODE
 - 2010 CALIFORNIA TITLE CODE
 - 2010 CALIFORNIA ENERGY CODE
 - 2010 CALIFORNIA MECHANICAL CODE
 - THE 1995 IBC, ON LATEST EDITION.

SITE INFORMATION

SITE ADDRESS:
33859 SWARTHOUT LN
TEMECULA, CA 92592

LATITUDE (NAD 83):
N 33°27'34.24"

LONGITUDE (NAD 83):
W 117°04'07.88"

GROUND ELEVATION:
1427 AMSL (NAVD 86)

JURISDICTION:
COUNTY OF RIVERSIDE

PROPERTY OWNER:
BESANSON
33859 SWARTHOUT LN
TEMECULA, CA 92592
PHONE: (760) 315-2035

ZONING:
R-4

PARCEL/MAP NUMBER:
917090410

STRUCTURE TYPE:
MONOPHILE

STRUCTURE HEIGHT:
56.0 (AGL)

POWER SUPPLIER:
SCE

TELECO SUPPLIER:
AT&T

PROJECT TEAM

APPLICANT:
AT&T
3073 ADAMS ST., RIVERSIDE, CA 92504
CONTACT: BOB STRATHEVANT
BOB@AT&T.COM

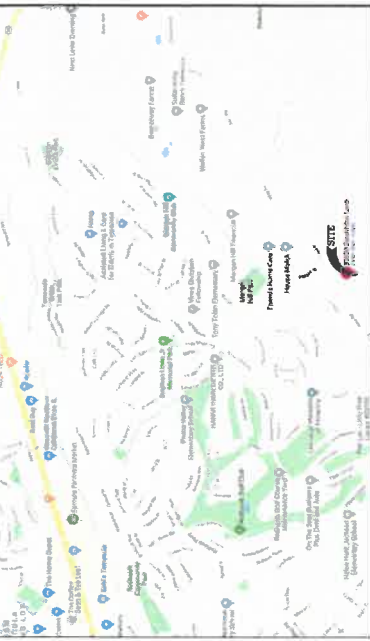
PROJECT MANAGEMENT FIRM:
SMARTLINK LLC
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660
PHONE: (949) 856-7313
PHONE: (949) 856-7313
aaron.gilmer@smartlink.com

RF ENGINEER:
AT&T
1000 IRVINE AVE
NEWPORT BEACH, CA 92660
CONTACT: AJP MAN
PHONE: (949) 356-5592
ajp@at&t.com

CONSTRUCTION MANAGER:
BEVELL COMMUNICATIONS
10100 IRVINE AVE, STE 225
IRVINE, CA 92618
CONTACT: RON VANDERWAL
PHONE: (949) 856-7313
rvanderwal@bevell.com

SITE ACO MANAGER:
SMARTLINK LLC
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660
PHONE: (949) 692-7375
eric.hayes@smartlink.com

ZONING MANAGER:
SMARTLINK LLC
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660
CONTACT: ALIASHA STASHIEM
PHONE: (949) 440-0669
aliasha.stashiem@smartlink.com



VICINITY MAP

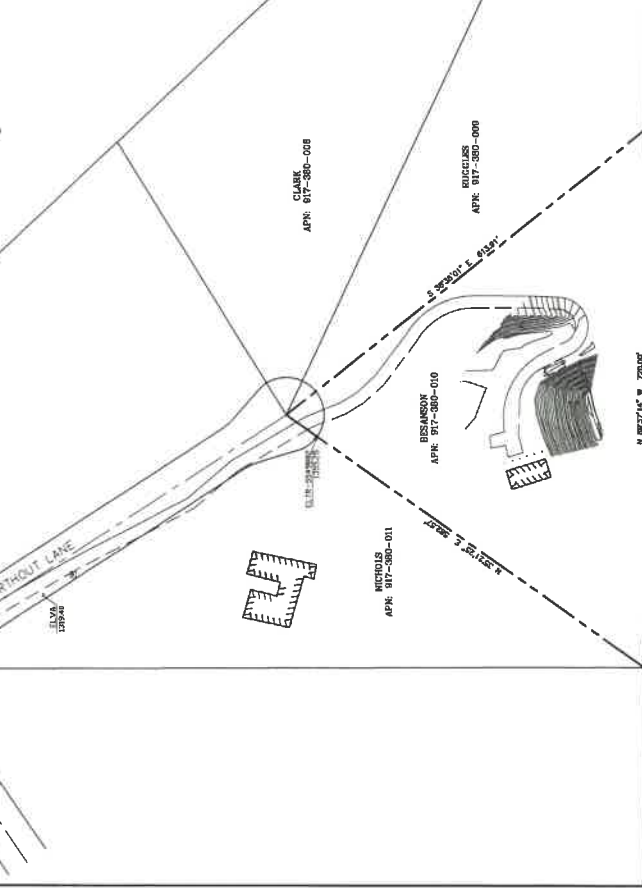


LEGEND

These standard symbols will be found in the drawings.

- MONUMENT FOUND
- TELEPHONE POLE
- ELV 2
- ELV 3
- ELECTRICAL VAULT
- END OF ASPHALT DRIVE
- END OF DIRT ROAD
- END OF CONCRETE DRIVE
- ROOF OVERHANG
- 3/4\"
- REGULATION PLASTIC PIPE
- V-GUTTER
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- CONCRETE CURB LINE
- FENCE LINE
- X
- BUILDING EDGE
- OVERHEAD WIRES

- This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from the title records shown hereon. No field measurements were taken for the boundaries or easements shown hereon. Two found monuments shown hereon. No title research was performed by Floyd Surveying.
- Any changes made to the information on this plan, without the consent of Floyd Surveying releases Floyd Surveying of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work, except by agreement with the Surveyor. Written dimensions shall take precedence over any graphic dimensions. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on March 12, 2020.



OWNER'S NAME: CHRISTOPHER W. BESANSON / SANDRA J. BESANSON
ASSESSOR'S PARCEL NUMBER(S): 917-380-010
BASES OF BEARINGS: (NAD83, EPOCH 2010)
 THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6, AS DETERMINED BY G.P.S. MEASUREMENTS, AND THE BEARINGS AND DISTANCES WERE OBTAINED BY THE GEODETIC OFFICE 1.00 SURTMARE.
BASES OF ELEVATIONS: MVD 1888
 GEODETIC SURVEY G.D.S. REFERENCE STATIONS: 1) M.V.A. ELEVATION = 1033.48; 2) T.O.P. ELEVATION = 1037.7; WITH G.O.DD 2012 CORRECTING AFFIDAVIT.
SITE BEARINGS: 1) 803'-N.M.S. LOCATED AT NORTHERN END OF PAUL JO. SHOWN HEREON. ELEVATION = 1490.01.
FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
 County: RIVERSIDE
 Map/Panel: 696565C.A3565
 Effective Date: 4/29/2009
 The Flood Zone Designation for this site is: ZONE X
PROPERTY LEGAL DESCRIPTION
 THAT PORTION OF PARCEL FOUR OF PARCEL MAP NO. 1072, CITY OF TEMECULA, CALIFORNIA, MORE PARTICULARLY SHOWN BY MAP ON FILE IN BOOK 53, PAGE 100 OF PARCEL MAPS, TEMECULA COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL FOUR; THENCE NORTH 55° 21' 45\"

TITLE REPORT NOTES:
 THE FOLLOWING EASEMENTS AFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO. 20712078-8970-CALA-CMG PREPARED BY FLOYD SURVEYING & CONSULTANTS, INC. ON MARCH 12, 2020 FOR OTHER DOCUMENTS (NON-EASEMENTS) AFFECTING SAID PROPERTY. NO EASEMENTS ARE SHOWN ON SAID TITLE REPORT.

OVERALL SITE PLAN SCALE: 1"=40' SHEET TITLE

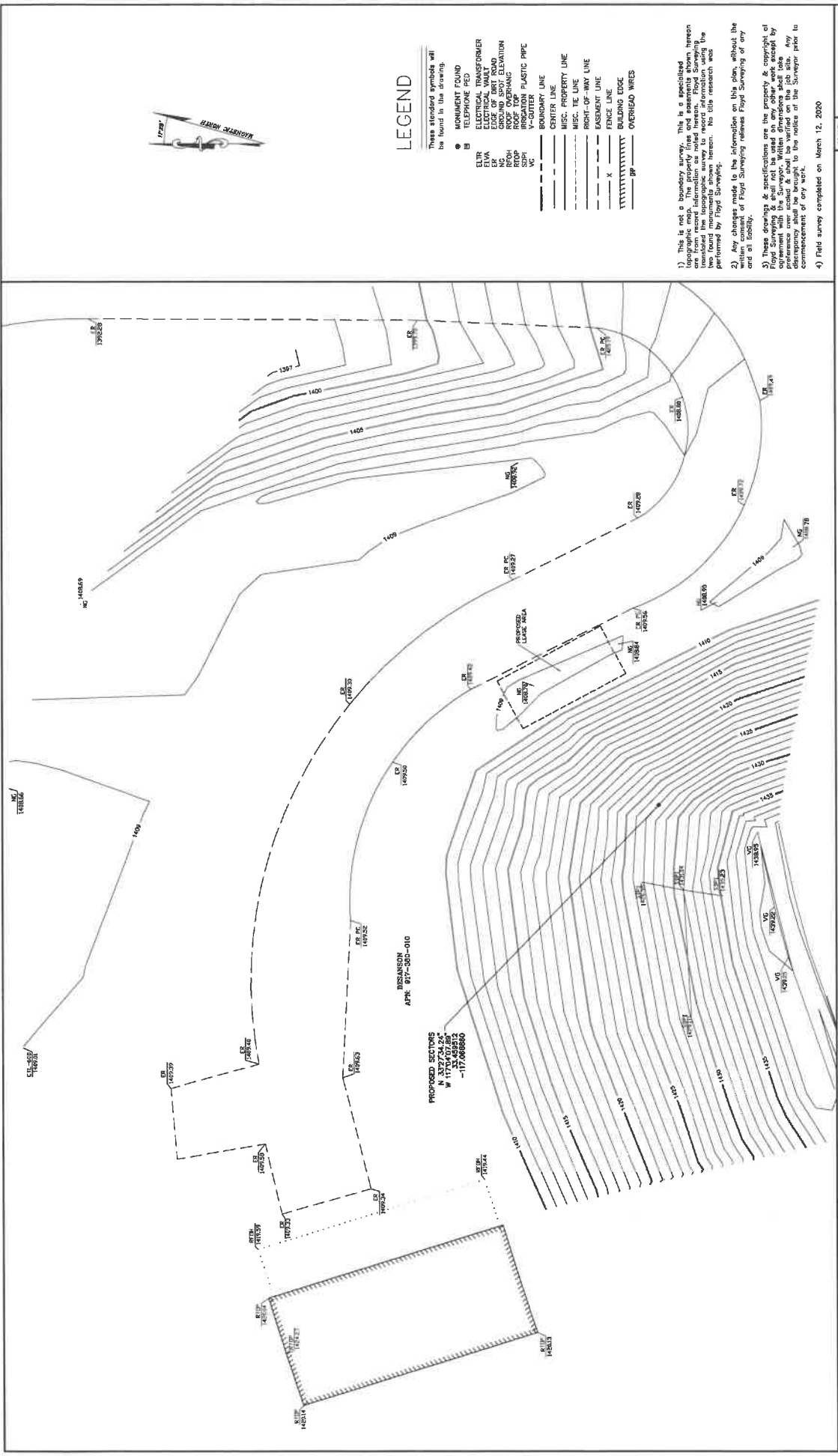
SHEET NUMBER	
B01	
TOPOGRAPHIC SURVEY	

NO.	DATE	BY	DESCRIPTION	DESIGNED	DRAWN
2	5/21/20	DFW	SECTIONS		
1	4/01/20	DFW	TITLE REVIEW		
0	3/17/20	DFW	ISSUED FOR ZONING SUBMITTAL		
0		DFW			



CSL01788
 33959 SWARTHOUT LANE
 TEMECULA, CA 92592

FLOYD SURVEYING
 JAMES ALLENSON DIRECTOR
 4339 S. MAIN STREET
 TEMECULA, CA 92592
 OFFICE: (949) 200-0033
 CELL: 760/699-8496
 EMAIL: info@floydsurveying.com



DETAIL SITE PLAN		SCALE		SHEET TITLE		SHEET NUMBER	
		1" = 40'	1" = 80'	TOPOGRAPHIC SURVEY		B02	
NO.	DATE	BY	CHK	REVISIONS	DRAWN		
2	1/21/20	DAF	DAF	SECTIONS	SCALE AS SHOWN DESIGNED		
1	1/01/20	DAF	DAF	TITLE REVIEW			
0	3/17/20	DAF	DAF	ISSUED FOR ZONING SUBMITTAL			

1462 EMMER AVENUE, 8TH FLOOR
TUSTIN, CA 92680

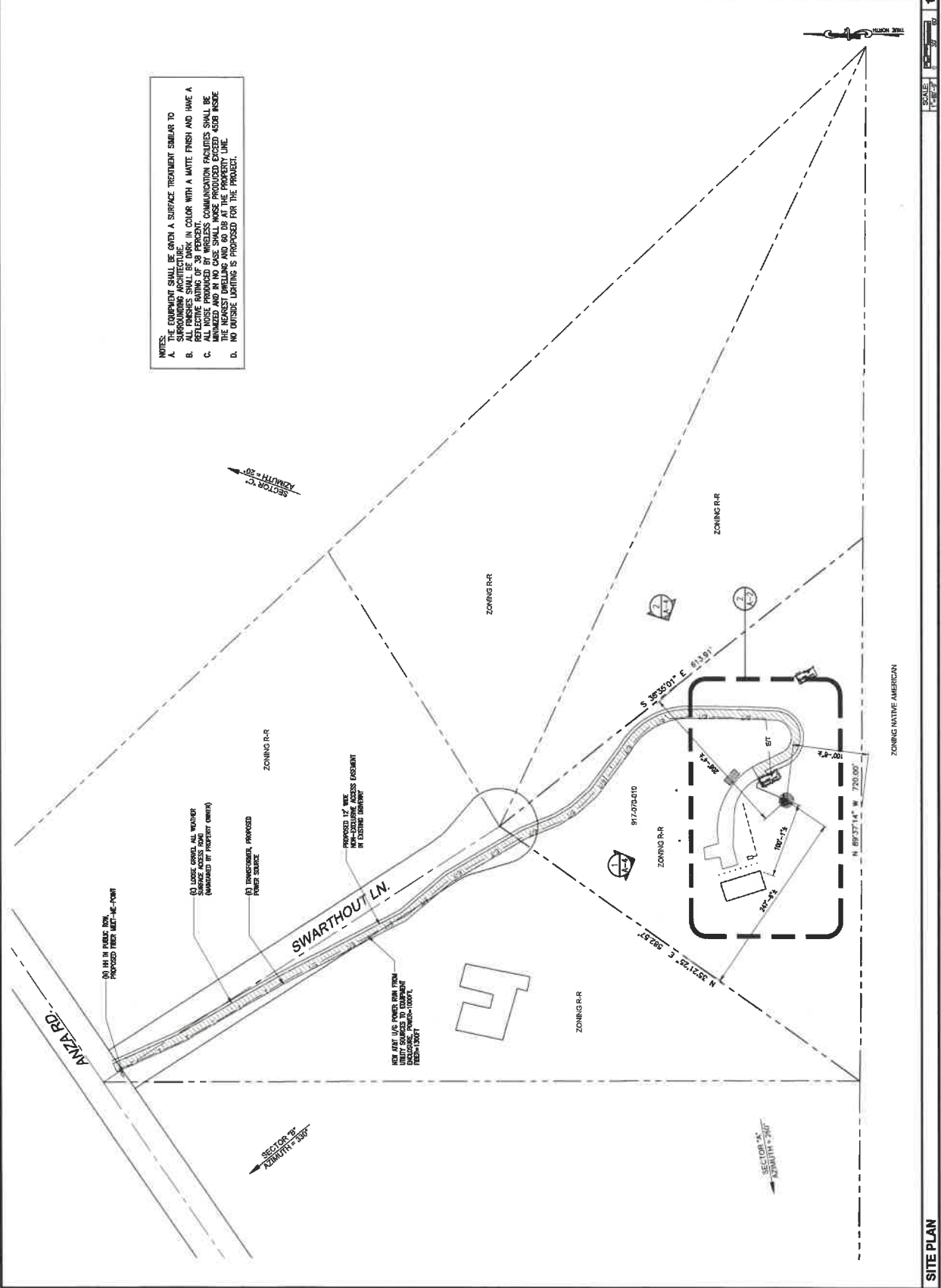
CSL01788

33859 SWARTHOUT LANE
TAMECUIA, CA 92592

FLOYD SURVEYING
33859 SWARTHOUT LANE
TAMECUIA, CA 92592
OFFICE: (949) 200-0626
EMAIL: info@floydsurveying.com

<p>3300 IRVINE AVE, STE. 300 NEWPORT BEACH, CA 92660</p>	 FIRSTNET	<p>CSL01788 BESANSON 33859 SWARTHOUT LN. TEMECULA, CA 92592</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>06/14/09</td> <td>100% ZD</td> <td>DC</td> </tr> <tr> <td>3</td> <td>05/20/09</td> <td>100% ZD</td> <td>DC</td> </tr> <tr> <td>2</td> <td>10/16/08</td> <td>100% ZD</td> <td>DC</td> </tr> <tr> <td>1</td> <td>03/23/09</td> <td>100% ZD</td> <td>DC</td> </tr> <tr> <td>0</td> <td>03/18/08</td> <td>90% ZD</td> <td>DC</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	4	06/14/09	100% ZD	DC	3	05/20/09	100% ZD	DC	2	10/16/08	100% ZD	DC	1	03/23/09	100% ZD	DC	0	03/18/08	90% ZD	DC	<p>2001 ANZA DRIVE RIVERSIDE, CA 92506 TEL: 951.533.6100 WWW.CDG-CALIFORNIA.COM</p>	<p>SITE PLAN</p>	<p>A-1</p>
REV	DATE	DESCRIPTION	BY																											
4	06/14/09	100% ZD	DC																											
3	05/20/09	100% ZD	DC																											
2	10/16/08	100% ZD	DC																											
1	03/23/09	100% ZD	DC																											
0	03/18/08	90% ZD	DC																											
CONSULTANT	APPLICANT	SITE INFORMATION	DESIGN RECORD	DESIGNER	SHEET TITLE	SHEET																								

- NOTES:
- A. THE EQUIPMENT SHALL BE GIVEN A SURFACE TREATMENT SIMILAR TO SURROUNDING ARCHITECTURE.
 - B. ALL FINISHES SHALL BE DARK IN COLOR WITH A WHITE FINISH AND HAVE A GLAZE FINISH.
 - C. ALL NOISE PRODUCED BY WIRELESS COMMUNICATION FACILITIES SHALL BE MINIMIZED AND IN NO CASE SHALL EXCEED 45DB INSIDE THE BUSINESS BUILDING PROPOSED AT THE PROPERTY LINE.
 - D. NO OUTSIDE LIGHTING IS PROPOSED FOR THE PROJECT.



SITE PLAN

smartlink
 3300 IRVINE AVE., STE. 300
 NEWPORT BEACH, CA 92660

AT&T
FIRSTNET

CSL01788
 BESANSON
 38859 SWARTHOUT LN.
 TEMECULA, CA 92592

REVISIONS

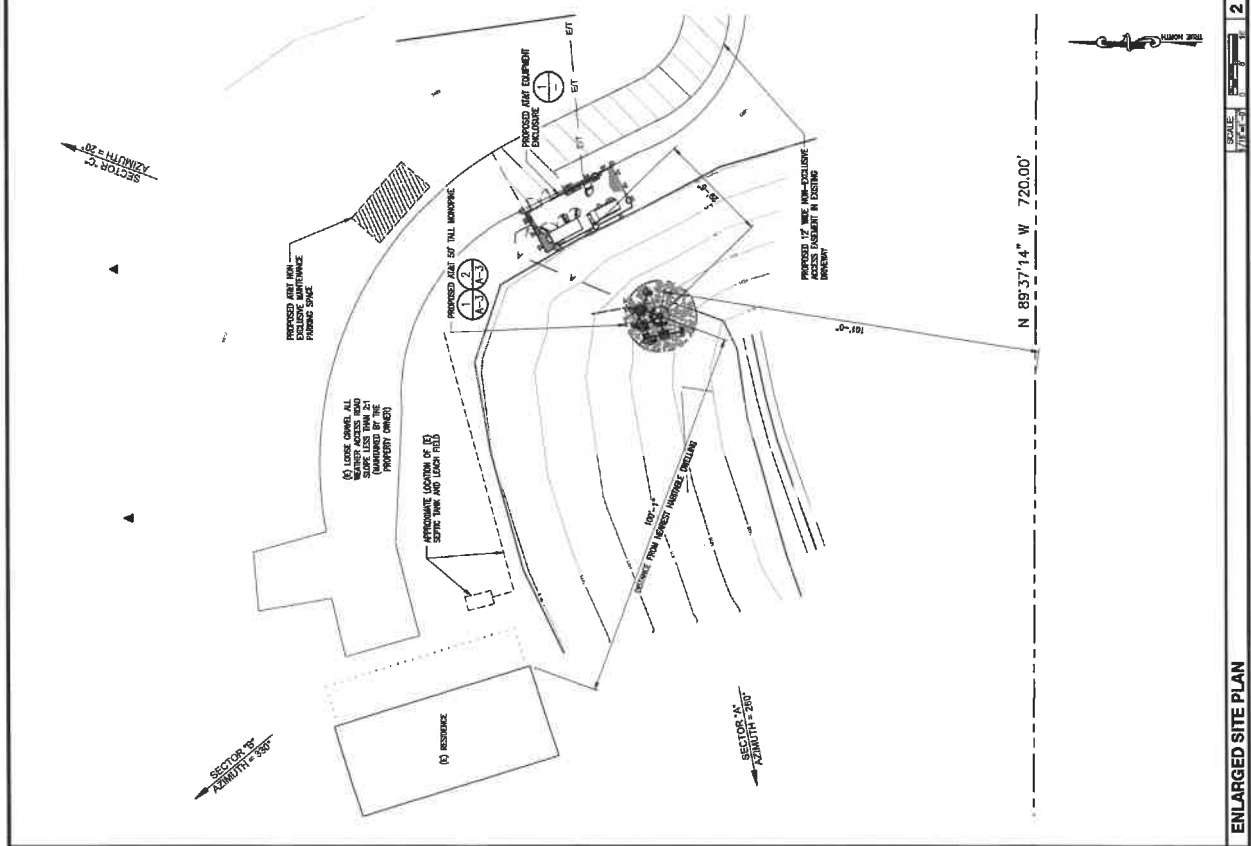
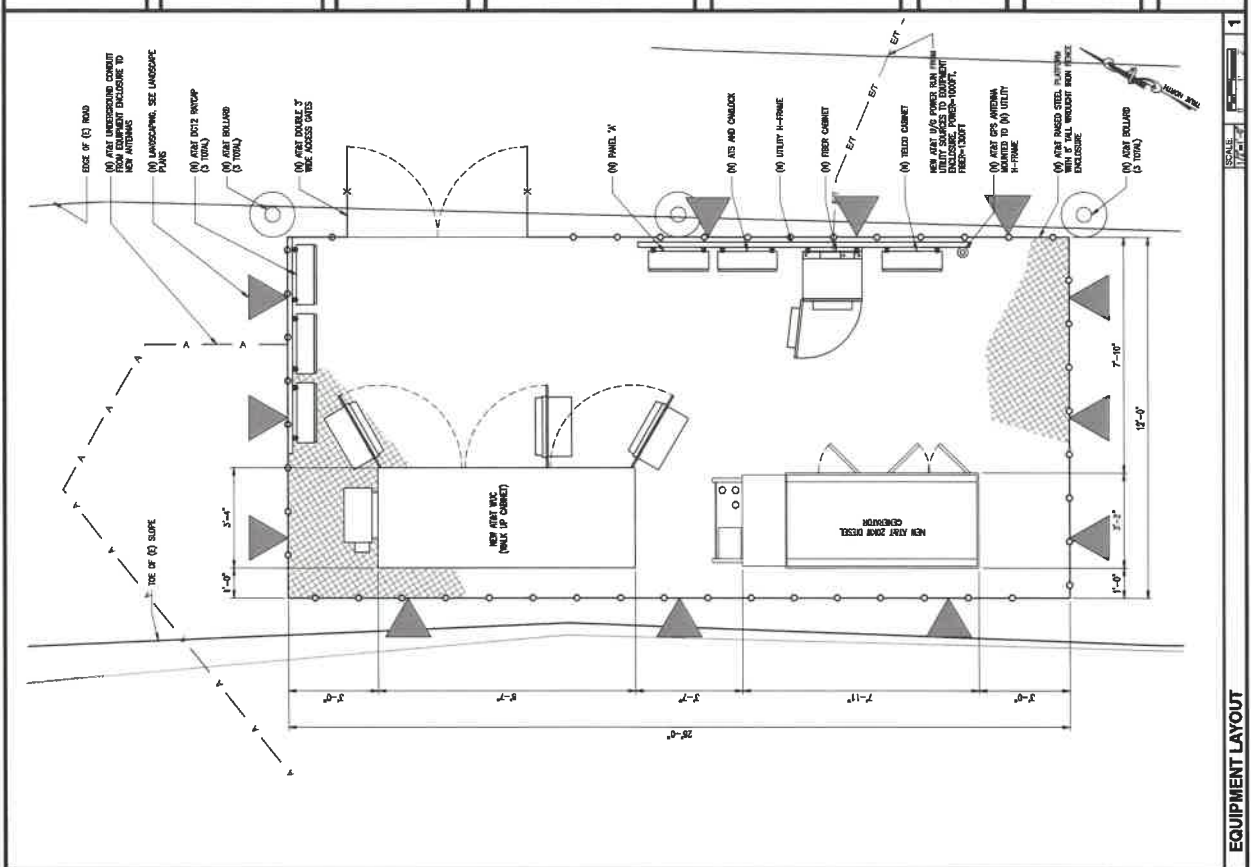
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0	09/18/2012	90% ZD	DC

PROFESSIONAL STAMP

CDG
 2431 AVENUE HWY
 ANAHEIM, CALIFORNIA 92806
 (714) 232-2800
 www.cdgs.com

EQUIPMENT LAYOUT & ENLARGED SITE PLAN

A-2





3300 IRVINE AVE. STE. 300
NEWPORT BEACH, CA 92660



CSL01788
BESANSON
33859 SMARTHOUT LN.
TEMECULA, CA 92592

REV#	DATE	DESCRIPTION	BY
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3	09/09/11	100% ZD	DC
2	04/16/11	100% ZD	DC
1	03/04/11	100% ZD	DC
0	01/14/11	90% ZD	DC

REVISIONS



ANTENNA LAYOUT,
ANTENNA
SCHEDULE

A-3

CONSULTANT

APPLICANT

SITE INFORMATION

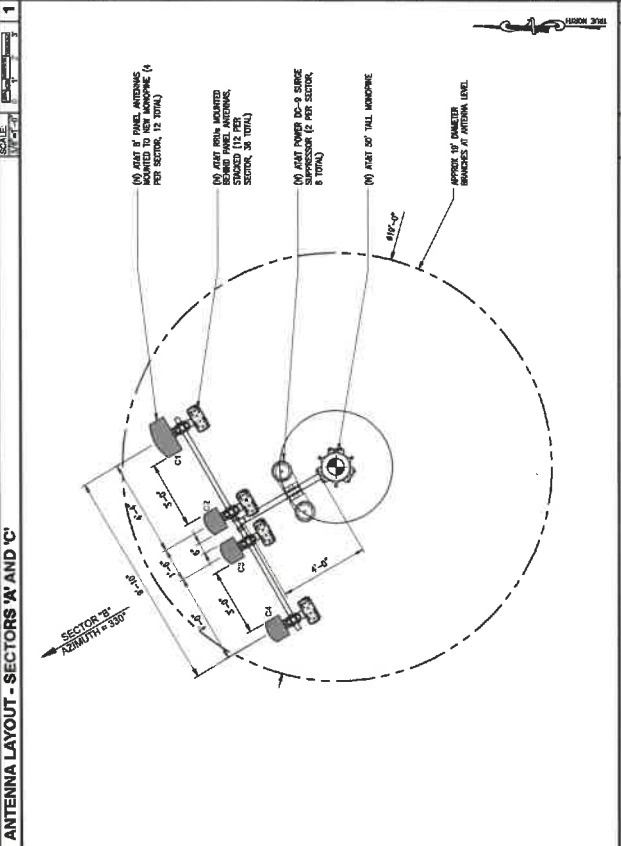
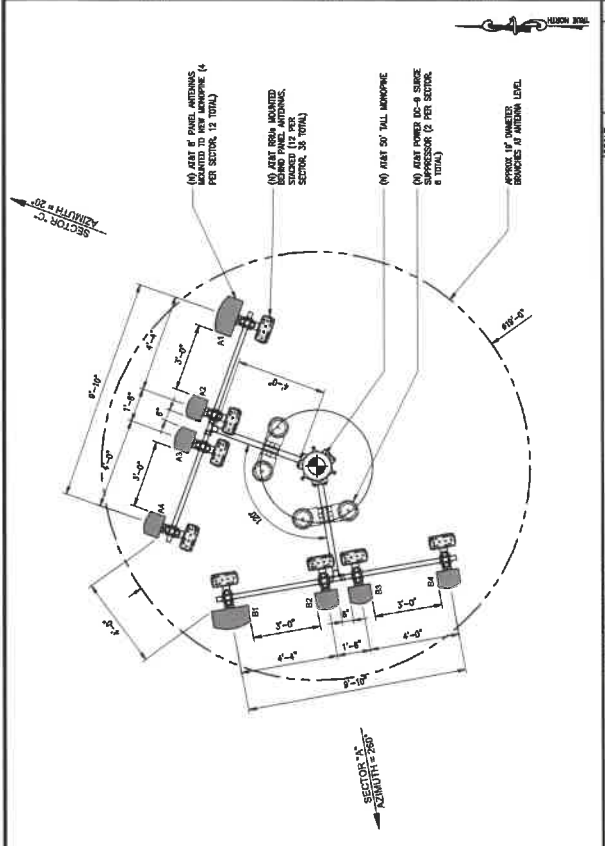
DESIGN RECORD

PROFESSIONAL STAMP

DESIGNER

SHEET TITLE

SHEET



SECTOR	TECHNOLOGY	ANTENNA MODEL	AZIMUTH	RAD CENTER (A.C.L.)	RRU MODEL	RIBBON LENGTH	CABLE LENGTH
A	TDD	8 PANEL ANTENNA	200°	45.0"	(3) RRUSUP, MODEL TBD	1120'	45.0'
	TDD	8 PANEL ANTENNA	200°	45.0"	(3) RRUSUP, MODEL TBD	1120'	45.0'
	TDD	8 PANEL ANTENNA	200°	45.0"	(3) RRUSUP, MODEL TBD	1120'	45.0'
	TDD	8 PANEL ANTENNA	200°	45.0"	(3) RRUSUP, MODEL TBD	1120'	45.0'
B	TDD	8 PANEL ANTENNA	300°	29.0"	(3) RRUSUP, MODEL TBD	1110'	45.0'
	TDD	8 PANEL ANTENNA	300°	29.0"	(3) RRUSUP, MODEL TBD	1110'	45.0'
	TDD	8 PANEL ANTENNA	300°	29.0"	(3) RRUSUP, MODEL TBD	1110'	45.0'
	TDD	8 PANEL ANTENNA	300°	29.0"	(3) RRUSUP, MODEL TBD	1110'	45.0'
C	TDD	8 PANEL ANTENNA	20°	45.0"	(3) RRUSUP, MODEL TBD	1120'	45.0'
	TDD	8 PANEL ANTENNA	20°	45.0"	(3) RRUSUP, MODEL TBD	1120'	45.0'
	TDD	8 PANEL ANTENNA	20°	45.0"	(3) RRUSUP, MODEL TBD	1120'	45.0'
	TDD	8 PANEL ANTENNA	20°	45.0"	(3) RRUSUP, MODEL TBD	1120'	45.0'

ANTENNA LAYOUT - SECTORS 'A' AND 'C'

ANTENNA LAYOUT - SECTORS 'B' AND 'D'

ANTENNA RF SCHEDULE



3300 IRVINE AVE. STE. 300
NEWPORT BEACH, CA 92650



CSL01788
BESANSON
33859 SWARTHOUT LN.
TEMECULA, CA 92592

REVISIONS

REV.	DATE	DESCRIPTION	BY
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3	06/02/09	100% ZD	DC
2	04/10/09	100% ZD	DC
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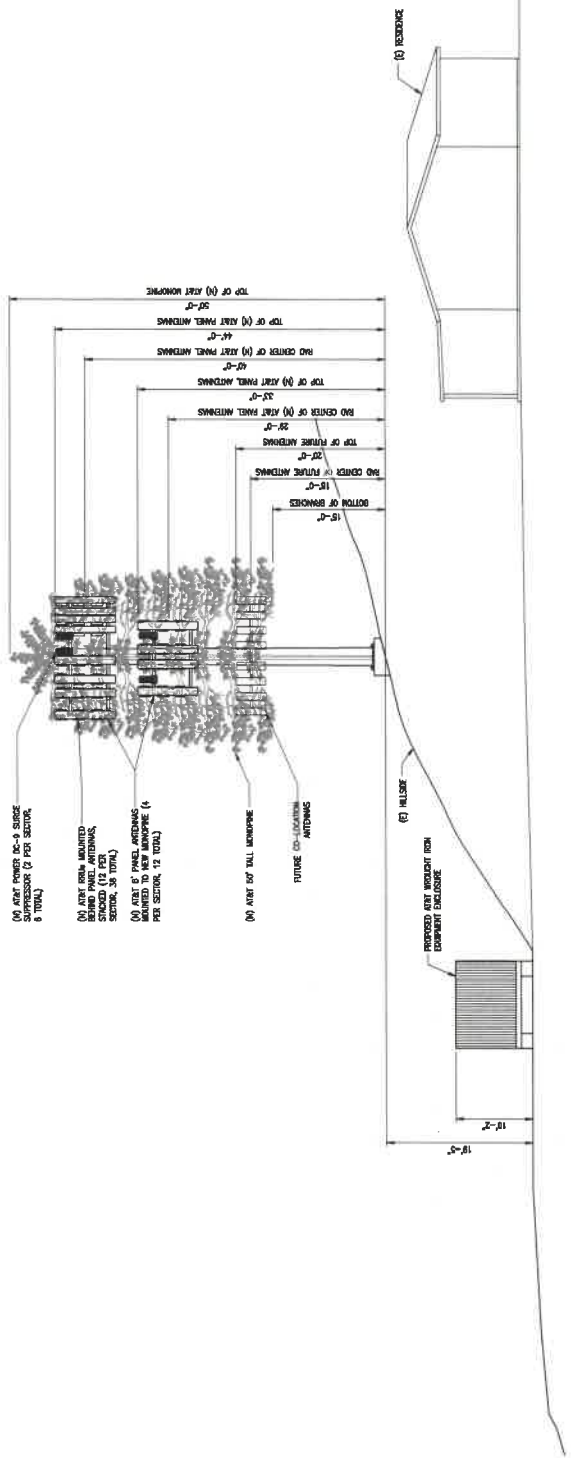
PROFESSIONAL STAMP



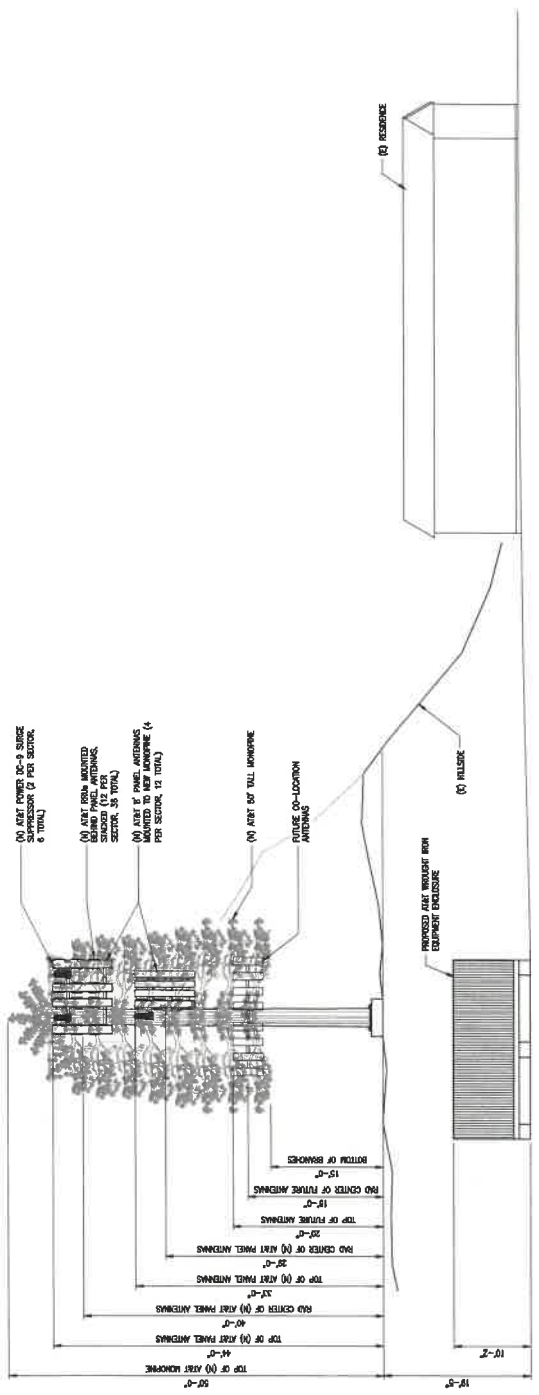
20251 AVENUE PILOT
IRVINE, CALIFORNIA 92614
PH: 949.261.1414
FAX: 949.261.1415

ELEVATIONS

A-4



NORTH WEST ELEVATION



NORTH EAST ELEVATION

CONSULTANT

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

DESIGNER

SHEET TITLE

SHEET

COUNTY OF RIVERSIDE 33859 SWARTHOUT LANE TEMECULA, CA 92592

PROJECT DIRECTORY

OWNER/DEVELOPER
A/R/T
NAME: ENAMSER ASSUVE
ADDRESS: 33859 SWARTHOUT LANE
CITY, STATE, ZIP: LUSTINA, CA 92780

PLANNING/SITE ACQUISITION

NAME: SMARTLINK, LLC
ADDRESS: 3300 IRVINE AVENUE, SUITE 300
CITY, STATE, ZIP: NEWPORT BEACH, CA 92660
PHONE: (949) 809-7013

LANDSCAPE ARCHITECT

NAME: RJCLA LANDSCAPE ARCHITECTS
ADDRESS: 22431 ANTONIO PARKWAY, SUITE B100-137
CITY, STATE, ZIP: RANCHO SANTA MARGARITA, CALIFORNIA 92689
PHONE: (949) 855-8885
CONTACT: ROBERT J. CUNNINGHAM
PHONE: (949) 855-8885
EMAIL: rjcla@rjclalandscape.com

ENGINEER

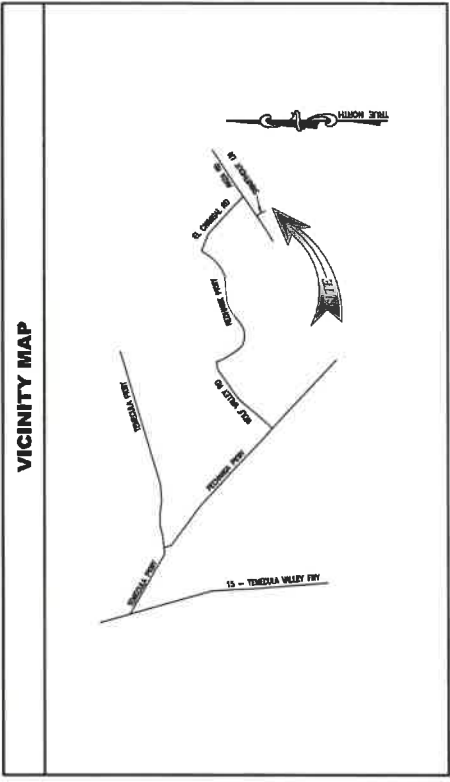
NAME: CONNELL DESIGN GROUP
ADDRESS: 22431 ANTONIO PARKWAY, SUITE B100-137
CITY, STATE, ZIP: RANCHO SANTA MARGARITA, CALIFORNIA 92689

APN NUMBERS

917-079-010

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 IRRIGATION PLAN
- 3 PLANTING SPECIFICATIONS
- 4 LANDSCAPE DETAILS
- 5 IRRIGATION SPECIFICATIONS
- 6 PLANTING SPECIFICATIONS



Item	Description	Quantity	Unit	Notes
1	1. Irrigation System (Mainline)	1	Lineal Foot	See Schedule B for details.
2	2. Subsurface Irrigation System	1	Lineal Foot	See Schedule B for details.
3	3. Backflow Preventer	1	Each	See Schedule B for details.
4	4. Air Gate	1	Each	See Schedule B for details.
5	5. Air Valve	1	Each	See Schedule B for details.
6	6. Backflow Preventer	1	Each	See Schedule B for details.
7	7. Air Gate	1	Each	See Schedule B for details.
8	8. Air Valve	1	Each	See Schedule B for details.
9	9. Backflow Preventer	1	Each	See Schedule B for details.
10	10. Air Gate	1	Each	See Schedule B for details.
11	11. Air Valve	1	Each	See Schedule B for details.
12	12. Backflow Preventer	1	Each	See Schedule B for details.
13	13. Air Gate	1	Each	See Schedule B for details.
14	14. Air Valve	1	Each	See Schedule B for details.
15	15. Backflow Preventer	1	Each	See Schedule B for details.
16	16. Air Gate	1	Each	See Schedule B for details.
17	17. Air Valve	1	Each	See Schedule B for details.
18	18. Backflow Preventer	1	Each	See Schedule B for details.
19	19. Air Gate	1	Each	See Schedule B for details.
20	20. Air Valve	1	Each	See Schedule B for details.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

PLANNING DEPARTMENT

PLANNING CHECK OVERSIGHT LIA / CID

REGISTRATION NUMBER

DATE SIGNED

TENTATIVE APP. PPG

RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

1. Planning Department Site Inspection Purpose
- 1S1 To ensure the landscape and irrigation are installed per the approved plans and comply with regulations and applicable codes, the Planning Department will conduct an inspection of the site. The inspection will cover all aspects of landscape and irrigation. Inspected items may include, but are not limited to:
 - a. Irrigation heads
 - b. Air valves
 - c. Air gates
 - d. Slope installation
 - e. Spot checks of planting areas for fertilizer products and soil preparation
- 1S2 Timing / Schedule of Site Inspections
- 1S3 Landscape inspections shall be performed at the following stages of the project:
 - a. Final Design Review
 - b. Backflow Establishment Inspection - Six months after installation inspection to ensure plants are thriving. Irrigation components are working and replacement parts are per plan.
 - c. Final Inspection - Six months after installation inspection to ensure plants are thriving, irrigation components are working and replacement parts are per plan. Includes a water audit, check of all plant material and verification that irrigation scheduling is provided in the controller box that is suitable to project using smart controller. Enhancement inspection - May be scheduled at the Planning Director's discretion.
- 1S4 Landscape Security Deposit
- 1S5 Landscape Security Deposit
- 1S6 Landscape Security Deposit
- 1S7 Landscape Security Deposit
- 1S8 Landscape Security Deposit
- 1S9 Landscape Security Deposit
- 1S10 Landscape Security Deposit
- 1S11 Landscape Security Deposit
- 1S12 Landscape Security Deposit
- 1S13 Landscape Security Deposit
- 1S14 Landscape Security Deposit
- 1S15 Landscape Security Deposit
- 1S16 Landscape Security Deposit
- 1S17 Landscape Security Deposit
- 1S18 Landscape Security Deposit
- 1S19 Landscape Security Deposit
- 1S20 Landscape Security Deposit

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT TO CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-6700 FOR PERMIT CASES CALL P.M. OR
PHONE: (951) 955-6885 FOR PERMIT MAPS AND TRACT MAPS
PHONE: (760) 942-8267 FOR PERMIT CASES EAST OF CARAZON

CONSTRUCTION INFORMATION

AREA OF LANDSCAPE: 374 SQ FT
JURISDICTION: COUNTY OF RIVERSIDE
CURRENT ZONING: C-1/C-2
TYPE OF CONSTRUCTION: V-B (NON-WATER)
WORKING HOURS: 7:00 AM TO 5:00 PM
ACCESS: UNIMPAVED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY:
LANDSCAPE MAINTENANCE
OFF-SITE: -N/A-

NOTES

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE ANALYSIS REPORT AND DOCUMENTATION VERIFYING IMPLEMENTATION OF ITS RECOMMENDATIONS.

THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR SUBMITTING A SOIL ANALYSIS REPORT AND DOCUMENTATION VERIFYING IMPLEMENTATION OF ITS RECOMMENDATIONS.

[Signature]
6/13/20



NOTE: MARK CONTAINED WITHIN THESE PLANS SHALL NOT COME WITH A GRADING PERMIT HAS BEEN ISSUED.

THESE PLANS HAVE BEEN REVIEWED BY THE PLANNING DEPARTMENT AND APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLANNING DEPARTMENT

PLANNING CHECK OVERSIGHT ENGINEER

REGISTRATION NUMBER

DATE SIGNED

TENTATIVE APP. PPG



PREPARED BY:
RJCLA
Landscape Architects
11400
Loma Vista, CA 92677
(949) 855-8885 - rjcla@rjclalandscape.com

DEPT. NO.: 3442, EXP. 06/2020, DATE: 6/14/2020

BENCHMARK:	SHEET NO.
BEANSON GELONIA 33859 SWARTHOUT LANE, TEMECULA, CALIFORNIA 92592	1
LANDSCAPE PLANS	1 OF 20 SHEETS
TITLE SHEET	
FOR: 042 PPG 0000000000	FILE NO.
DATE: 06/14/2020	

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. #

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. #

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE)	REGISTRATION NUMBER	DATE SIGNED	ORO. #59 VERSION

IRRIGATION LEGEND

- SYMBOL I/F/S MODEL NO./DESCRIPTION**
- RAIN BED M20 BUBBLE GUN GPM EACH - PER INCH INSTALL ON HUNTER PRESSURE
 - RAIN BED P5000 REMOTE CONTROL VALVE IN PURPLE VALUE BOX - 1"
 - PLUMBING PLUMBING LEGAL 5/8" TO 1" PVC ELBOW 1/2" SIZE AS INDICATED ON PLANS, SEE MANUAL
 - EXISTING MAJOR - CONFORM SIZE AND EXACT LOCATION IN FIELD
 - EXISTING PUMP - VERIFY IN FIELD
 - EXISTING VALVE - 4500 NORMALLY CLOSED MASTER VALVE - SEE PER EXISTING MAJOR
 - EXISTING CONTROL VALVE - 4500 NORMALLY CLOSED MASTER VALVE - SEE PER EXISTING MAJOR
 - APPROVED BY LANDSCAPE ARCHITECT, INSTALL WITH PROPOD PRESSURE BOX CHECK FOR MAIN FACTORY USER'S DISCONNECTIONS
 - SYSTEM FLOW IN GPM
 - STATION NUMBER

POINT OF CONNECTION

THE POINT OF CONNECTION AND ADJUSTMENT OF MAINLINE MAJOR VALVE AND REMOTE CONTROL VALVE SHOULD BE MADE AT THE POINT OF CONNECTION. THE VALVE SHOULD BE LOCATED AT THE POINT OF CONNECTION AND NOT IN PLANTER AREAS AS SHOWN FOR CLARITY ONLY.
IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING PRESSURE, OPERATING PRESSURE AND MAXIMUM FLOW READINGS. EXCESSIVE FLOW PRESSURES TO GO TO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

CONTROLLER NOTE

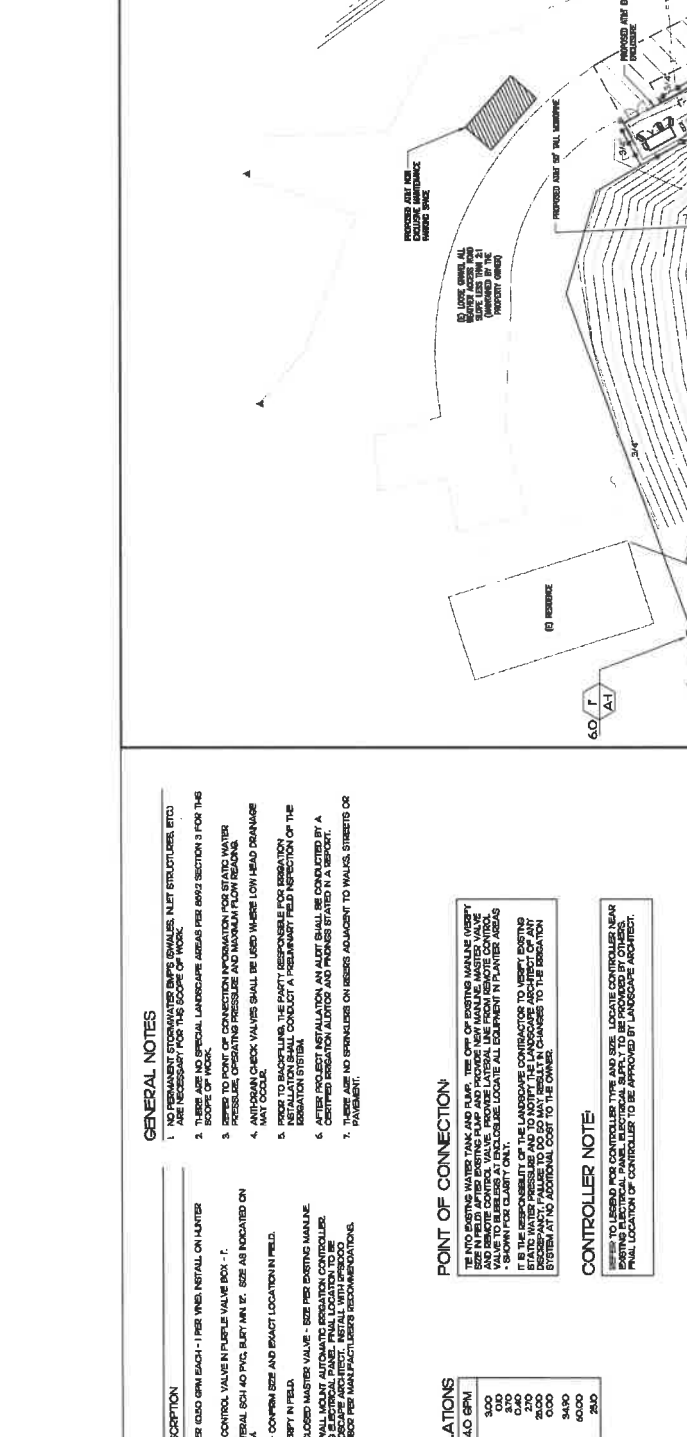
REFER TO LEGEND FOR CONTROLLER MAKE AND SIZE. CONSULT WITH MANUFACTURER REGARDING REMOTE CONTROL VALVE BEING USED TO BE COMPAITBLY WITH ORIGINAL IRRIGATION SYSTEM. ORIGINAL LOCATION OF CONTROLLER TO BE APPROVED BY LANDSCAPE ARCHITECT.

PRESSURE LOSS CALCULATIONS

POINT OF CONNECTION	VALVE DATA	GPM
POINT OF CONNECTION	3000	
FITTINGS	500	
MAJOR LINES	300	
MINOR LINES	500	
FITTINGS	600	
VALVE	2000	
PRESSURE REQUIRED AT HEAD	6000	
ELEVATION LOSS	0	
TOTAL PRESSURE LOSS	3400	
EXISTING STATIC WATER PRESSURE	6000	
RESIDUAL PRESSURE	2600	

GENERAL NOTES

- NO PERMANENT STORMWATER SWALES, INLET STRUCTURES, ETC ARE NECESSARY FOR THIS SCOPE OF WORK.
- THAT ARE NO SPECIAL LANDSCAPE AREAS PER 89% SECTION 3 FOR THIS SCOPE OF WORK.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION INFORMATION FOR HIS OWN WATER PRESSURE, OPERATING PRESSURE AND MAXIMUM FLOW READINGS.
- ANTI-OILBACK VALVES SHALL BE USED WHERE LOW-HEAD DRAINAGE MAY OCCUR.
- BEFORE BACKFLOWING, THE PARTY RESPONSIBLE FOR IRRIGATION SHOULD CONDUCT A RESIDUAL FIELD INSPECTION OF THE IRRIGATION SYSTEM.
- AFTER PROJECT INSTALLATION, AN ALIET SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND PRINCES STATED IN A REPORT.
- THEIR ARE NO SPRINKLERS ON ISSUES ADJACENT TO WALLS, STREETS OR PAVEMENT.



IRRIGATION PLAN

PREPARED BY:
#145000001
RJCLA
Landscape Architects

BENCHMARK:
PPA0004 FOR PPM200004
COUNTY OF RIVERSIDE
TOWNSHIP 130559 SWARTHOUT LANE,
RIVERSIDE, CALIFORNIA 92502
IRRIGATION PLAN

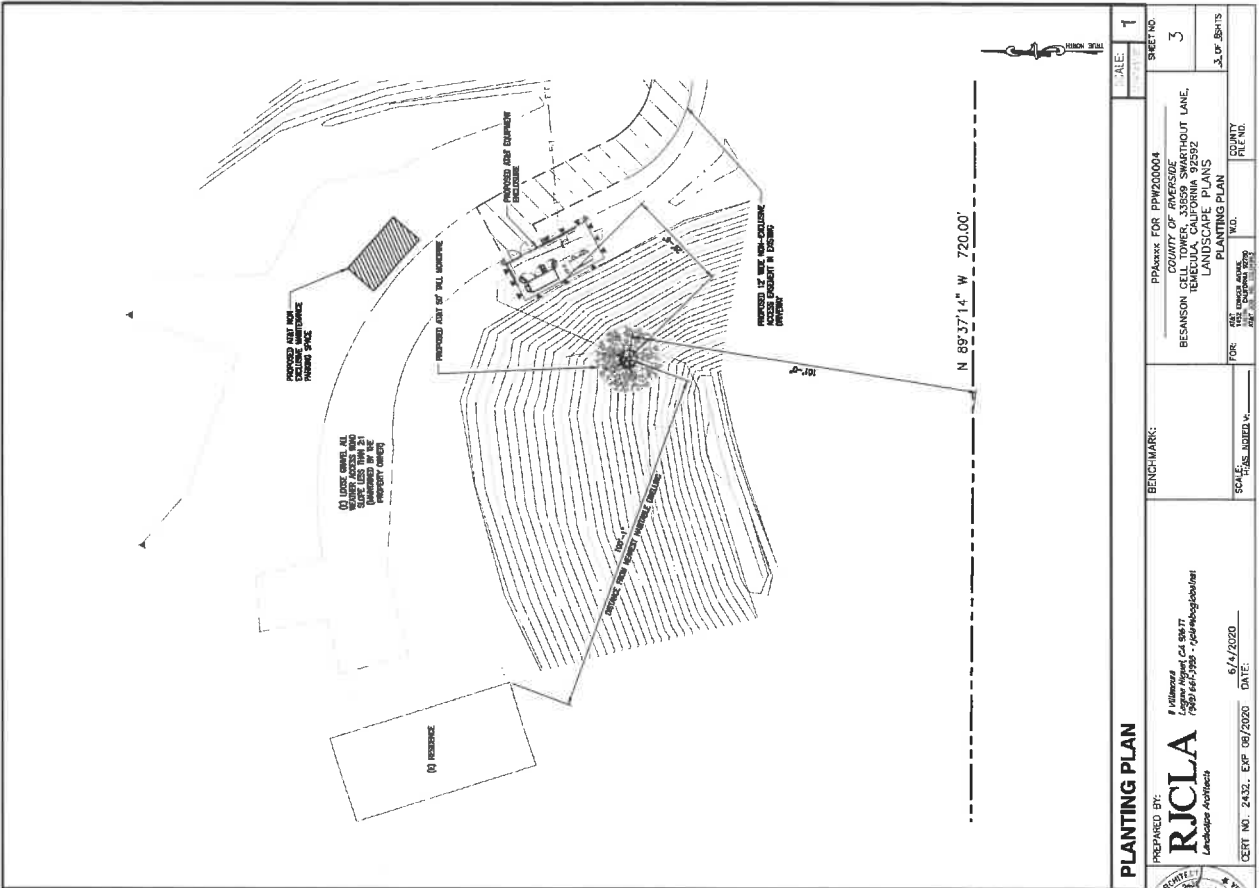
SCALE: H=30.0000', V=1.0000'
FOR: THE LANDSCAPE ARCHITECT
PROJECT NO.: 145000001

CERT. NO. 2452, **EXP. DATE** 06/10/2020 **DATE:** 6/17/2020

COUNTY: RIVERSIDE
NO.: 145000001

PROFESSIONAL SEAL:
REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
No. 145000001
EXPIRES 06/30/2020
R. J. CLARKE

DATE	BY	CHK	DATE	BY	CHK



PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 699 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).	APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).	APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).	APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE
▼	MAEFOSTERIA UNDECURTA	CATS CLAW WE	6 GAL	TRAIN TO WALL STAKED	LOW

PLANTING NOTES

1. 40% TREE STEP OF MULCH 2" DEEP SHALL PLACE IN THE AREA SURROUNDING THE PLANTING.

PLANTING NOTE

PROPOSED IRRIGATION SYSTEM FOR NEW PLANTING SHALL MATCH EXISTING ON SITE. ALL PLANTINGS SHALL BE PLANTED WITHIN THE IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL FOLLOW COUNTY OF INVERSELBANK DESIGN. CALCULATIONS FOR WATER EFFICIENCY SHALL BE INCORPORATED INTO CONSTRUCTION DOCUMENT PHASE.

DESIGN STATEMENT

THE DESIGNER HAS REVIEWED THE LOCALS AND HAS DETERMINED THAT THE PROPOSED PLANTINGS AND IS SELECTED FOR ITS SUITABILITY AND LONGEVITY.

WEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM. WEEDS SHALL BE REMOVED FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE PLANTING. WEEDS SHALL BE REMOVED FROM THE PLANTING AREA. WEEDS SHALL BE SPECIFICALLY, BUT NOT LIMITED TO, SLORES AND GRASS COVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL AND REMOVE ALL EXISTING WEEDS.
2. KILL AND REMOVE ALL WEEDS IN THE PLANTING AREA.
3. KILL AND REMOVE ALL WEEDS IN THE PLANTING AREA.
4. KILL AND REMOVE ALL WEEDS IN THE PLANTING AREA.
5. KILL AND REMOVE ALL WEEDS IN THE PLANTING AREA.

SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR BY PLANTING ONLY AND SHALL BE MOVED AS NECESSARY TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIALS.

1. BAGGEL MAN FOR USE OF PLANTING ALL GRUBS.
2. 4 PARTS BY VOLUME OF ORGANIC AMENDMENT.
3. 1 PART BY VOLUME OF 10-10-10 FERTILIZER.
4. 1 PART BY VOLUME OF 10-10-10 FERTILIZER.
5. 1 PART BY VOLUME OF 10-10-10 FERTILIZER.

2. PLANT TABLETS FOR ALL GRUBS.
- 4-2 OSMO ACTION FERTILIZER TABLETS PER 5 GALLON STOCK.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL BE SUBJECT TO THE LOCALS AND SHALL BE MOVED AS NECESSARY TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIALS.

NO PROBABILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A SCHEDULING PERMIT HAS BEEN ISSUED.

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PLANTING PLAN

PREPARED BY: **RJCLA**
 Landscape Architects
 10000
 Laguna Hills, CA 92653
 (949) 640-5388 - (949) 640-5389

CERT. NO. 2432, EXP. 09/2020 DATE: 6/14/2020

SCALE: AS SHOWN

BENCHMARK: BENCHMARK FOR PWD200004
 COUNTY OF RIVERSIDE
 BESANSON CELL TOWER, 33559 SWARTHOUT LANE,
 LINDSEYVILLE, CA 92559
 PLANTING PLAN

FOR: THE DESIGNER'S USE ONLY

DATE: 6/14/2020

FILE NO. COUNTY FILE NO.



N 89°37'14" W 720.00'

SHEET NO. 3 OF 3 SHEETS

DATE SIGNED: _____

DATE SIGNED: _____

DATE SIGNED: _____

PLANTING SPECIFICATIONS
A. GENERAL

1. Contractor shall furnish all labor, material, tools, equipment and supplies necessary for the proper execution of the work. Contractor shall include all material and labor in all drawings and specifications herein, and shall include in the contract the amount of the work to be done. Contractor shall be responsible for obtaining all necessary permits and licenses. Contractor shall include in the contract the amount of the work to be done. Contractor shall be responsible for obtaining all necessary permits and licenses.

2. Agronomic Soil Report
a. After completion of rough grading and prior to soil preparation, the contractor shall provide a soil sample for an independent Agronomic Soils Laboratory member of the California Agronomic Soils Laboratory in the field and a written report shall be prepared by the soil laboratory and submitted to the contractor. The report shall include the following: texture, structure, pH, nutrient analysis, and soil preparation recommendations. The contractor shall include in the contract the cost of the soil sample and report.

3. Provide guarantees.
a. All irrigation work shall be approved by the County of Riverside Irrigation Department prior to any work. In this section being performed.

4. Substitutions
a. Specific references to manufacturers, names and standards specified in this section are used as other materials or methods without written approval of the Landscape Architect.
b. Installation and warranty of any approved substitutions must be made to the satisfaction of the Landscape Architect without the Contractor's written consent. The Contractor shall submit a written report with the proposed substitution and justify the substitution and warranty to the satisfaction of the County of Riverside Irrigation Department. The Contractor shall include in the contract the cost of the substitution.

5. Submittals
a. Prior to installation, the Contractor shall submit literature, receipts of sale, and laboratory analytical data for the following items:
1) Organic Amendments
2) Mineral Fertilizer
3) Commercial Fertilizer
4) Plant Material
b. Refer to irrigation specifications for additional submittal requirements.
c. Product Handling
1) 7-30 DAY MAINTENANCE
2) Provide guarantees.
3) After completion of rough grading and prior to soil preparation, the contractor shall provide a soil sample for an independent Agronomic Soils Laboratory member of the California Agronomic Soils Laboratory in the field and a written report shall be prepared by the soil laboratory and submitted to the contractor. The report shall include the following: texture, structure, pH, nutrient analysis, and soil preparation recommendations. The contractor shall include in the contract the cost of the soil sample and report.

6. Plant Materials
a. All plants shall be of the size, variety, age, and grade specified herein.
b. Quality
1) Plants shall be in accordance with the California State Department of Agriculture's standards for nursery operations, tubs, and grading.
2) Plants shall be sufficiently developed to the point where the root ball to hold the root ball together, but should not display roots of 1/4" diameter or larger, visible on the perimeter of the root ball.
3) The root ball shall be free of roots 1/8" the trunk diameter and free of roots protruding above the soil.
4) In the event of disagreement as to condition of the root system, the root condition of the plants furnished by the contractor in containers will be determined by the Contractor and the Contractor shall furnish samples of each species or variety where container grown plants are involved. In cases where the Contractor is unable to furnish samples, the Contractor shall furnish several samples of the roots of the plants. The Contractor shall include in the contract the cost of the samples. The Contractor shall include in the contract the cost of the samples.
5) Plants shall be free of disease, insect damage, or other defects.
6) Plants shall be free of roots 1/8" the trunk diameter and free of roots protruding above the soil.
7) Plants shall be free of roots 1/8" the trunk diameter and free of roots protruding above the soil.
8) Plants shall be free of roots 1/8" the trunk diameter and free of roots protruding above the soil.
9) Plants shall be free of roots 1/8" the trunk diameter and free of roots protruding above the soil.

7. Soil Preparation
a. Soil preparation specifications shall be prepared based on the soil, texture, and recommendations and specifications of the independent Agronomic Soils Laboratory member of the California Agronomic Soils Laboratory.
b. Soil preparation shall be performed in accordance with the specifications of the independent Agronomic Soils Laboratory member of the California Agronomic Soils Laboratory.

8. Fertilizers and Herbicides
a. All chemicals used for weed control shall be registered by the State of California Department of Food and Agriculture and the Environmental Protection Agency and shall be applied in accordance with the label. The Contractor shall include in the contract the amount of the work to be done. Contractor shall be responsible for obtaining all necessary permits and licenses.

9. Fertilizer
a. Fertilizer shall be applied to the plants in accordance with the specifications of the County of Riverside Irrigation Department. The Contractor shall include in the contract the cost of the fertilizer.
b. Fertilizer shall be applied to the plants in accordance with the specifications of the County of Riverside Irrigation Department. The Contractor shall include in the contract the cost of the fertilizer.

10. Spacing
a. Plants shall be spaced in accordance with the specifications of the County of Riverside Irrigation Department. The Contractor shall include in the contract the cost of the spacing.
b. Plants shall be spaced in accordance with the specifications of the County of Riverside Irrigation Department. The Contractor shall include in the contract the cost of the spacing.

APPROVED AS TO CONFORMANCE WITH CALIFORNIA COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH CALIFORNIA COUNTY STANDARDS AND PRACTICES (OFF-SITE).

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER

DATE SIGNED	DATE SIGNED

ORIG. VERSION	ORIG. VERSION

DATE:

SCALE:

PROJECT:

PROJECT NO. 2432, EXP. 08/2020, DATE: 6/4/2020

PREPARED BY: **RJCLA**, Riverside, CA 92577, (951) 441-7298, rjcla@rjclandscape.com

LANDSCAPE ARCHITECT

COUNTY OF RIVERSIDE, MEDICAL CENTER, 92592

PLANTING SPECIFICATIONS

SHEET NO. 6

2 OF 2 SHEETS

FOR:

DATE:

REVISIONS

NO.	DATE	DESCRIPTION

DATE:

NOTICE: CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE WITH AN EXCEPT THE CONTRACTOR HAS BEEN ISSUED A PERMIT TO CONSTRUCT.

DATE:

APPROVED AS TO CONFORMANCE WITH CALIFORNIA COUNTY STANDARDS AND PRACTICES (OFF-SITE).

APPROVED AS TO CONFORMANCE WITH CALIFORNIA COUNTY STANDARDS AND PRACTICES (OFF-SITE).

APPROVED AS TO CONFORMANCE WITH CALIFORNIA COUNTY STANDARDS AND PRACTICES (OFF-SITE).

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APPROVED AS TO CONFORMANCE WITH CALIFORNIA COUNTY STANDARDS AND PRACTICES (OFF-SITE).

APPROVED AS TO CONFORMANCE WITH CALIFORNIA COUNTY STANDARDS AND PRACTICES (OFF-SITE).



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

Juan C. Perez
Agency Director



11/04/20, 10:39 am

PPW200004

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW200004. 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 - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A (Site Plan), Sheet A-1, A-2, A-3, dated 6/16/2020.
Exhibit B (Elevations), Sheet A-4, dated 6/16/2020.
Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheet L1 through L5, dated 6/4/2020.

Advisory Notification. 2 AND - Federal, State, & Local Regulation Compliance

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

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

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}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State, & Local Regulation Compliance (cont.)

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

Advisory Notification. 3 AND - Hold Harmless

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Hold Harmless (cont.)

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

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

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

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

Advisory Notification. 4 AND - Preamble

This Advisory Notification Document ("AND") is included as part of the justification for the recommendation of approval of this project 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. 5 AND - Project Description & Operational Limits

Plot Plan No. 200004 (PPW200004) is a proposal for a new 50 foot tall wireless communication facility disguised as a pine tree, hereafter referred to as monopine. The ground mounted equipment includes a 312 square-foot raised steel platform lease area with 8-foot tall perimeter wrought iron fencing and tan slats. Equipment within the lease area includes one (1) AT&T 20Kw Diesel Generator, one (1) AT&T walk up cabinet, and four (4) cabinets, and three (3) AT&T DC12 raycap. Tower mounted equipment includes twelve (12) 8'-0" tall panel antennas, thirty-six (36) new RRUS, and six (6) new DC surge protectors at APN

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Project Description & Operational Limits (cont.)**
917-380-010.

Advisory Notification. 6 **General – Hold Harmless**

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

E Health

E Health. 1 **Gen - Custom**

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.

Fire

Fire. 1 **Fire - Advisory**

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory (cont.)

Access

1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus.

Water Supply

1. No additional water supply for fire protection is required.

General

General. 1 General – Human Remains

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

Planning

Planning. 1 General – Business Licensing

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

Planning. 2 General – Causes for Revocation

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

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

then this permit shall be subject to revocation procedures.

Planning. 3 General – Ceased Operations

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

Planning. 4 General – Permit Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 General – Permit Expiration (cont.)

building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 5 General – Review Fees

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

Planning. 6 Telcom – Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 7 Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunication provider(s), and the property owner.

Planning. 8 Telcom – Enclosure

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of wrought iron fencing and tan slats and shall be 8 feet in height.

Planning. 9 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of collocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 10 Telcom – Equipment Cabinets

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **Telcom – Equipment Cabinets (cont.)**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Planning. 11 **TELCOM - Landscape Requirement**

Landscaping shall be in conformance with approved Exhibit L.

Planning. 12 **Telcom – Lighting**

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

Planning. 13 **Telcom – No Proposed Use**

The remainder of the subject property, (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses.

Planning. 14 **Telcom – Noise**

Any noise produced by the telecommunication facility shall in no case exceed 45 dB inside the nearest dwelling and shall not exceed 60 dB at the project site's property line.

Planning. 15 **Telcom – Signage**

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of the telecommunication facility company.

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

Planning. 16 **Telcom – Site Maintenance**

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

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-GEO

Planning-GEO. 1

GEO200017 ACCEPTED

County Geologic Report GEO No. 200017, submitted for the project PPW200004, was prepared by Toro International, and is titled; "Geotechnical Investigation for Proposed AT&T Monopine and Equipment Shelter, Besanson - CSL01788, 33859 Swarthout Lane, Temecula, California," dated May 7, 2020. In addition, Toro has submitted the following response to comments for the project:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 200017 regarding Geotechnical Investigation for Proposed AT&T Monopine and Equipment Enclosure, Besanson, CSL01788, 33859 Swarthout Lane, Temecula, California", dated July 10, 2020.

GEO200017 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil.
2. Based on the very dense consistency of the coarse-grained soils and lack of groundwater, the subsurface soils at the subject site are not likely to liquefy during an earthquake.
3. Based on the dense sandstone underlying the site and the steep dips mapped in the immediate site area, it is our opinion that the site slope where the antenna is planned is stable.
4. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, and flooding are considered low at the site.
5. The proposed monopine tower may be supported by caisson to a minimum depth of 15 feet below the ground surface due to the location of the slope.

GEO200017 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The upper 24 to 36 inches of subsurface soils may consist of roots, organic and/or be disturbed. Therefore, we recommend that all deleterious materials are discarded off site and the upper 36 inches of

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200017 ACCEPTED (cont.)

the subsurface materials be removed and replaced with compacted fills.

3. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.

4. The proposed faux water tank may be founded on caisson that is embedded in the ground for a minimum of 15 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

5. The equipment shelter may be supported by shallow foundation with footing width and depth a minimum of 12 inches.

It should be noted that no engineering review of this report or formal review of provided building code information are a part of this review. Formal review of engineering design and code data will be made by the County of Riverside, as appropriate, at the time of grading and/or building permit submittal to the County.

Transportation

Transportation. 1 TRANS 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. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

Plan: PPW200004

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 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.

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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied
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 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 original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist

Plan: PPW200004

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied
for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 SUBMIT GRADING PLAN Not Satisfied

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

<http://rcflood.org/npdes/>

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Gates & Barriers

1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

080 - Fire. 2 Prior to permit Not Satisfied

Emergency and Standby Power

1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 80 - Executed Lease Agreement Not Satisfied

Prior to the issuance of a building permit, the applicant shall provide a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement shall also include a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal. Proprietary information in the lease may be redacted.

Transportation

080 - Transportation. 1 80 - Transportation - Landscape Inspection Deposit Required Not Satisfied

Landscape Inspection Deposit Required

The developer/ permit holder shall:

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

080 - Transportation. 2 80 - Transportation - Landscape Plot Plan/Permit Required Landscape Plot Plan/Permit Required Not Satisfied

Landscape Plot Plan/Permit Required Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

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

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

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

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;

Plan: PPW200004

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80. Prior To Building Permit Issuance

Transportation

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|-------------------------|--|---------------|
| 080 - Transportation. 2 | 80 - Transportation - Landscape Plot Plan/Permit Required La | Not Satisfied |
|-------------------------|--|---------------|
- 2) Weather-based controllers and necessary components to eliminate water waste;
 - 3) A copy of the "stamped" approved grading plans; and,
 - 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP 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.

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|-------------------------|-----------------------|---------------|
| 080 - Transportation. 3 | EVIDENCE/LEGAL ACCESS | Not Satisfied |
|-------------------------|-----------------------|---------------|
- This condition applies if a grading permit is not required.

- | | | |
|-------------------------|--------------|---------------|
| 080 - Transportation. 4 | SUBMIT PLANS | Not Satisfied |
|-------------------------|--------------|---------------|
- This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

<http://rcflood.org/npdes/>

- | | | |
|-------------------------|--------------|---------------|
| 080 - Transportation. 5 | UTILITY PLAN | Not Satisfied |
|-------------------------|--------------|---------------|
- Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving

Plan: PPW200004

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 UTILITY PLAN (cont.) Not Satisfied
utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

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

090 - E Health. 2 Hazmat Clearance Not Satisfied

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

Plan: PPW200004

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90. Prior to Building Final Inspection

E Health

090 - E Health. 2 Hazmat Clearance (cont.) Not Satisfied

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

090 - Planning. 1 0090-Planning-USE - MONO-PINE BRANCHES Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the mono-pine branches are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 2 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

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

090 - Planning. 3 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

Plan: PPW200004

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied

090 - Planning. 4 0090-Planning-USE*- SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPW200004 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 14 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

090 - Planning. 5 Gen - Custom - Wall and/or Fence Locations Not Satisfied

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

Transportation

090 - Transportation. 1 80 - Transportation - Landscape Inspection Deposit Required Not Satisfied

Landscape Inspection Deposit Required

The developer/ permit holder shall:

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

090 - Transportation. 2 UTILITY INSTALL Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 3 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 4 WRCOG TUMF Not Satisfied

Payment of Transportation Fees

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

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



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: April 21, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: Chuck
Washington

City of Temecula Sphere of Influence
Eastern Municipal Water District (EMWD)

PLOT PLAN WIRELESS NO. 200004 – CEQ200016 - Applicant: Smartlink LLC. C/O Alisha Strasheim – Engineer/Representative: Connell Design Group C/O Dan Connell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development – Low Density Residential (CD - LDR) ½ Acre Minimum – Location: East of Anza Road, South of Swarthout Lane – 3.94 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** An new AT&T 50-foot unmanned wireless communication facility disguised as a pine tree (monopine), a 312 square-feet of equipment area, and 284 square feet of antenna area. The equipment consists of 12 new panel antennas, 36 RRU antennas, and 6 new DC Surge Protectors located at 29 feet and 40 feet centerline, and one maintenance parking space – APN: 917-380-010 – **BBID: 283-284-192**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 7, 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.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Roberto Gonzalez, Project Planner at (951) 955-9549, or e-mail at rgonzalez@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Smartlink on behalf of AT&T

Contact Person: Alisha Strasheim E-Mail: alisha.strasheim@smartlinkllc.com

Mailing Address: 3300 Irvine Ave, Suite 300

Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (951) 440-0669 Fax No: ()

Engineer/Representative Name: Dan Connell - Connell Design Group

Contact Person: Dan Connell E-Mail: dconnell@connelldesigngroup.com

Mailing Address: 22431 Antonio Pkwy Suite B160-131

Rancho Santa Margarita CA 92688 Street
City State ZIP

Daytime Phone No: (949) 306-4644 Fax No: ()

Property Owner Name: Chris and Sandra Besanson

Contact Person: Chris Besanson 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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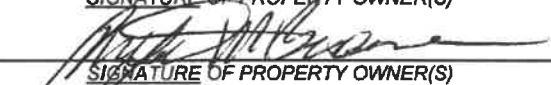
APPLICATION FOR LAND USE AND DEVELOPMENT

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.)

<u>Sandra Besanson</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>CHRISTOPHER M. BEANSON</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 917-380-010

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of n/a, South of Anza, East of Anza, West of Swarthout.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

AT&T proposes to construct a new WTF with an equipment area. 12 antennas, 36 radios, and 1 MW.

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

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1		1		Home residence	<input type="checkbox"/>	BMR070966
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	TBD		1	Equipment Facility
2	TBD		50	Stealth Wireless Communication Facility
3				
4				
5				
6				
7				
8				
9				
10				

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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

Is this an application for a development permit? Yes No

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

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

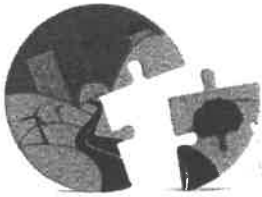
I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Alisha Strasheim Date 4/8/2020
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

Sandra Besanson 2-25-20
Property Owner(s) Signature(s) and Date

Christopher M. Besanson 2-25-20

SANDRA BESANSON
PRINTED NAME of Property Owner(s)

CHRISTOPHER M. BESANSON

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

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

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

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

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

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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



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



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Smartlink LLC hereafter "Applicant" and Chris Besanson "Property Owner".

Description of application/permit use:

AT&T proposes to construct a new WTF with an equipment area. 12 antennas, 36 radios, and 1 MW.

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): 917-380-0101

Property Location or Address:
33859 Swarthout Ln, Temecula, CA 92592

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Chris Besanson Phone No.: _____

Firm Name: _____ Email: _____

Address: _____

3. APPLICANT INFORMATION:

Applicant Name: Alisha Strasheim Phone No.: 951-440-0669

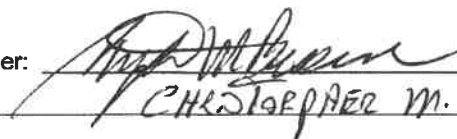
Firm Name: Smartlink on behalf of AT&T Email: alisha.strasheim@smartlinkllc.com

Address (if different from property owner)
3300 Irvine Ave Suite 300
Newport Beach, CA 92660

4. SIGNATURES:

Signature of Applicant: Alisha Strasheim Date: 4/7/2020

Print Name and Title: Alisha Strasheim

Signature of Property Owner:  Date: 2-25-20
Print Name and Title: CHRISTOPHER M. BESANSON

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

Print Name and Title: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR MULTIPLE SPECIES HABITAT
CONSERVATION PLAN (MSHCP)
HABITAT ACQUISITION AND NEGOTIATION STRATEGY (HANS)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case No: _____ Date Submitted: _____
(For office use only)

Section 1:

The HANS process applies to property which may be needed for inclusion in the MSHCP Conservation Area or subjected to other MSHCP Criteria. The process ensures that an early determination will be made. Once an initial HANS determination has been made, it will be submitted to the Western Riverside County Regional Conservation Authority (RCA) for Joint Project Review (JPR). The RCA and the Wildlife Agencies will review the County's initial determination and provide comments. If it is determined that all or a portion of property is needed for inclusion in the MSHCP Conservation Area, various incentives may be available to a property owner for the conveyance of a property interest.

Section 2:

The HANS application must be submitted in order to process this application along with the deposit based fee of not less than \$1,501.44.

Section 3:

Results of the HANS determination and any JPR comments will be mailed to the Property Owner and Applicant. To ensure timely service, the Applicant is responsible for providing one-week written notice to the Riverside County Transportation and Land Management Agency (TLMA) Permit Assistance Center if any of the information below changes.

Section 4:

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 917-380-010

Property Location or Address: 33859 Swarthout Ln, Temecula, CA 92592

Describe briefly the future property usage or development purpose causing the HANS process to be required:

Installation of a new wireless facility with 12 antennas, 36 radios, and a MW

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

Case No: _____
(For office use only)

APPLICATION FOR HABITAT ACQUISITION AND NEGOTIATION STRATEGY (HANS)

PROPERTY OWNER INFORMATION:

Property Owner Name: Chris Besanson Email: _____

Mailing Address: 33859 Swarthout Ln, Temecula, CA 92592
Street

City State ZIP

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

APPLICANT INFORMATION:

Applicant's Name: Alisha Strasheim/Smartlink LLC Email: alisha.strasheim@smartlinkllc.com

Mailing Address: 3300 Irvine Ave Suite 300
Street

Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (951) 440-0669 Fax No: (____) _____

The Environmental Programs Division will primarily direct communication regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I/we certify that I am/we are the owner(s) of record and that the information filed is true and correct to the best of my/our knowledge. As the owner of record, I/we hereby authorize the Applicant to act on my/our behalf. I/we further authorize, pursuant to Government Code Section 65105, that County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

If the property is determined to be needed for partial or full inclusion in the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"), and if the 120-day negotiation period provided by Section 6.1.1.B(2) of the MSHCP commences, then the Property Owner/Applicant authorizes the Regional Conservation Authority (RCA) or its agents to enter the property for appraisal purposes.

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

SIGNATURES:

Signature of Applicant: Alisha Strasheim Date: 4/7/2020

Print Name and Title: Alisha Strasheim on behalf of AT&T

Signature of Property Owner: Sandra Besanson Date: 2-25-20

Case No: _____
(For office use only)

APPLICATION FOR HABITAT ACQUISITION AND NEGOTIATION STRATEGY (HANS)

Print Name and Title: _____ Property Owner _____

If the subject property is owned by persons who have not signed as owners above, please print additional copies of Page 4 (Additional Property Owner Signature) and attach them to the application. The application must include wet-signed signatures for **all** property owners.

See attached sheet(s) for other property owners' signatures.

Case No: _____
(For office use only)

APPLICATION FOR HABITAT ACQUISITION AND NEGOTIATION STRATEGY (HANS)

ADDITIONAL PROPERTY OWNER SIGNATURE

Please print a copy of this page for each additional property owner.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I/we certify that I am/we are the owner(s) of record or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. As the owner of record/authorized agent, I hereby authorize the information to be released to Property Owner(s)/Owner's Representative/authorized agent. I further authorize, pursuant to Government Code Section 65105, that County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

If the property is determined to be needed for partial or full inclusion in the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"), and if the 120-day negotiation period provided by Section 6.1.1.B(2) of the MSHCP commences, then the Property Owner/Applicant authorizes the Regional Conservation Authority (RCA) or its agents to enter the property for appraisal purposes.

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

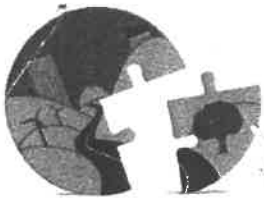
SIGNATURES:

Signature of Applicant: Alisha Strasheim Date: 4/7/2020

Print Name and Title: Alisha Strasheim on behalf of AT&T

Signature of Property Owner: _____ Date: _____

Print Name and Title: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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

CHECK ONE AS APPROPRIATE:

- | | |
|--|---|
| <input type="checkbox"/> FAULT REPORT (GEO1) | <input type="checkbox"/> LIQUEFACTION STUDY (GEO2) |
| <input type="checkbox"/> GEOTECHNICAL/GEOLOGICAL REPORT (GEO3) | <input type="checkbox"/> GEOLOGICAL WAIVER (GEO 4) |
| <input type="checkbox"/> WAIVER OF GEOLOGICAL REPORT (GEO) | <input type="checkbox"/> SLOPE STABILITY REPORT (SSR1)
(No fee required for SSR) |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Smartlink on behalf of AT&T

Contact Person: Alisha Strasheim E-Mail: alisha.strasheim@smartlinkllc.co

Mailing Address: 3300 Irvine Ave Suite 300
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (951) 440-0669 Fax No: ()

Engineer/Representative Name: Infinigy

Contact Person: Dan Connell E-Mail: dconnell@infinigy.com

Mailing Address: 26455 Rancho Pkwy South
Lake Forest Street CA 92630
City State ZIP

Daytime Phone No: (949) 753-8807 Fax No: ()

Property Owner Name: Chris and Sandra Besanson

Contact Person: Chris Besanson E-Mail:

Mailing Address: 33859 Swarthout Ln, Temecula, CA 92592
Street
City State ZIP

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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

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

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.)

Sandra Besanson
PRINTED NAME OF PROPERTY OWNER(S)
CHRISTOPHER M. BESANSON
PRINTED NAME OF PROPERTY OWNER(S)

Sandra Besanson
SIGNATURE OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 917-380-010

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of N/a, South of Anza, East of Anza, West of Swarthout.

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

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

New AT&T unmanned wireless telecommunication facility with 12 antennas, 36 radios and a MW

Related cases filed in conjunction with this request:

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

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

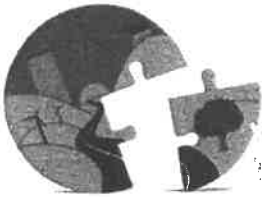
Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

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

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1073 Geological Report Condensed Application.docx
Created: 07/01/2015 Revised: 05/17/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR GRADING PERMIT INITIAL STUDY

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant's Name: Smartlink on behalf of AT&T E-Mail: alisha.strasheim@smartlinkllc.com

Contact Person: Alisha Strasheim E-Mail: _____

Mailing Address: 3300 Irvine Ave Suite 300

Newport Beach ^{Street} CA 92660
_{City State ZIP}

Daytime Phone No: (951) 440-0669 Fax No: ()

Engineer/Representative's Name: Infinigy E-Mail: dconnell@infinigy.com

Contact Person: Dan Connell E-Mail: _____

Mailing Address: 26455 Rancho Pkwy South

Lake Forest ^{Street} CA 92630
_{City State ZIP}

Daytime Phone No: (949) 753-8807 Fax No: ()

Property Owner's Name: Chris Besanson E-Mail: _____

Contact Person: _____ E-Mail: _____

Mailing Address: 33859 Swarthout Ln, Temecula, CA 92592

Street
City State ZIP

Daytime Phone No: () Fax No: ()

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

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

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

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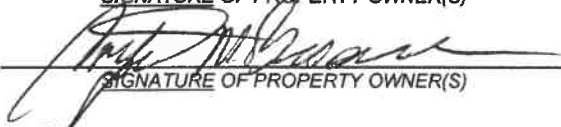
APPLICATION FOR GRADING PERMIT INITIAL STUDY

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.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

<u>SANDRA BESANSON</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <u>Sandra Besanson</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>CHRISTOPHER M. BESANSON</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <u>Christopher M. Besanson</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 917-380-010

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of N/a, South of Anza, East of Anza, West of Swarthout.

APPLICATION FOR GRADING PERMIT INITIAL STUDY

Proposal (describe project, indicate the acreage and volume to be graded. Indicate if this an "as-built" grading plan, or a stockpile or borrow site):

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): _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards: _____

Does the project need to import or export dirt? Yes No

Import: _____ Export: _____ Neither: _____

What is the anticipated source/destination of the import/export?

APPLICATION FOR GRADING PERMIT INITIAL STUDY

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area (area excluding all slopes)? _____ sq. ft.

Was the site previously disturbed? _____

General composition of material that will be disturbed: _____

RELATED GRADING PERMIT NO.: _____

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

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

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

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

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

CONDITION

This permit is issued pursuant to Section 15303, Title 14, California Code of Regulations. The permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees concerning the issuance of the above referenced Grading Permit. The COUNTY will promptly notify the permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. Violation of this condition may result in the suspension and/or revocation of the Grading Permit by the County.

APPLICATION FOR GRADING PERMIT INITIAL STUDY

I have read and understand the above Condition.

PRINTED NAME OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1020 Grading Permit IS Condensed Application.doc
Created: 07/02/2015 Revised: 06/07/2016



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

Patricia Romo
Director of Transportation
Transportation Department

Charissa Leach P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building & Safety Official
Building & Safety Department

Hector Viray
Code Enforcement Official
Code Enforcement Department

APPLICATION FOR CONCURRENT PROCESSING

This is an application to request that TLMA review maps/plans concurrently with processing of the related development application. Please complete the required information, sign the waiver and assumption of risk then return the completed application to the appropriate Department(s).

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

REASON FOR REQUEST: Requesting to submit BP while zoning is concluding

LOCATION/APN/TRACT/PARCEL MAP NO: 917-380-010

APPLICANT INFORMATION:

Applicant's Name: Alisha Strasheim/Smartlink LLC Email: alisha.strasheim@smartlinkllc.com

Mailing Address: 3300 Irvine Ave Suite 300

Newport Beach City CA State 92660 Zip Code

Daytime Phone: (951) 440-0669 Fax: () _____

As applicant for the above-reference project, I/We hereby request that the Building and Safety Department and/or Transportation Department accept maps/plans for review concurrent with the Planning Department's processing of applicable development application(s).

As applicant for the above referenced project, I/We acknowledge that the acceptance of maps/plans by TLMA for review prior to final action on the project proposal does not explicitly or implicitly suggest that the project will receive final approval. I/We assume the full risk that the map/plans submitted at this time may not ultimately conform to the approved project or any changes necessitated by the final conditions of approval, or that the subject proposal may ultimately be denied. I/We recognize that any fees/deposits submitted to Riverside County for the processing of maps/plans may be nonrefundable if this project is ultimately denied, withdrawn or if subsequent project redesign or the final conditions of approval result in the requirement for changes in the plans, and that additional fees/deposits may be required for the processing of the maps/plans required due to project redesign. I/We further acknowledge that the acceptance of grading and/or construction maps/plans and filing fees/deposits by the Department of Building and Safety does NOT obligate TLMA to support a proposed project design.

Additionally, no permits shall be issued by the Department of Building and Safety and no maps/plans will be approved prior to an approval of the above referenced development proposal, and issuance of the final Conditions of Approval by the Planning Department.

Sandra Besanson
Printed Name of Property Owner

Sandra Besanson
Signature of Property Owner

CASTORO AIZ M. BESANSON
Printed Name of Applicant

[Signature]
Signature of Applicant



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.

Sandra Besanson 2-25-20
Property Owner(s) Signature(s) and Date

Christopher M. Besanson 2-25-20

SANDRA BESANSON
PRINTED NAME of Property Owner(s)

CHRISTOPHER M. BESANSON

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

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

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

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

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

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN WIRELESS NO. 200004 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Applicant: Smartlink LLC. c/o Alisha Strasheim – Engineer/Representative: Connell Design Group c/o Dan Connell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development – Low Density Residential (CD-LDR) ½ Acre Minimum – Location: Easterly of Anza Road and southerly of Swarthout Lane – 3.94 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** An new AT&T 50-foot unmanned wireless communication facility disguised as a pine tree (monopine), a 312 sq. ft. of equipment area, and 284 sq. ft. of antenna area. The equipment consists of 12 new panel antennas, 36 RRU antennas, and six (6) new DC Surge Protectors located at 29 feet and 40 feet centerline, and one (1) maintenance parking space.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 16, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

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

For further information regarding this project, please contact Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director 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.

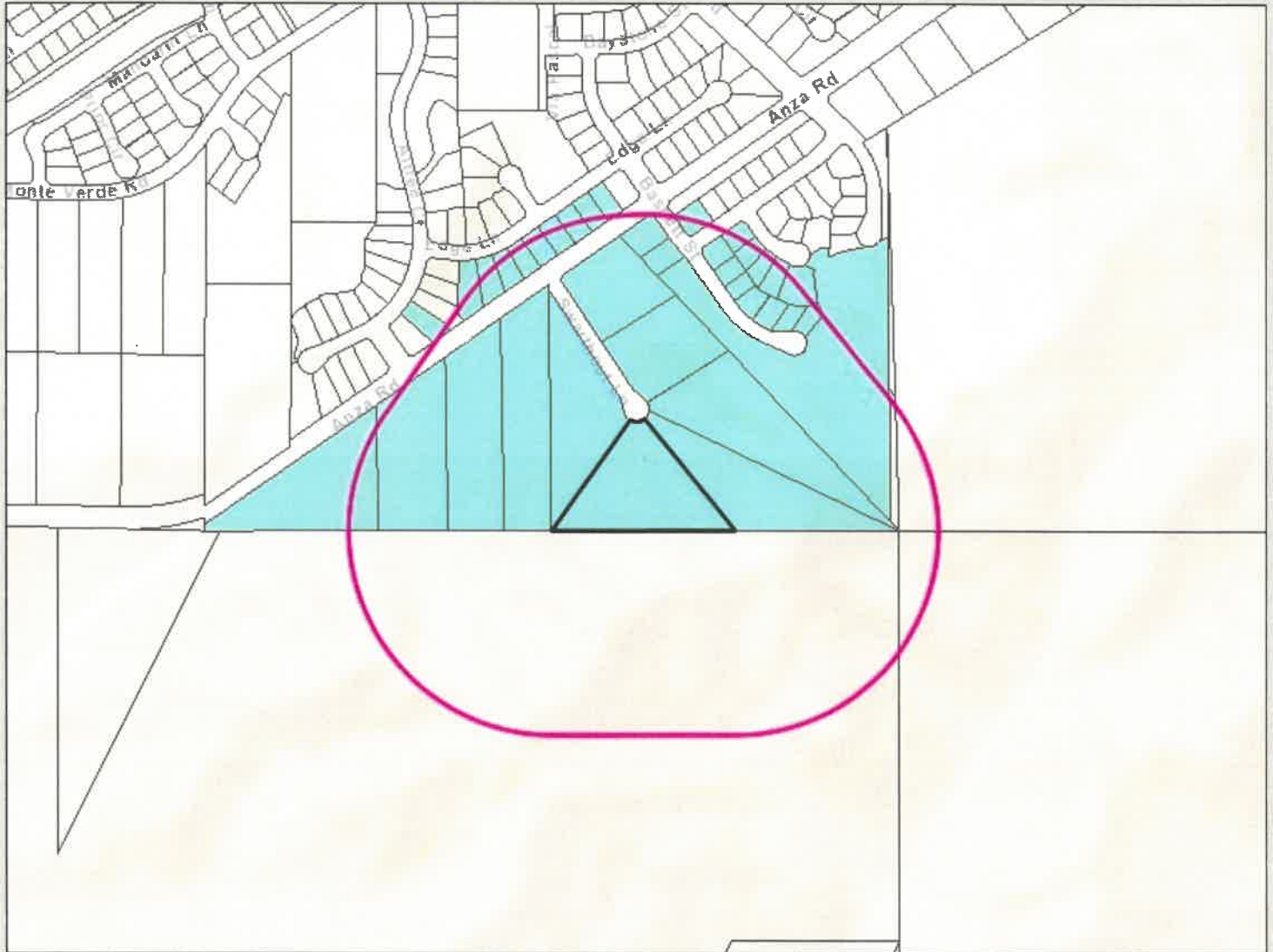
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director 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 Director 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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

Riverside County GIS Mailing Labels

PPW200004 (800 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...9/16/2020 9:16:52 AM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 16, 2020,

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

APN (s) or case numbers PPW200004 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

917391004
ZHONGHUA JIAO
45750 BASSETT ST
TEMECULA CA 92592

917391012
TAYLOR COOPER
45743 MIDDLE GATE CT
TEMECULA CA 92592

917411010
SAMUEL J. ABRAHAMIAN
33697 EDGE LN
TEMECULA CA 92592

917380007
LEON W. KUNDROTAS
315 TULOROSA RIDGE
HELOTES TX 78023

917380011
NICHOLS TACY L
33851 SWARTHOUT LN
TEMECULA CA 92562

917391005
JOSEPH R. SANTOS
45742 BASSETT ST
TEMECULA CA 92592

917391010
ROBERTS FAMILY TRUST DTD 8/20/2015
45931 MIDDLE GATE CT
TEMECULA CA 92592

917392008
HABIB ANWAR
33798 FLOOD ST
TEMECULA CA 92592

917411008
ROBERT L. RIEGER
33673 EDGE LN
TEMECULA CA 92592

917411013
JIANHUA SUN
33745 EDGE LN
TEMECULA CA 92592

917380010
CHRISTOPHER M. BESANSON
33859 SWARTHOUT LN
TEMECULA CA 92592

917380014
CHRISTOS P. RIGAS
P O BOX 892994
TEMECULA CA 92589

917391003
LORINCIANA CARDONA
45752 BASSETT ST
TEMECULA CA 92592

917391011
PATEL FAMILY TRUST DATED 3/10/2015
45735 MIDDLE GATE CT
TEMECULA CA 92592

917411009
PUOTINEN FAMILY TRUST DTD 9/15/2104
33685 EDGE LN
TEMECULA CA 92592

917380001
LS TERRACINA
15360 BARRANCA PKWY
IRVINE CA 92618

917380006
DAVID F. CHANG
30777 RANCHO CALIFORNIA
TEMECULA CA 92591

917390002
ANGELO H. VERA
45729 BASSETT ST
TEMECULA CA 92592

917391002
CAMERON T. FORBES
45758 BASSETT ST
TEMECULA CA 92592

917411002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR
CORONA CA 92879

917411012
MICHAEL D. HERNANDEZ
33727 EDGE LN
TEMECULA CA 92592

917380012
EDA LYNN MEREDITH
13331 VALLEY VISTA BLV
SHERMAN OAKS CA 91423

917380008
PAULETTE ELIZABETH CLARK
10 WAILEA EKOLA PL 1006
KIHEI HI 96753

917380015
LIFENG HE
46150 ANZA RD
TEMECULA CA 92592

917380009
CHARLES DAVID RUGGLES
208 COPPER CANYON
LOUISVILLE TX 75067

917380013
GREGOR LP
13333 VENTURA BLV NO 202
SHERMAN OAKS CA 91423

917390001
YUANFEN FENG
44279 ECHELON CT
TEMECULA CA 92592

917391001
BELLNAP MARK STEVEN & CARPENTER
45760 BASSETT ST
TEMECULA CA 92592

917391006
GABRIEL GARRETT GARIBAY
45738 BASSETT ST
TEMECULA CA 92592

917391009
ERIC KEITH DEC
45725 MIDDLE GATE CT
TEMECULA CA 92592

917411014
JUSTIN STEVEN EVANGELIST
33769 EDGE LN
TEMECULA CA 92592

917391007
ALBERT M. ABAD
877 FIRST LIGHT RD
SAN MARCOS CA 92078

917391008
ROBERT M. COTTON
45721 MIDDLE GATE CT
TEMECULA CA 92592

917411007
GRACE YAN HAINES
33661 EDGE LN
TEMECULA CA 92592

917411011
TRISHA MARIE WILLIS
33715 EDGE LN
TEMECULA CA 92592

917411006
TIMOTHY D. PHILLIPS
33643 EDGE LN
TEMECULA CA 92592

Dan Connell
22431 Antonio Parkway
Rancho Santa Margarita, CA 92688
RE: PPW200004 - Engineer

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Smartlink LLC
C/O Alisha Strasheim
3300 Irvine Avenue, Suite 300
Newport Beach, CA 92660
RE: PPW200004 - Applicant

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Christopher Besanson
33859 Swarthout Lane
Temecula, CA 92592
RE: PPW200004 - Owner

City of Temecula
Planning Department
41000 Main Street
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: PPW200004

Project Location: APN: 917-380-010

Project Description: A new AT&T 50-foot unmanned wireless communication facility disguised as a pine tree (monopine), a 312 square-feet of equipment area, and 284 square feet of antenna area. The equipment consists of 12 new panel antennas, 36 RRU antennas, and 6 new DC Surge Protectors located at 29 feet and 40 feet centerline, and one maintenance parking space.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Smartlink, LLC, 3300 Irvine Avenue, Unit #300, Newport CA 92660

Exempt Status: (Check one)

- | | |
|--|--|
| <input type="checkbox"/> Ministerial (Sec. 21080 (b) (1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15303.d) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080 (b) (3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c)) | <input type="checkbox"/> Other: _____ |

Reasons why project is exempt: The project is exempt from further environmental review per Categorical Exemption Section 15303 (d) which recognizes New Construction or Conversion of Small Structures. A project is exempt pursuant to Section 15303 if it consists of the installation of small new equipment and facilities on small structures. Examples of this exemption include but are not limited to Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of a reasonable length to serve such construction. None of the environmental conditions or development impacts noted under Section 15300.2 would occur on this site.

_____ County Contact Person

_____ Phone Number

_____ Signature

_____ Title

_____ Date

Date Received for Filing and Posting at OPR: _____

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 1

Planning Commission Hearing: December 2, 2020

PROPOSED PROJECT

Case Number(s):	GPA190017, CZ1900048, TPM37590, and PPT190037	Applicant(s): Coachella Valley Housing Coalition
Environmental:	IS/MND(CEQ190165)	Representative(s):
Area Plan:	Eastern Coachella Valley	MSA Consulting, Inc.
Zoning Area/District:	Lower Coachella Valley District	
Supervisory District:	Fourth District	
Project Planner:	Deborah Bradford	
Project APN(s):	751-160-004, -007, -009, -012, and -014	 John Earle Hildebrand III Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 190017 (GPA190017) is a proposal to change the site's existing General Plan land use designation from Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC] to Community Development: Commercial Retail (CD: CR) [0.20 – 0.35 FAR] in the northwest corner of the site to accommodate the commercial development (Phase 2), and Community Development: High Density Residential (CD: HDR) [8-14 DU/AC] throughout the remainder of the site to accommodate 160 low-income multi-family residential units (Phases 1 and 3).

Change of Zone No. 1900048 (CZ1900048) is a proposal to change the site's existing zoning classification from W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial).

Tentative Parcel Map No. 37590 (TPM37590) proposes a Schedule "E" subdivision to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with general commercial/retail uses. Parcel 2 is comprised of approximately 1.02 acres and will also be developed with general commercial/retail. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, a community center and a pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. Tentative Parcel Map No. 37590 also proposes the realignment of Middleton Avenue.

Plot Plan No. 190037 (PPT190037) is a proposal for the development of commercial, retail, and multi-family residential buildings on the Project site. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings with a 3,500 square foot community center and a pool for a total of 72,476 square feet of building area. Phase II proposes approximately 23,000 square feet of commercial buildings that may include a childcare facility, market, general retail, and a medical clinic. Phase 3 includes 80 multi-family residential units within 68,976 square feet of buildings.

The descriptions included above and as further detailed in the Initial Study/Mitigated Negative Declaration will herein be referred to as the "Project".

The Project site is located, north of 68th Avenue, south of 66th Avenue, east of Harrison Street, and west of Tyler Street within the community of Oasis, California.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-013 recommending approval of General Plan Amendment No. 190017 to the Board of Supervisors.

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **CEQ NO. 190165**, based on the findings and conclusions provided in the initial study, attached hereto and incorporated herein, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190017, to modify the General Plan Land Use Designations from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR), and Community Development: High Density Residential (CD: HDR) as shown on Figure 7, attached hereto, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900048, to change the site's existing zoning classification of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial), in accordance with Exhibit No. 3 attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 37590, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 190017 and adoption of the zoning ordinance for Change of Zone No. 1900048; and,

APPROVE PLOT PLAN NO. 190037, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 190017 and adoption of the zoning ordinance for Change of Zone No. 1900048.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	Commercial Retail (CR) and High Density Residential (HDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Native American Lands
East:	Community Development: Public Facilities (CD: PF) and Native American Lands
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	General Residential (R-3) and General Commercial (C1/CP)
Surrounding Zoning Classifications	
North:	Light Agriculture, 10-acre minimum (A-1-10), Controlled Development Areas (W-2), and SP No. 303 PA M-4
East:	Light Agriculture, 10-acre minimum (A-1-10) and Controlled Development Areas (W-2)
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Agricultural
Surrounding Uses	
North:	Native American Land, and Elementary School
South:	Agricultural Uses
East:	Agricultural Uses
West:	Agricultural Uses

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	26.23 gross acres	-

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	Residential – 137,952 SF (19.06 acres) Commercial – 23,000 SF (3.56 acres)	N/A
Floor Area Ratio:	23,000 square feet on 3.56 AC	0.20 – 0.35 FAR (CR)
Building Height (FT):	Residential 22'4" Commercial 30'	50'
Total Proposed Number of Lots:	4	N/A
Map Schedule:	"E"	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	137,952 SF	64 - 1 bedroom – 1.25 sp./unit = 80 48 - 2 bedrooms – 2.25 sp./unit = 108 48 - 3+ bedrooms – 2.75 sp./unit = 132	320	357
Commercial	23,000 SF	15,500 SF gen. comm. - 1 sp./200 sf. = 78 3,500 SF day care – 1 sp./500 sf. = 7 4,000 SF medical – 1 sp./200 sf. = 20	105	116
TOTAL:			425	473

Of the total parking spaces required, the applicant is required to provide 11 electrical vehicle parking spaces with charging stations. The applicant has stated they will be providing 47 electrical vehicle parking spaces.

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – #125 Thermal Street Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	N/A
CVMSHCP Conservation Boundary:	Yes – In the Coachella Valley Plan Fee Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No

Airport Influence Area ("AIA"):	No
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PROJECT LOCATION MAP



Figure 1: Aerial of Project Site

PROJECT BACKGROUND AND ANALYSIS

Background

The applicant submitted a Pre-Application Review (PAR) in May of 2018. The project proposed under the PAR is consistent with the proposed Oasis Villas Community, which included clustered multiple-family residential buildings (6 modules) – totaling approximately 105,105 square feet, including a 3,500 square foot community center. The proposed project under the PAR would also include separate areas for a daycare facility, a market, a laundry facility, retail, restaurant buildings, and a medical clinic – totaling approximately 23,000 square feet. The PAR also proposed subdividing the 23.23 acre site into 5 lots. Lots 1 and 2 located south of 66th Avenue would be developed with commercial uses. Lot 3 would include a retention basin and expansion of commercial uses. Lots 4 and 5 would be for the development of residential uses within 6 “modules”. In addition, a proposal for a general plan amendment to amend the General Plan land use designation of the northern portion of the project site to Commercial Retail (CR), and to Medium Density Residential (MDR) for the residential portion of the Project site. A change of zone to modify the zoning classification from Controlled Development (W-2) to Residential Incentive (R-6) and

Scenic Highway Commercial (C-P-S) were included as a part of the PAR. The PAR was scheduled for and heard on the June 14, 2014 Development Advisory Committee (DAC) meeting. At this meeting the overall design, specific studies required, possible constraints and anticipated fees were discussed.

The applicant, the Coachella Valley Housing Coalition, formally submitted General Plan Amendment No. 190017 (GPA190017), Change of Zone No. 1900048 (CZ1900048), Tentative Parcel Map No. 37590 (TPM37590) and Plot Plan No. 190037 (PPT190037) to the County of Riverside on November 12, 2019.

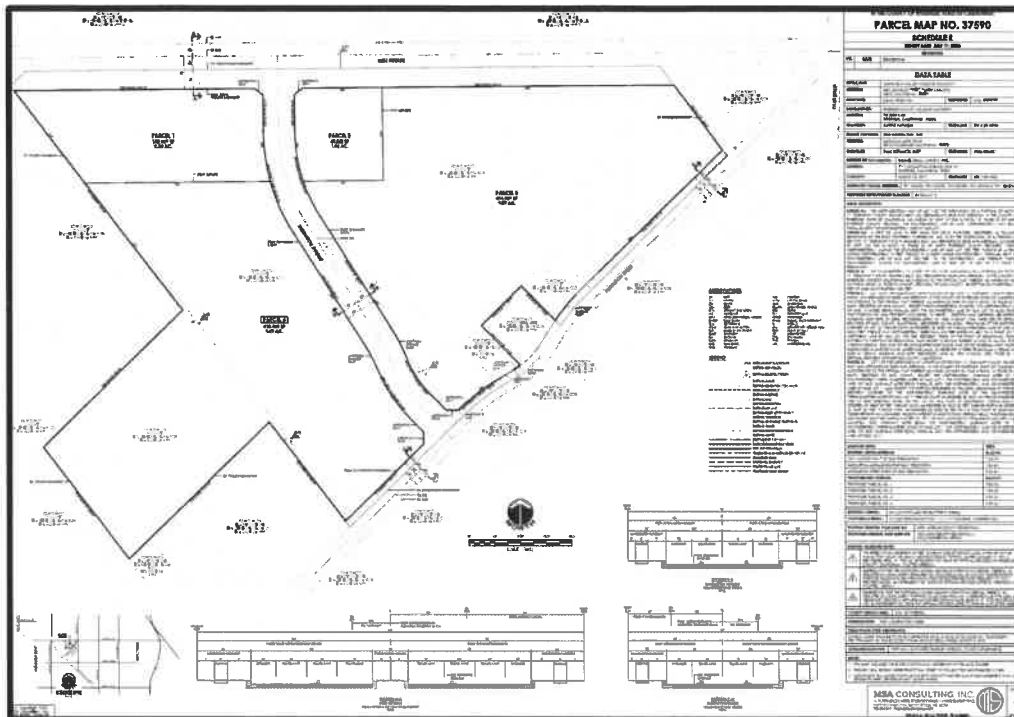


Figure 3. TPM37590

The overall design submitted was fairly similar to the PAR; however, the residential unit number increased from 102 to 160 low-income multi-family residential units. The commercial portion has remained as provided in the PAR request. The subdivision has changed from a five (5) lot subdivision to a four (4) lot subdivision. To accommodate the increased density, the applicant is requesting the General Plan Amendment from Medium Density Residential (MDR), 2-5 dwelling units/acre, to High Density Residential (HDR), 8-14 dwelling units/acre, for the residential portion of the Project site (Parcels 3 and 4). Included in the General Plan Amendment request is the amendment of the northern portion of the Project site to Commercial Retail (CR) (Parcels 1 and 2). The Change of Zone request is from Controlled Development (W-2) to General Commercial (C1/CP) for the northern portion of the Project site (Parcels 1 and 2) and General Residential (R-3) for the residential portion of the Project site (Parcels 3 and 4).

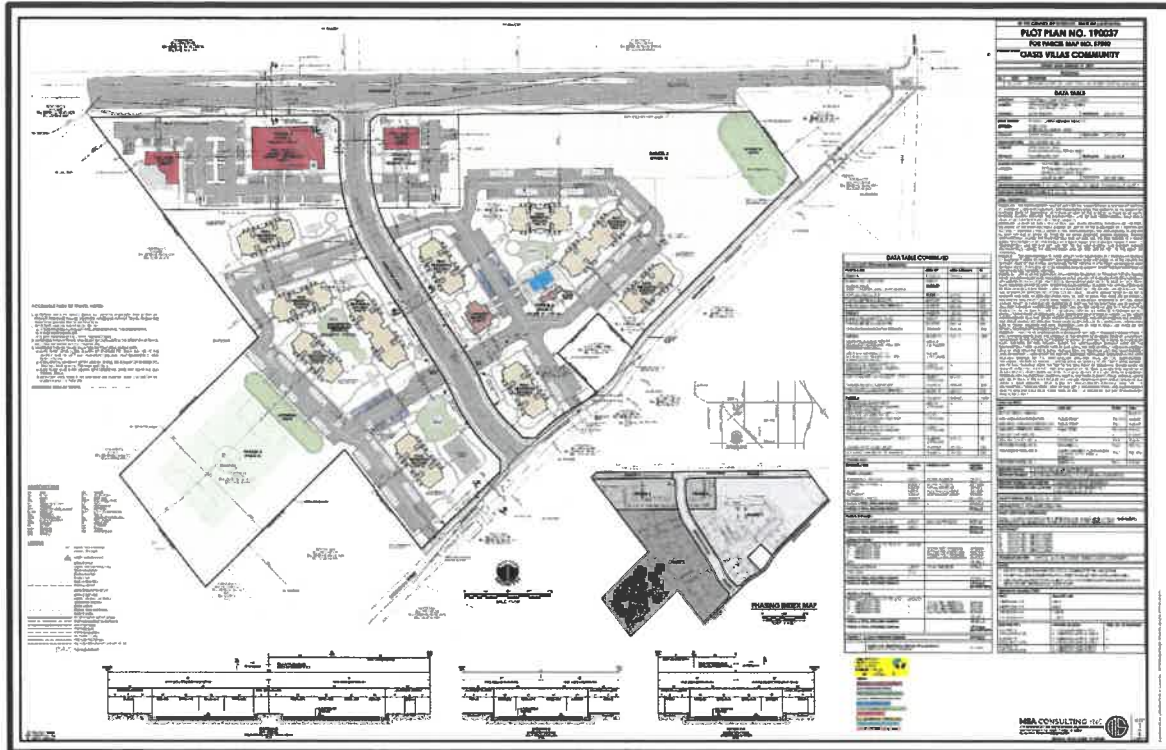


Figure 4 – Plot Plan Exhibit



Figure 5 – Conceptual Landscape Plan



Figure 6. – Proposed Residential Elevations.



Figure 7. – Proposed Commercial Elevations

The proposed Project will be developed in Phases. Phase one of the Project will occupy approximately 9.57 acres of the Project site. Located on the eastern portion of the property, phase one will develop 80 residential units, a 3,500-community building and an approximately 2.4-acre landscaped basin, as shown in Table 1. The residential units will consist of one- to four-bedroom units ranging from 628 square feet to 1,240 square feet. At total buildout, the residential component of phase one will occupy a total building area of 72,476 square feet. The 2.03-acre landscaped basin will be located north of the residential units.

Table 1. Phase One				
Land Use	Unit Type	Size	Quantity	Total Building Area (SF)
Residential	1 Bedroom	628 SF	32	20,096 SF
	2 Bedroom	898 SF	24	21,552 SF
	3 Bedroom	1,088 SF	16	17,408 SF
	4 Bedroom	1,240 SF	8	9,920 SF
	Community Building	3,500 SF	1	3,500 SF
Retention	--	2.03 AC	--	--
Total Phase One Area				9.57 Acres

Phase two will occupy approximately 3.56 acres of the northwest corner of the Project property. Implementation of the second phase will include the development of three commercial buildings: the childcare facility (Building 1), market and attached retail uses (Building 2) and medical clinic (Building 3), as shown in Table 2. 113 parking spaces will be provided in the commercial component.

Table 2. Phase Two		
Building	Building Use	Size (Square Feet)
1	Childcare Facility	3,500 SF
2	Market	8,250 SF
	Market Storage/Trash	1,500 SF
	Possible Future Divisible Retail Space	5,750 SF
3	Medical Clinic	4,000 SF
Total Commercial Buildings		23,000 SF

The final Project phase, phase three, occupies approximately 9.49 acres of the western portion of the site, south of the proposed commercial component and will include the development of 80 residential units and an approximately 2.4-acre open space area (recreational and retention), as shown in Table 3. Similar to the phase one development, phase three will include one- to four-bedroom units, with a building area of 68,976 square feet at total buildout.

Table 3. Phase Three				
Land Use	Unit Type	Size	Quantity	Total Building Area (SF)
Residential	1 Bedroom	628 SF	32	20,096 SF
	2 Bedroom	898 SF	24	21,552 SF
	3 Bedroom	1,088 SF	16	17,408 SF
	4 Bedroom	1,240 SF	8	9,920 SF

Retention	--	2.4 AC	--	--
Total Phase Three Area				9.49 Acres

General Plan Consistency: The proposed Project will result in changing the General Plan land use designation for the Project site from Community Development: Medium Density Residential (CD:MDR) to Community Development: Commercial Retail (CD: CR) for Parcels 1 and 2, and Community Development: High Density Residential (CD: HDR) for Parcels 3 and 4. The proposed Change of Zone further implements the General Plan land use designation by applying zoning classifications that are consistent with the proposed General Plan land use designation. Findings necessary for the General Plan and Change of Zone are detailed below within the Findings section of the staff report. The proposed Plot Plan No. 37590 is consistent with the proposed land use designation of High Density Residential, since the Plot Plan will allow for the development of 160 low-income multi-family residential units on 19.06 acres of land, which results in a density of 8.4 dwelling units/acre. In addition, the Plot Plan will allow for the construction of approximately 23,000 square feet of commercial uses on a 3.56 acre (Parcel 1 and 2) with a Floor Area Ratio (FAR) of 0.15. The General Plan's High Density Residential land use designation encourages a land use density range of 8-14 dwelling units/acre and the Commercial Retail land use designation encourages a FAR of 0.20 – 0.35.

Ordinance No. 348 Consistency: The Project proposes to modify the existing zoning classification of the Project site from Controlled Development (W-2) to General Commercial (C1/CP) for Parcels 1 and 2 and General Residential (R-3) for Parcels 3 and 4. As provided in Ordinance No. 348, the C1/CP zoning classification allows for the development of general commercial uses, medical offices, and day care centers and the R-3 zoning classification allows for the development of two family dwelling, multiple family dwelling, bungalow courts and apartment houses. These uses are allowed in the C1/CP and R-3 zones provided a plot plan is obtained.

Off-site Improvements: The proposed Tentative Parcel Map is a schedule "E" subdivision which requires improvements in regards to streets, water, fire protection, sewage disposal, fencing, and electrical and communication facilities. The following is a list of frontage and off-site improvements that are proposed and will further be provided as Project conditions of approval:

66th Avenue, a County maintained Urban Arterial Highway shall be improved with curb and gutter and match-up concrete asphalt paving; reconstruction; or resurfacing of existing paving within the 76 foot half-width dedicated right-of-way. A center median will be constructed along the property frontage along 66th Avenue, with a left turn lane for westbound traffic turning left on to Middleton Avenue and as detailed further in the Project's conditions of approval.

A 10 foot wide Class I Multimodal Path shall be constructed within the 21 foot wide parkway and extend to the intersection of Tyler Street and 66th Avenue and terminate at the ADA ramp, as detailed further in the Project's conditions of approval.

Middleton Street along the Project boundary is a County maintained road and shall be improved with curb and gutter, match up asphalt paving; reconstruction; or resurfacing of exiting paving within the 37 foot half-width dedicated right-of-way, and as detailed further in the Project's conditions of approval.

Middleton Avenue at 66th Avenue shall be improved to include, left, right and through lanes, as detailed further in the Project's conditions of approval.

The intersection of Middleton Avenue and Driveways 2, 3, and 4 shall be improved to provide shared left turn lanes, right turn lanes, and through lanes, as detailed further in the Project's conditions of approval.

The intersection of Middleton Avenue at Middleton Street shall be improved to provide shared left-turn/right-turn lanes for southbound traffic, one shared left-turn lane/through lane shall be provided for eastbound traffic, and one shared through/right-turn lane provided for westbound traffic as detailed further in the Project's conditions of approval.

Right-of-way dedication shall be conveyed for public use along 66th Avenue, Middleton Street, and Middleton Avenue, as detailed further in the Project's conditions of approval.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) was completed that resulted in the preparation of an Mitigated Negative Declaration (MND) for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS (CEQ190165), identified potentially significant impacts in regards to Biological Resources and Cultural Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The IS/MND represents the independent judgement of the Riverside County Board of Supervisors. The documents were circulated for public review per the California Environmental Quality Act Statute and State Guidelines Section 15105 and Executive Order N-80-20.

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 160 low income housing units, this measure is applicable to this Project and has been addressed in the MND and applicable conditions of approval are included for the Plot Plan.

Future Federal action in the form of program funding is expected to be determinant toward project implementation. Such Federal action is expected to warrant a separate environmental review process under the National Environmental Policy Act (NEPA) guidelines for the corresponding federal agency. The level of environmental review and findings are to be determined by the agency performing the Federal action.

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 currently has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). As proposed, the General Plan Amendment would change the existing land use designation from CD: MDR to Community Development: Commercial Retail (CD: CR) in the northwest corner of the site to accommodate the commercial development (Phase 2), and

to Community Development: High Density Residential (CD: HDR) throughout the remainder of the site to accommodate multi-family residential units (Phases 1 and 3). As proposed, the Plot Plan will provide for the construction of 160 multi-family low-income residential units, resulting in a density of approximately 8.4 dwelling units/acre and the construction of approximately 23,000 square feet of commercial uses on a 3.56 acre (Parcel 1 and 2) with a Floor Area Ratio (FAR) of 0.15. The residential and commercial uses proposed are consistent with the encouraged land use stated in the General Plan for HDR and CR land uses. Therefore, the Project as proposed will be consistent with the proposed General Plan land use designations.

2. The Project site's existing zoning classification is Controlled Development (W-2). The proposed Project request's to change the Project site's existing zoning classification from W-2 to General Residential (R-3) for the residential component of the Project (Parcels 3 and 4) and to General Commercial (C1/CP) for the commercial component of the Project (Parcels 1 and 2). The proposed Change of Zone No. 190048 for Parcels 3 and 4 of the Project site to the R-3 zoning classification allows, subject to approval of Plot Plan No. 190037, the development of the multi-family dwellings. The proposed Change of Zone No. 1900048 for Parcels 1 and 2 to the C1/CP zoning classification allows for commercial uses such as the proposed market, medical office, and day care facility, subject to the approval of Plot Plan No. 190037. As detailed in the Entitlement Findings below, the proposed Project is consistent with the allowable uses and development standards within Ordinance No. 348.

Entitlement Findings:

General Plan Amendment:

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required.

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The Riverside County Vision, in its discussion on Housing, specifically states, "We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities" and "Adequate housing for farm laborers is now provided." GPA No. 190017 is consistent with this vision because it will allow for the approval of the implementing Project that proposes to provide 160 affordable housing, most likely workforce housing, within the Eastern Coachella Valley area, which needs more housing, especially affordable or attainable housing for agricultural workers.

The Riverside County Vision, in its discussion on Vision Concepts, specifically states, "Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it." General Plan Amendment No. 190017 is consistent with the vision about Population Growth because the implementing Project will be providing adequate public improvements to serve the project and the community. The proposed improvements include, but are not limited to, road and intersection improvements, pedestrian

facility improvements, including a new multimodal path, sewage and water improvements, and fire protection improvements.

On the topic of Our Communities and Their Neighborhoods, the Riverside County Vision states, "The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively." General Plan Amendment No. 190017 proposes to intensify the residential density, and the changes to the land use designation of the site diversifies the mix of land uses, which provides for "horizontal" mixed use type development. The increase in density and diversity of land uses provides for a more efficient use of land resources than the existing MDR land use provides.

The Riverside County Vision, in its discussion on Jobs and the Economy, specifically states, "Jobs/housing balance is significantly improved overall, as well as within subregions of Riverside County." General Plan Amendment No. 190017 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide for commercial/retail uses, therefore, providing for more job opportunities in this region and improving the jobs/housing balance for Project area.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

The General Plan Principle I.G.1 states "The County should encourage compact and transit-adaptive development on regional and community scales." General Plan Amendment No. 190017 is consistent with this principal because it provides for the approval of the implementing Project, which proposes a "horizontal" mixed use development, with both residential and commercial/retail uses. The development may be considered a compact development within the community of Oasis, which may also be conducive of use of transit and other forms of active transportation (i.e. walking and biking).

The General Plan Principle III.E.1 states "Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling or other nonmotorized means." General Plan Amendment No. 190017 is consistent with this principal because it provides for the approval of the implementing Project, which proposes a "horizontal" mixed use development, with both residential and commercial/retail uses. The development adjacent to two schools, which will allow for safe access by walking, bicycling or other nonmotorized means.

The General Plan Principle IV.A.1 states "It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices." General Plan Amendment No. 190017 is consistent with this principal because it provides for the approval of the implementing Project that would to provide a variety of styles, densities and prices, which ensure quality housing for a range of lifestyles in the diverse community of Oasis. Specifically, the

proposed development will provides for unique and affordable housing for agricultural workers of the Eastern Coachella Valley.

The General Plan Principle IV A.6.c states, “Existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas...Steps to implement this principle include:...Redesigning vacant land for higher density uses or mixed use...” General Plan Amendment No. 190017 is consistent with this principal because it provides for the approval of the implementing Project that proposes to develop a vacant, under-used site with higher density uses and mixed uses.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

c. Any Foundation Component designation in the General Plan.

General Plan Amendment No. 190017 proposes General Plan land use designations of HDR and CR, which are within the same Foundation Component of the General Plan as the existing land use designation of MDR. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. General Plan Amendment No. 190017 would either contribute to the achievement of the General Plan or, at a minimum, would not be detrimental to them because it provides for the approval of the implementing Project that proposes a “horizontal” mixed use development with both residential and commercial/retail community-serving uses adjacent to two existing school and close proximity to major roads and several town centers or commercial areas. The development provides for land use and development in strategic locations and new job opportunities that adds to the economic base and improves the jobs/housing balance for the area.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The state housing crises, which impacts Riverside County, and Oasis’ particular need for more housing, especially affordable housing for agricultural workers, may be considered a special circumstance or condition that was unanticipated in preparing the last substantial update in 2008 to the General Plan. The proposed HDR land use designation provides for higher density housing than the existing MDR land use designation that will facilitate the production of more housing units, which will help meet the housing needs of Oasis and contribute to the housing supply of the County and state. Lower density residential was planned for this area, but the need for more housing – as well as commercial activity to help support that housing - provides sufficient cause to increase the density of

the Project site; therefore, approval of General Plan Amendment No. 190017 and the implementing Project may be considered appropriate changes to the County's General Plan.

4. An amendment is required to comply with an update to the Housing Element or change in State Housing Element law.

The County is currently in the process of updating its Housing Element for the Sixth Cycle, which must include a plan to accommodate over 40,000 units that were allocated through the RHNA process. The 6th Cycle RHNA allocation is about 10,000 units larger than the 5th Cycle RHNA allocation. General Plan Amendment No. 190017 proposes to increase the density of the Project site that provides for the approval of the implementing Project that proposes to develop 160 affordable units for agricultural workers. The increase in density and development of units will assist the County plan for and meet its RHNA allocation for past and present housing cycles.

5. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

General Plan Amendment No. 190017 will provide for the approval of the implementing Project, which proposes to develop housing and commercial/retail community-serving uses. The proposed nonresidential uses will provide additional job opportunities for the community, which expands employment opportunities that contribute to the local economy and improves the community's jobs-housing balance.

Change of Zone:

Change of Zone No. 1900048 is a proposal to change the site's existing zoning classification from Controlled Development (W-2) to General Residential (R-3) and General Commercial (C-1/C-P). As provided in Ordinance No. 348, uses permitted in the R-3 zoning classification include two family dwelling, multiple family dwellings, bungalow courts, and apartment houses subject to the approval of a Plot Plan. The residential component of this Project (Parcels 3 and 4) is consistent with this zoning classification in that the development proposed is for 160 multi-family low income housing units. The commercial component proposed on Parcels 1 and 2 will be for the development of a day care facility, market, laundry, restaurant, and medical clinic. These uses are permitted in the C-1/CP zoning classification as provided in Ordinance No. 348, subject to the approval of a plot plan. The Change of Zone to the R-3 and C-1/C-P zoning classifications will provide consistency with the proposed General Plan land use designation of HDR and CR. The Tract Map will allow for the development of 160 low-income multi-family residential units on 19.06 acres of land, which results in a density of 8.4 dwelling units/acre. In addition, the Tract Map will allow for the construction of approximately 23,000 square of commercial uses on a 3.56 acres (Parcel 1 and 2) with a Floor Area Ratio (FAR) of 0.15. The General Plan's High Density Residential land use designation encourages a land use density range of 8-14 dwelling units/acre and the Commercial Retail land use designation encourages an FAR of 0.20 – 0.35. Therefore, the proposed Change of Zone is consistent with the proposed General Plan's land use designation.

Tentative Parcel Map:

Tentative Parcel Map No. 37590 is a Schedule "E" subdivision that proposes to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with general commercial/retail uses. Parcel 2 is comprised of approximately 1.02 acres and will also be developed with a general commercial/retail uses. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed

with 80 residential units, a community center and pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. The subdivision also proposes the realignment of Middleton Avenue. The findings required to approve Tentative Parcel Map No. 37590, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV. A. 6 states that communities should be revitalized through development of under-used, vacant or infill sites and re-designing vacant land for higher density uses or mixed uses. General Plan Principle IV.B.1.promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed Tentative Parcel Map No. 37590 will comply with the General Plan by providing a mixed use development of commercial uses and 160 multi-family low incomes residential uses promoting the unique characteristics of the Eastern Coachella Area Plan.
2. Project implementation will be consistent with the policies and goals of the County of Riverside's General Plan and Eastern Coachella Area Plan. The proposed land division will ultimately result in a development that will provide a variety of uses which include commercial and residential uses. The Project will be consistent with the overall density and floor area ratio, as provided in the General Plan. Therefore, the proposed Project is consistent with this finding.
3. The Project is a proposal to subdivide 26.23 gross acres into four developable lots. The site is physically suitable for the type of development and density proposed due to its frontage on 66th Avenue, and Middleton Street and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.
4. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Mitigated Negative Declaration for Environmental Assessment CEQ190165 for the Project.
5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The mitigated negative declaration for the Project identified potential significant impacts to Biological and Cultural Resources. However, through the incorporation of mitigation measures the impacts are reduced to less than significant. Therefore, through compliance with applicable County and State ordinances it was determined that no significant impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat as a result of the proposed development.

6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.10 for a Schedule "E" subdivision 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. These improvements include but are not limited to Middleton Avenue within the Project boundary to be improved as a Collector Road and will include curb and gutters. Middleton Street along the Project boundary will be improved with curb and gutter. The intersection of Middleton Street and Middleton Avenue will be improved with left turn and through lane. 66th Avenue along the northern boundary of the Project site which is classified as an Urban Arterial Highway will be improved with match-up paving within the 76 foot half-width right-of-way and will include curb and gutters, median, and turn lane. 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 10.10 (A), as it pertains to streets will be met.
 - b) Domestic Water - Domestic water service will be supplied by the Coachella Valley Water District (CVWD) via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Therefore, with the requirements of the conditions of approval, and CVWD requirements, compliance with Ordinance No. 460 10.10 (B), as it pertains to domestic water, will be met.
 - c) Fire Protection – Fire protection improvements include but are not limited to, the location of fire hydrants, the submittal of a site plan showing the location of fire lanes, minimum 24 foot access roads located within 150 feet to all portions of exterior building walls. The Project is phased, therefore, each phase shall provide approved access for fire protection. Fire sprinklers shall be provided in all dwelling units and in all new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. All residential dwellings shall display street numbers in a prominent location on the street side of the residence. All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Therefore, with the incorporation of standard conditions of approval the requirements of Ordinance No. 460 10.10 (C), as it pertains to fire protection will be met.
 - d) Sewage Disposal – Sanitary Sewer Service will be supplied by the CVWD. Therefore, with the requirements of the advisory notification document, and CVWD requirements, compliance with Ordinance No. 460 10.10 (D), as it pertains to sewage disposal, will be met.
 - e) Fences –Six foot high steel tubular fencing is provided along the east, west, and south perimeter of the commercial portion of the Project site and around the swimming pool located within the interior of the property. Six foot high CMU walls will be installed around the Project boundaries and within portion of the interior. The detention basins within Project site will be enclosed by the 6 foot high CMU fencing. Therefore, the requirements of Ordinance No. 460 10.10 (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 10.10 (F) as they pertain to the installation of electrical and communication facilities have been met.

7. 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.
8. The parcels as shown on the Tentative Map are consistent Schedule "E" subdivisions as provided for in Ordinance No. 460 which states that there is no minimum or maximum parcel size. In addition there is no minimum lot size for commercial developments within the C1/CP zoning classification and the minimum lot area shall be 7,200 square feet for development within the R-3 zoning classification. The residential portion of the Project site is comprised of 19.06 acres. Therefore, the proposed Project is consistent with this finding.

Plot Plan Findings

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348

1. The proposed uses conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed Project is for the subdivision of 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with a day care facility and general commercial uses. Parcel 2 is comprised of approximately 1.02 acres and will be developed with a medical clinic. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, community center and pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. The General Plan land use designation as amended pursuant to the proposed Project would be High Density Residential and Commercial Retail. The General Plan's High Density Residential land use designation encourages a land use density range of 8-14 dwelling units/acre and the Commercial Retail land use designation encourages an FAR of 0.20 – 0.35. The development as proposed will result in a density of 8.4 dwelling units/acre and an FAR at a maximum of 0.15. The residential component of the Project site follows the R-3 zoning classification which allows for the development of two-family dwellings, multi-family dwelling, bungalow courts, and apartment houses subject to the approval of a Plot Plan. The commercial component of the Project site follows the C1/CP zoning classification which allows for market, laundries, restaurants, day care facilities and medical clinics subject to the approval of a Plot Plan. The proposed Project is consistent with the General Plan and the requirements of State law and the ordinance 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 MND for the proposed Project, it was determined that the potential of significant impacts to Biological and Cultural Resources could occur; however with the incorporation of mitigation measures impacts were reduced to less than significant. There were no other potentially significant impacts. The Project will be required to adhere to the requirements of the advisory notification document and conditions of approval. In addition, the proposed Project

conforms to all applicable policies of the General Plan, the development standards of the Ordinance No. 348, and the requirements of State law and the ordinances of Riverside County.

3. The proposed residential and commercial uses conform to the logical development of the land and is compatible with the present and future logical development of the surrounding area. The Project site is located within an agricultural community and would provide low income housing for the agricultural workers and their families. Two school site are located within close proximity of the Project site which will enable school children living in the residential units to walk to school. The proposed retail, day care facility, medical clinic, and community center will also provide needed services to the future residents of the proposed Project and to the surrounding community as well. The proposed Project will ensure logical development and compatibility within the Project vicinity.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will provide the necessary additional right-of-way dedication for Middleton Avenue, classified as a Collector Road, In addition improvements to 66th Avenue and Middleton Street will also be provided and include the installation of curbs and gutters, match-up of paving, and a 10 foot wide multimodal path within the parkway along 66th Avenue and extend to the intersection of Tyler and 66th Avenue. Two detention basins will be provided and are located along the northeastern and southwestern portions of the Project site and will be utilized for the mitigation of storm water runoff.
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 comprised of 4 Parcels and will allow for the construction of 160 multi-family low income residential units on Parcels 3 and 4. The commercial development of the proposed Project is located on Parcels 1 and 2 of the Project site. No additional residential units will be allowed. The selling of individual residential units will not require a land division and will be permitted.

Development Standards Findings:

1. With approval of Change of Zone No. 1900048 the Project site will be located within two zoning classifications, General Commercial (C-1/C-P) for Parcels 1 and 2 and General Residential (R-3) for Parcels 3 and 4. As proposed the Project is consistent with the permitted uses and development standards of each zoning classification as provided in Ordinance No. 348 and as detailed below:

C-1/C-P Development Standards:

- A. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* As proposed the commercial component of the Project site is located in Parcel 1 and 2 and will be Phase 2 of the overall Project development. Given, that there is no minimum lot area requirement the proposed Project is in compliance with this development standard.

- B. *There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans.* The proposed commercial buildings will not exceed a height of 30 feet. The Project is not within a specific plan; therefore, the proposed Project is consistent with this development standard.
- C. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* There are no buildings or structures proposed that exceed a height of 50 feet. Therefore, the Project is consistent with this development standard.
- D. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* Based on the parking standards as provided in Ordinance No. 348 Section 18.12 general commercial uses are required to provide 1space/200 square feet, medical clinics 1 space/200 square feet, and day care facilities 1 space/500 square feet. A total of 105 parking spaces are required; however 116 spaces will be provided. In addition a total of 4 electrical vehicle spaces and charging stations will be required and noted on the site plan. The Project is consistent with this development standard.
- E. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. Therefore, the proposed Project will be consistent with this development standard.

R-3 Development Standards:

- 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 residential component of the Project site is located in Parcels 3 and 4. Parcel 3 is comprised of 9.57 acres and Parcel 4 is comprised of 9.49 acres. The development is for multi-family residential units and are not comprised of individual lots. The proposed plot plan exhibit is in compliance with this development standard the proposed plot plan exhibit is in compliance with this development standard.
- 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 proposed multi-family residential units will not exceed a height of 23 feet. Setbacks of the buildings from any street or property lines exceeds 10 feet. The minimum setback as illustrated on the site plan is 20 feet. Therefore, the proposed plot plan exhibit is in compliance 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 proposed multi-family residential units will not exceed a height of 23 feet. Setbacks of the buildings from any street or property lines exceeds the required 5 foot side yard setback. The minimum setback as illustrated on the site plan is 20 feet. Therefore, 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 net square footage of the residential component (Parcels 3 and 4) of the Project site is approximately 830,253.60 square feet. The net square footage of the footprint of all structures proposed is 142,202 square feet, which results in a lot coverage of 17.12%. 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 lot area for the residential component is approximately 830,253.60 and the total floor area for all the residential buildings is 142,202 which is 17.12% 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 multi-family residential units will not exceed 23 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 residential component of the Project site will result in the ultimate development of 160 multi-family low-income residential units. Of those units 64 one-bedroom units are proposed which requires a parking ratio of 1.25 spaces/unit, 48 two-bedroom units are proposed which requires a ratio of 2.25 spaces/unit, and 48 three+ bedroom units are proposed which requires a ratio of 2.75 spaces/unit. A total of 320 parking spaces are required. However, 357 parking spaces will be provided. In addition, a total of 8 electrical vehicle parking spaces with charging stations are required to be provided within the residential component of this Project. The location of these spaces are 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 not located within a Conservation Area of the Coachella Valley Multiple Species habitat Conservation Plan.
2. The Project site is not located within a Sphere of Influence.
3. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to nine requesting tribes on March 26, 2020. Consultations were requested by the Torres Martinez Band of Cahuilla Indians. The Agua Caliente Band and the Soboba Band deferred to Torres Martinez. A meeting was held with Torres Martinez on August 10, 2020. In this meeting Torres indicated that the area was sensitive for surface and subsurface Tribal Cultural Resources and requested that a monitor from the tribe be present during ground disturbing activities. Planning agreed to this during the August

10, 2020 consultation meeting. The Project report and conditions of approval were provided to Torres and consultation was concluded on the same day.

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.

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, sprinklers, and building materials will aid in the protection of people and property from the potential hazards of fire.

Conclusion:

1. For the reasons discussed above, as well as the details provided in Mitigated Negative Declaration for Environmental Assessment No. CEQ190165, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper on October 29, 2020 for the November 18, 2020 Planning Commission. At the request of staff to provide for appropriate time for public review of Project documents, the Planning Commission continued the Project to December 2, 2020 Planning Commission meeting, as a public hearing item on the agenda. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any person who indicated support/opposition to the proposed Project.

This Project was presented before the Thermal – Oasis Community Council on September 28, 2020. In addition, a separate project-specific community virtual meeting was held on Saturday, October 10, 2020.

RESOLUTION 2020-014
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 190017

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on December 2, 2020, to consider the above-referenced matter; and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

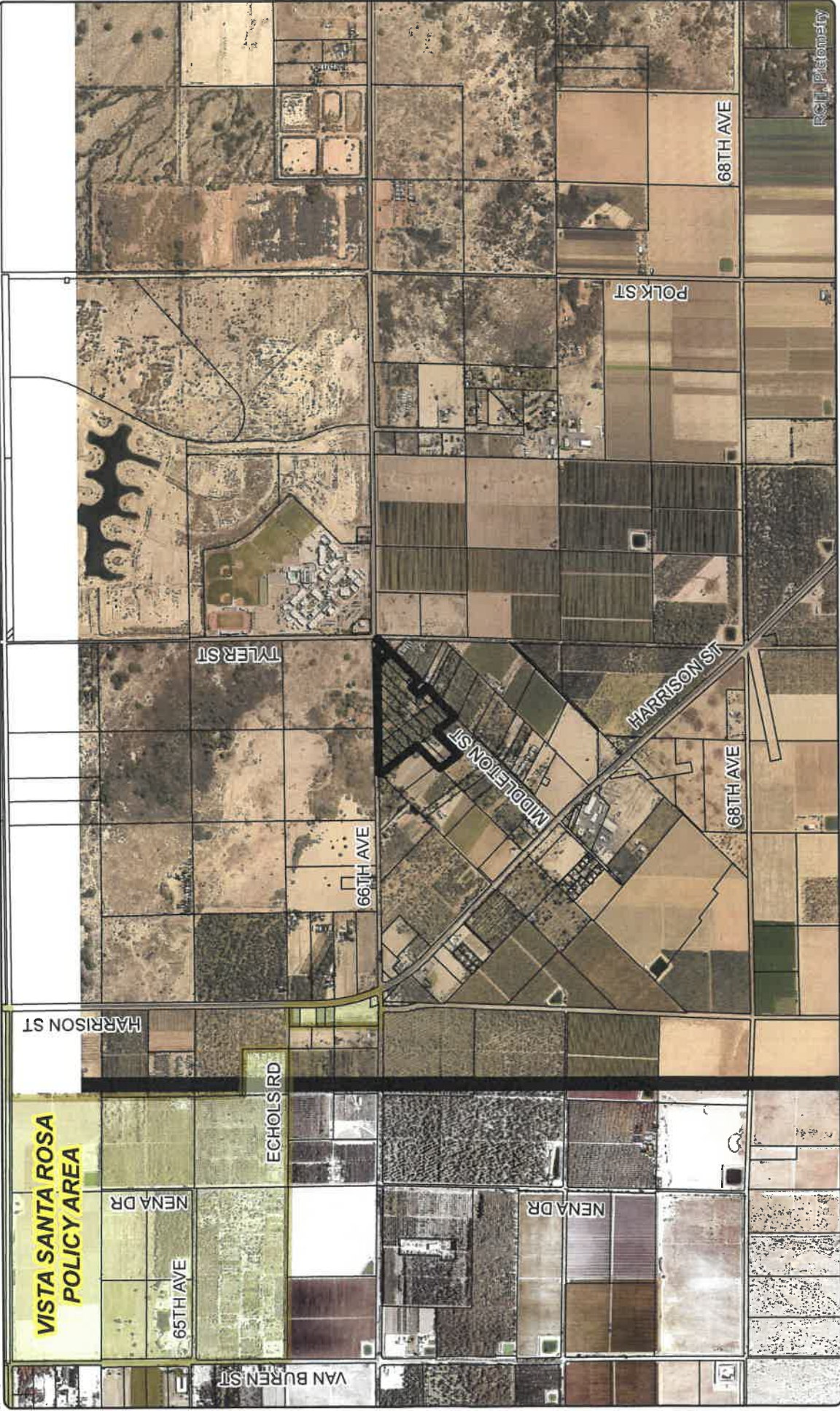
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on December 2, 2020, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends the following:

1. Adoption of the Mitigated Negative Declaration for Environmental Assessment No. CEQ190165; and
2. Adoption of General Plan Amendment No. 190017.

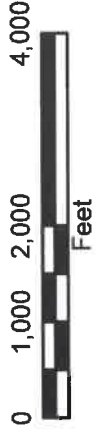
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900048 GPA 190017 TPM37590 PPT190037
VICINITY/POLICY AREAS

Date Drawn: 10/15/2020
 Vicinity Map

Supervisor: Perez
 District 4



Author: Vinnie Nguyen



Zoning Dist: Lower Coachella Valley

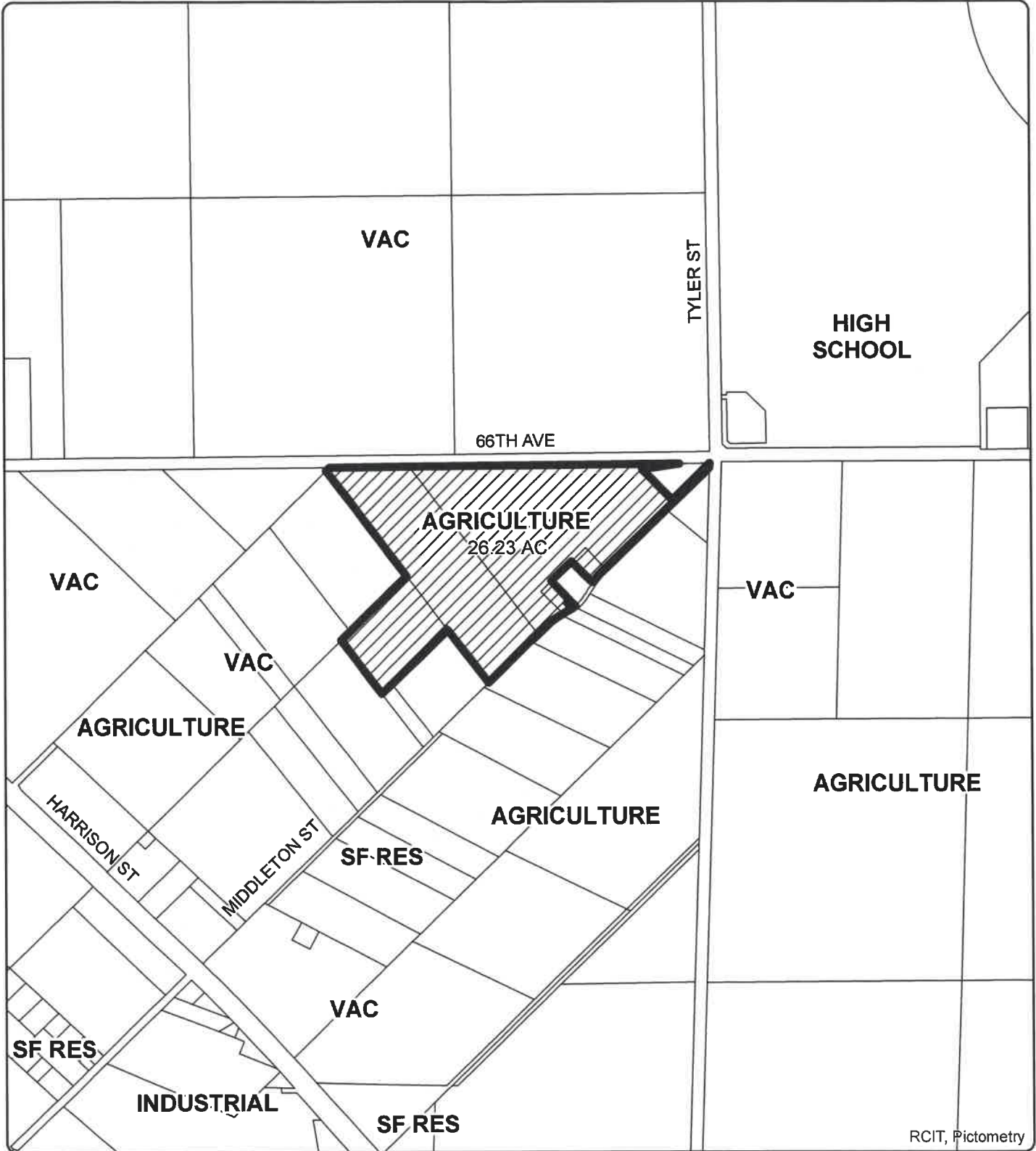
DISCLAIMER: On October 7, 2008, the County of Riverside updated its General Plan and adopted the 2008 General Plan. The 2008 General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 940-2000 (Western County) or in Palm Desert at (760) 940-2001 (Eastern County) or website <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900048 GPA190017 TPM37590 PPT190037

Supervisor: Perez
District 4

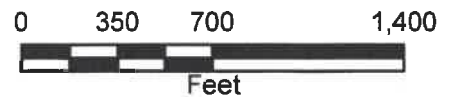
LAND USE

Date Drawn: 10/15/2020
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

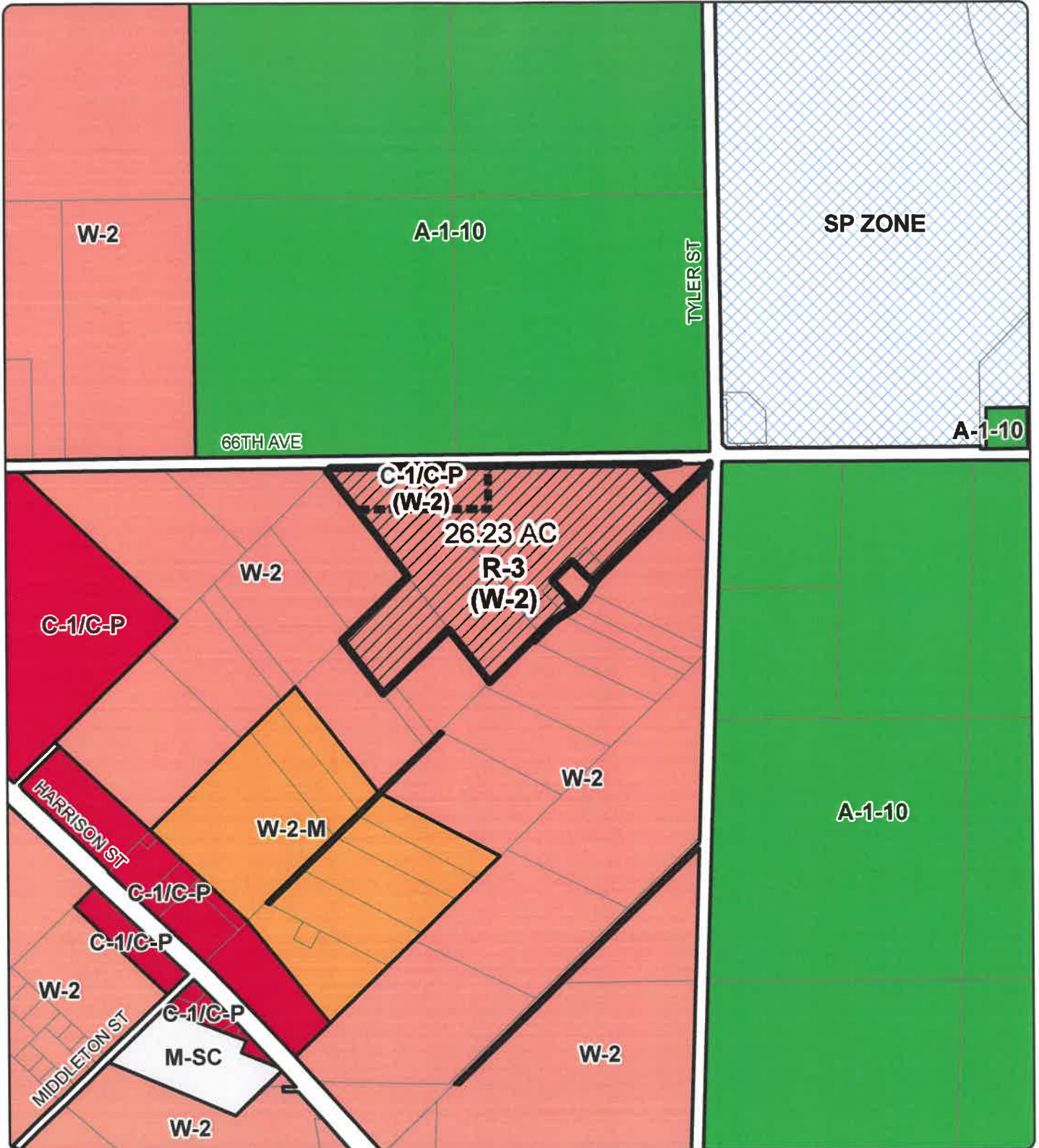
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RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ1900048 GPA190017 TPM37590 PPT190037

Supervisor: Perez
 District 4

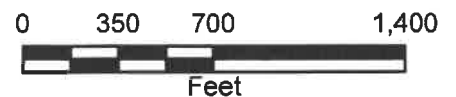
PROPOSED ZONING

Date Drawn: 10/15/2020
 Exhibit 3



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



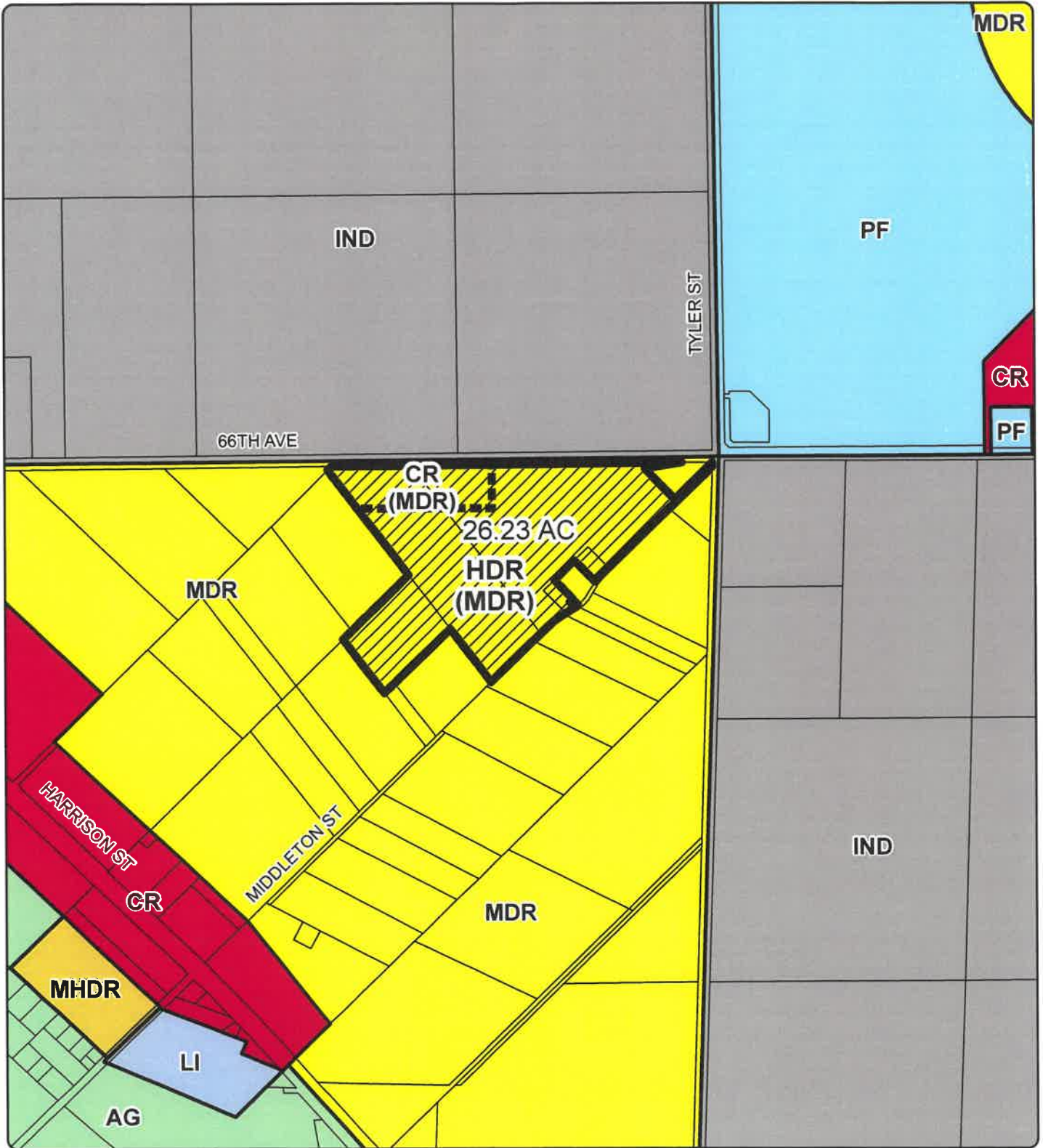
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900048 GPA190017 TPM37590 PPT190037

Supervisor: Perez
District 4

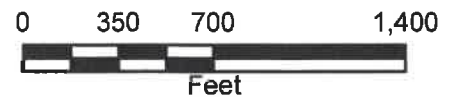
PROPOSED GENERAL PLAN

Date Drawn: 10/15/2020
Exhibit 6

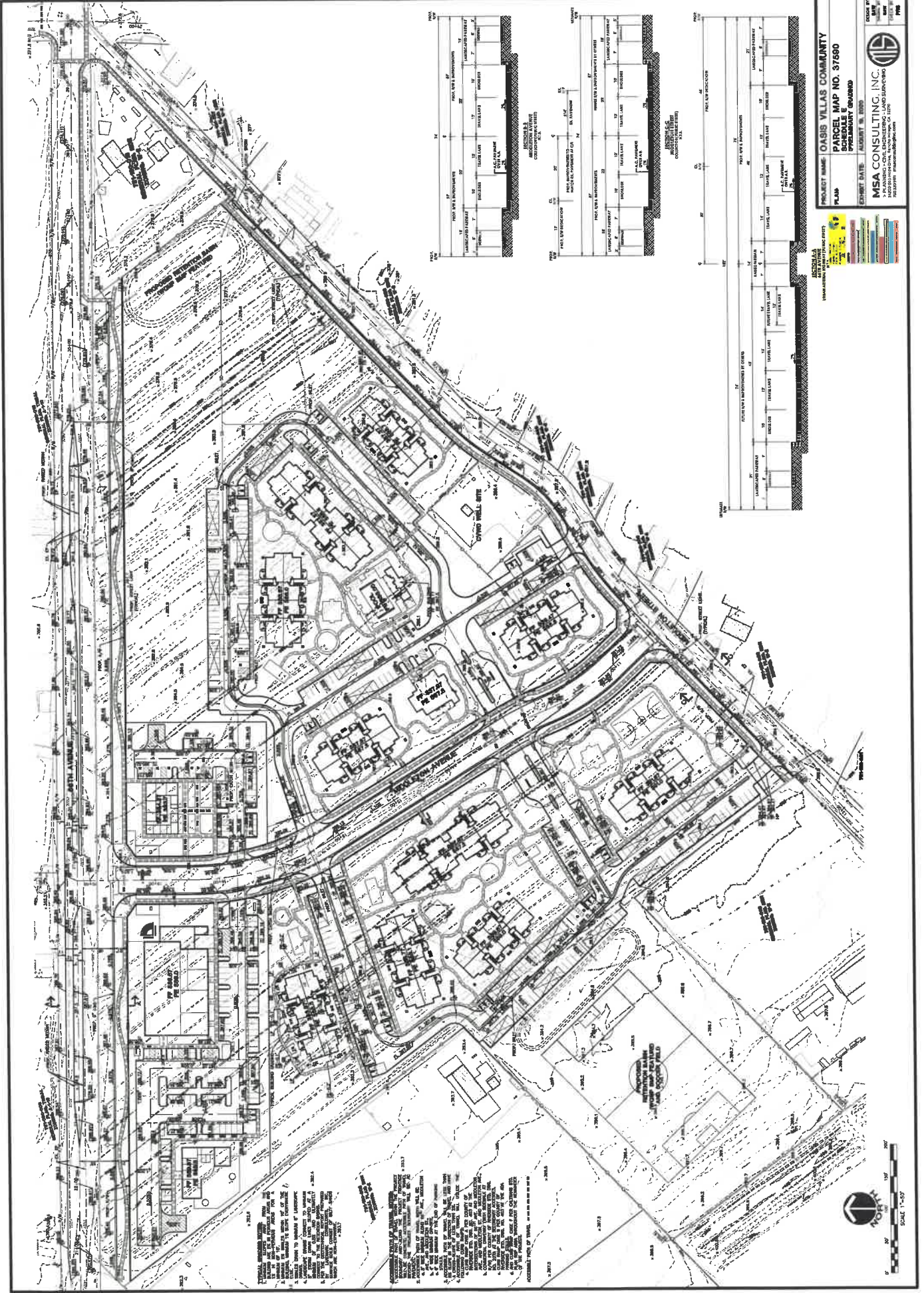


Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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TITLE BLOCK INFORMATION:

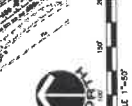
- PROJECT NAME: OASIS VILLAS COMMUNITY
- PARCEL MAP NO. 37680
- OWNER: [Name]
- DATE: [Date]
- PREPARED BY: [Name]
- APPROVED BY: [Name]
- SCALE: [Scale]

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES AND EASEMENTS.
5. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.
6. ALL FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE TEXAS NATURAL RESOURCES CODE.
10. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.

ADDITIONAL NOTES:

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY.
12. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
16. ALL UTILITIES SHALL BE PROTECTED AND REPAIRED IF DAMAGED DURING CONSTRUCTION.
17. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
18. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE TEXAS NATURAL RESOURCES CODE.
19. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



NO.	DESCRIPTION	QUANTITY	UNIT
1	EXISTING DRIVE	12	LINEAL FEET
2	NEW DRIVE	18	LINEAL FEET
3	PAVEMENT	15	SQUARE FEET
4	LANDSCAPING	20	SQUARE FEET
5	CONCRETE	10	SQUARE FEET
6	SEWER	8	LINEAL FEET
7	WATER	6	LINEAL FEET
8	ELECTRIC	4	LINEAL FEET
9	TELEPHONE	3	LINEAL FEET
10	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
11	ROOF	100	SQUARE FEET
12	FLOOR	200	SQUARE FEET
13	CEILING	150	SQUARE FEET
14	PAINT	50	SQUARE FEET
15	MECHANICAL	30	SQUARE FEET
16	ELECTRICAL	20	SQUARE FEET
17	TELEPHONE	15	SQUARE FEET
18	WALL	10	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
19	CONCRETE	100	SQUARE FEET
20	SEWER	8	LINEAL FEET
21	WATER	6	LINEAL FEET
22	ELECTRIC	4	LINEAL FEET
23	TELEPHONE	3	LINEAL FEET
24	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
25	CONCRETE	100	SQUARE FEET
26	SEWER	8	LINEAL FEET
27	WATER	6	LINEAL FEET
28	ELECTRIC	4	LINEAL FEET
29	TELEPHONE	3	LINEAL FEET
30	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
31	CONCRETE	100	SQUARE FEET
32	SEWER	8	LINEAL FEET
33	WATER	6	LINEAL FEET
34	ELECTRIC	4	LINEAL FEET
35	TELEPHONE	3	LINEAL FEET
36	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
37	CONCRETE	100	SQUARE FEET
38	SEWER	8	LINEAL FEET
39	WATER	6	LINEAL FEET
40	ELECTRIC	4	LINEAL FEET
41	TELEPHONE	3	LINEAL FEET
42	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
43	CONCRETE	100	SQUARE FEET
44	SEWER	8	LINEAL FEET
45	WATER	6	LINEAL FEET
46	ELECTRIC	4	LINEAL FEET
47	TELEPHONE	3	LINEAL FEET
48	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
49	CONCRETE	100	SQUARE FEET
50	SEWER	8	LINEAL FEET
51	WATER	6	LINEAL FEET
52	ELECTRIC	4	LINEAL FEET
53	TELEPHONE	3	LINEAL FEET
54	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
55	CONCRETE	100	SQUARE FEET
56	SEWER	8	LINEAL FEET
57	WATER	6	LINEAL FEET
58	ELECTRIC	4	LINEAL FEET
59	TELEPHONE	3	LINEAL FEET
60	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
61	CONCRETE	100	SQUARE FEET
62	SEWER	8	LINEAL FEET
63	WATER	6	LINEAL FEET
64	ELECTRIC	4	LINEAL FEET
65	TELEPHONE	3	LINEAL FEET
66	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
67	CONCRETE	100	SQUARE FEET
68	SEWER	8	LINEAL FEET
69	WATER	6	LINEAL FEET
70	ELECTRIC	4	LINEAL FEET
71	TELEPHONE	3	LINEAL FEET
72	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
73	CONCRETE	100	SQUARE FEET
74	SEWER	8	LINEAL FEET
75	WATER	6	LINEAL FEET
76	ELECTRIC	4	LINEAL FEET
77	TELEPHONE	3	LINEAL FEET
78	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
79	CONCRETE	100	SQUARE FEET
80	SEWER	8	LINEAL FEET
81	WATER	6	LINEAL FEET
82	ELECTRIC	4	LINEAL FEET
83	TELEPHONE	3	LINEAL FEET
84	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
85	CONCRETE	100	SQUARE FEET
86	SEWER	8	LINEAL FEET
87	WATER	6	LINEAL FEET
88	ELECTRIC	4	LINEAL FEET
89	TELEPHONE	3	LINEAL FEET
90	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
91	CONCRETE	100	SQUARE FEET
92	SEWER	8	LINEAL FEET
93	WATER	6	LINEAL FEET
94	ELECTRIC	4	LINEAL FEET
95	TELEPHONE	3	LINEAL FEET
96	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
97	CONCRETE	100	SQUARE FEET
98	SEWER	8	LINEAL FEET
99	WATER	6	LINEAL FEET
100	ELECTRIC	4	LINEAL FEET
101	TELEPHONE	3	LINEAL FEET
102	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
103	CONCRETE	100	SQUARE FEET
104	SEWER	8	LINEAL FEET
105	WATER	6	LINEAL FEET
106	ELECTRIC	4	LINEAL FEET
107	TELEPHONE	3	LINEAL FEET
108	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
109	CONCRETE	100	SQUARE FEET
110	SEWER	8	LINEAL FEET
111	WATER	6	LINEAL FEET
112	ELECTRIC	4	LINEAL FEET
113	TELEPHONE	3	LINEAL FEET
114	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
115	CONCRETE	100	SQUARE FEET
116	SEWER	8	LINEAL FEET
117	WATER	6	LINEAL FEET
118	ELECTRIC	4	LINEAL FEET
119	TELEPHONE	3	LINEAL FEET
120	WALL	1	LINEAL FEET

NO.	DESCRIPTION	QUANTITY	UNIT
121	CONCRETE	100	SQUARE FEET
122	SEWER	8	LINEAL FEET
123	WATER	6	LINEAL FEET
124	ELECTRIC	4	LINEAL FEET
125	TELEPHONE	3	LINEAL FEET
126	WALL	1	LINEAL FEET

PROJECT NAME: OASIS VILLAS COMMUNITY
 PARCEL MAP NO. 37680
 SUBDIVISION
 PRELIMINARY GRAD

EXHIBIT DATE: AUGUST 18, 2010

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

MSA CONSULTING, INC.
 7510 HANCOCK CIVIL ENGINEERING - LAND SURVEYING
 1921 W. FORT WORTH AVENUE, SUITE 100
 FORT WORTH, TEXAS 76102-1000
 TEL: 817.333.7000
 FAX: 817.333.7001
 WWW.MSACONSULTING.COM

IRRIGATION CALCULATION

Provide County Caltrans with Landscape Water Use Calculation
 CIVIC OASIS COMMUNITY - RESIDENTIAL

1. Irrigation System Information
2. Estimated Water Demand

Plant Type	Area	Plant	Water Demand	Total Water Demand
Residential	18,172 SF	Residential	18,172	18,172
Commercial	51,021 SF	Commercial	51,021	51,021
TOTAL	69,193 SF		69,193	69,193

IRRIGATION NOTES

- IRRIGATION WILL BE PROPERLY DESIGNATED (SEE WATER CALCULATION SHEET FOR PROPOSED METHODS OF IRRIGATION)
- NO OVERHEAD IRRIGATION WITHIN 2" OF NON-PERMEABLE SURFACES.
- SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH

STATEMENT

I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE 15.02 AND ALL OTHER LOCAL ORDINANCES. THE CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES.

PARKING LOT SHADING PLAN & LANDSCAPE AREA CALCULATION

SCALE: 1" = 20'



- LEGEND**
- SHADE STRUCTURE
 - PARKING LOT TREE

SHADING PLAN	TREE & SHADE STRUCTURE	PARKING AREA	COVERAGE
COMMERCIAL AREA	9,142 SF	20,099 SF (50% STALLS)	42%
RESIDENTIAL AREA	32,844 SF	59,021 SF (50% STALLS)	53.6%
TOTAL	41,986 SF	79,120 SF	53.1% > 50%
LANDSCAPE AREA	33,999 SF	23,827 SF (50% STALLS)	14%
RESIDENTIAL AREA	19,990 SF	244,387 SF (50% STALLS)	7.4%
TOTAL	53,989 SF	518,414 SF	10.1% > 10%

CVHC OASIS COMMUNITY | INFORMATION



L-0.00

MAINTENANCE MAP

Provide County Caltrans with Landscape Water Use Calculation
 CIVIC OASIS COMMUNITY - COMMERCIAL

1. Irrigation System Information
2. Estimated Water Demand

Plant Type	Area	Plant	Water Demand	Total Water Demand
Commercial	51,021 SF	Commercial	51,021	51,021

MAINTENANCE MAP



- LEGEND**
- OFF-SITE AREA MAINTAINED BY LMD IF REQUIRED OTHERWISE MAINTAINED BY HOA
 - ON-SITE AREA MAINTAINED BY HOA



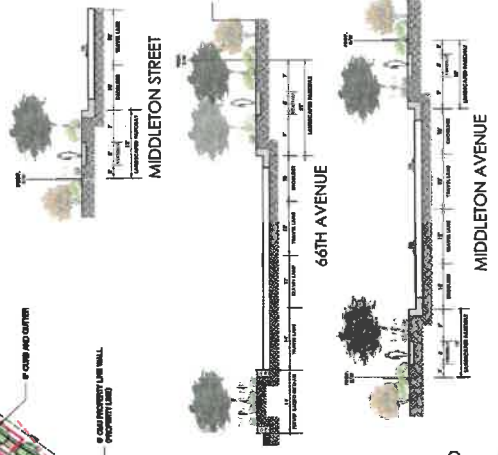
LANDSCAPE ARCHITECTS
 A DIVISION OF RGA CONSULTING, INC.



- LEGEND**
- 6' BLOCK WALL
 - 6' TUBE FENCE
 - FENCE
 - WALL



STREET SECTIONS



NOTE: SEE SHEET 5.03 FOR PLANT LEGEND

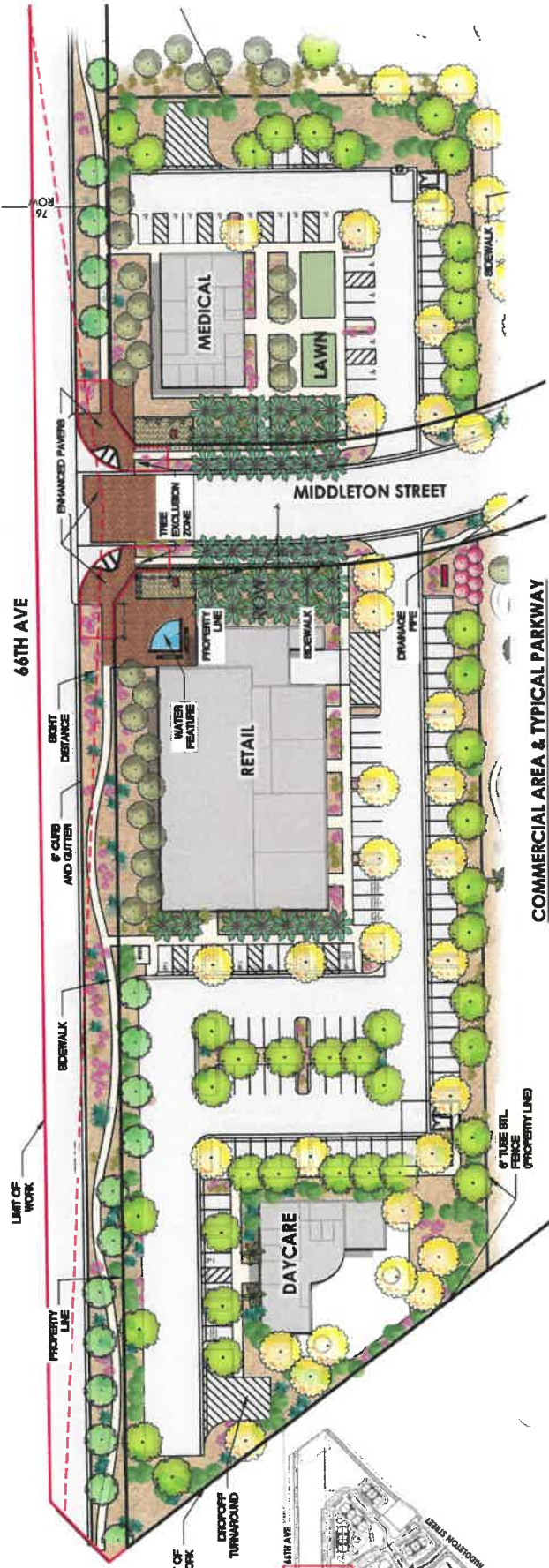


OVERALL SITE

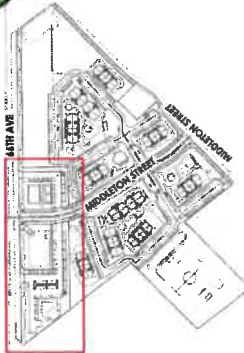
CVHC OASIS COMMUNITY

L-5.00





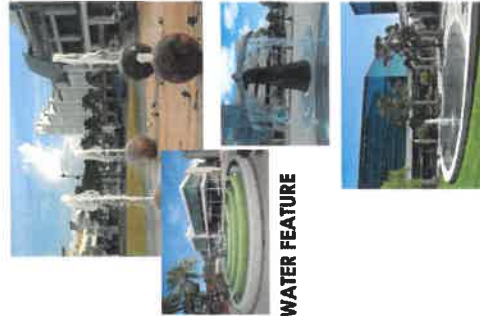
KEYMAP



LANDSCAPE



ENHANCED PAVING



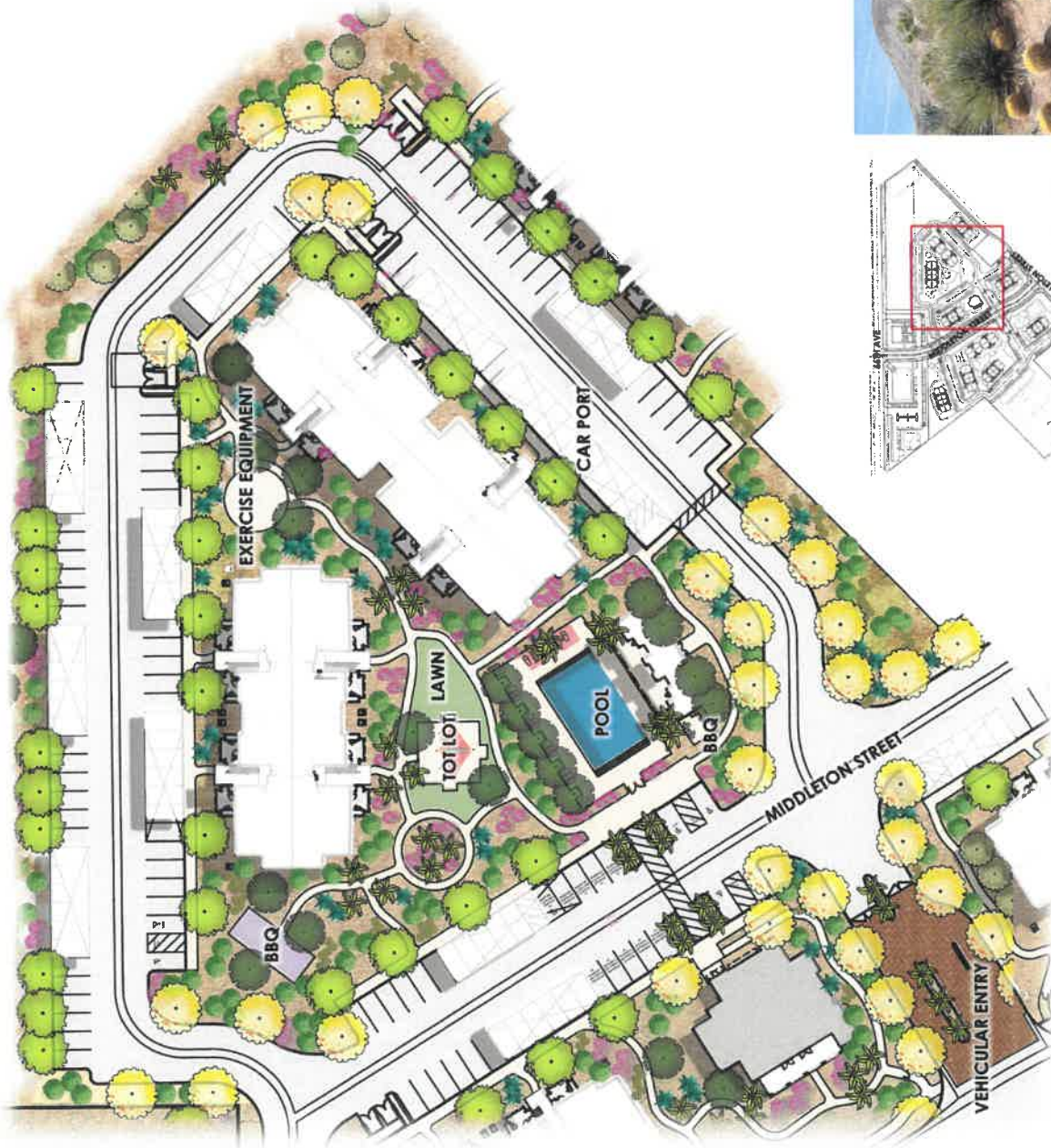
WATER FEATURE



CVHC OASIS COMMUNITY | COMMERCIAL AREA & PARKWAY & MEDIAN ENLARGEMENT L-5.01



LANDSCAPE ARCHITECTS
A DIVISION OF OASIS COMMUNITY, INC.



SHADE STRUCTURE (TOT LOT)



PLAY STRUCTURE (TOT LOT)



PLAY STRUCTURE (TOT LOT)



SEATING AREA



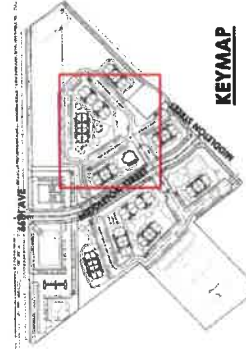
SPORT COURT



ENHANCED PAVER



LANDSCAPE



KEYMAP



L-5.02

CVHC OASIS COMMUNITY | RESIDENTIAL AREA ENLARGEMENT



LANDSCAPE ARCHITECTS
1000 W. 10TH STREET, SUITE 100, DENVER, CO 80202

34200 Bob Hope Dr | Rancho Mirage CA 92270 | (760) 320-9811
Plot Plan No 190037 Aug 14, 2020

PALMS



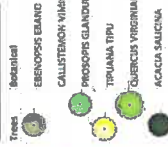
TREES



ACCENTS



PLANT LEGEND



Trees
 BERENOPSIS EBANO
 CALLISTEMON VIMINALIS 'SUN'
 PROPOPPIS GLANDULOSA 'MAVERICK'
 TORILIANA TIPU
 QUERCUS VIRGINIANA
 ACACIA SALICINA

Shrublets
 JACARANDA MIMOSIFOLIA 'SARAZI' TM
 OLEA EUROPAEA 'SUNSHINE FRUITLESS'
 CITRUS
 TECOMA STANS V. 'GOLD STAR'
 INCENSED CACTUSFERA
 WASHINGTONIA HYBRID
 Botanical
 BOULDERVILLE & 'TODD GLOW'
 CALISTEMON VIMINALIS 'LITTLE JOHN'
 CAISSIA MACROCARPA 'IRONWOOD BEAUTY'
 GOSYSPERM HABROBRESA
 LABREA TRIDENYATA
 LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM
 LAURUSTRAK JAPONICUM 'TEANUM'
 OLEA EUROPAEA 'LITTLE OLIVE' TM
 TECOMA STANS

Shrubs
 JACARANDA MIMOSIFOLIA 'SARAZI' TM
 OLEA EUROPAEA 'SUNSHINE FRUITLESS'
 CITRUS
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 INCENSED CACTUSFERA
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 LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM
 LAURUSTRAK JAPONICUM 'TEANUM'
 OLEA EUROPAEA 'LITTLE OLIVE' TM
 TECOMA STANS

Common
 TEXAS EBONY
 BOTTLE BRUSH
 THORNLESS MESQUITE
 TIJU TREE
 SOUTHERN LIVE OAK
 WILLOW AGACIA
 BONSAI BLUE JACARANDA
 EUROPEAN OLIVE
 CITRUS
 YELLOW BELLS
 DATE PALM
 CALIFORNIA FAN PALM
 Common
 TORCH BLOW BOUTANVILLEA
 MEXICAN BIRD OF PARADISE
 DWARF WEeping BOTTLEBRUSH
 BEAUTY NATAL PALM
 SAN MARCOS HIBISCUS
 CHECKMATE BUSH
 BREWSTER COUNTY BARCNETTBURSH
 WAX LEAF PRIVET
 LITTLE OLIVE
 YELLOW BELLS
 Common
 VARIEGATED MUIRPHY'S AGAVE
 PALMY'S AGAVE
 AGAVE SALICINA
 BANANA DOG ALOE
 MEDITERRANEAN FAN PALM
 GREY DESERT SPOON
 GOLDEN BARREL CACTUS
 BEAN SPURGE
 OCCOTILLO
 GRANT HESPERALOE
 DESERT FLAMENCO RED YUCCA
 TOTEM POLE CACTUS
 BANANA YUCCA
 Common
 NATAL PALM
 BISH HORTING GLORY
 BUTTACE JUMBEE BUI
 BANG LANTANA
 LEUCOCALYX
 HUNTINGTON CARPET ROSEMARY
 Common
 CAISSIA MACROCARPA
 BARBARA GIBERT BOULDERVILLEA
 PINK POWDER PUFF
 CAPE HONOLULUE
 ASIAN JASMINE
 Common
 Cont. 3/84

SHRUBS



GROUNDCOVERS



VINE



COBBLE & GRAVEL



NOTE:

GROUND COVER PLANT ON SLOPE MAXIMUM 12" ON CENTER

CVHC OASIS COMMUNITY | PLANT PALETTE

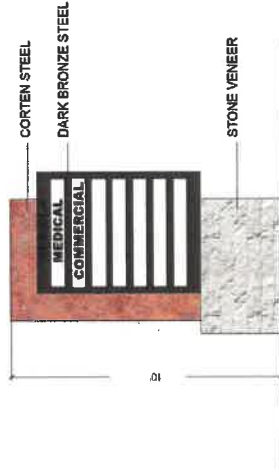


LANDSCAPE ARCHITECTS
 A DIVISION OF RGA CONSULTING, INC.

66TH AVE



MONUMENT CONCEPT - PLAN VIEW SCALE: 1" = 20'-0"



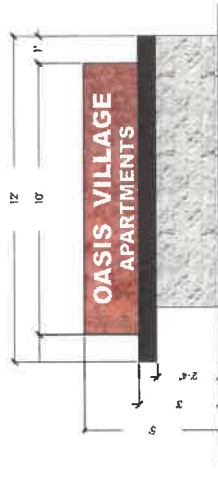
1 COMMERCIAL MONUMENT CONCEPT SCALE: 1/8" = 1'-0"



REFERENCE IMAGES



REFERENCE IMAGES



2 RESIDENTIAL MONUMENT CONCEPT SCALE: 1/8" = 1'-0"



3 ELEVATION VIEW SCALE: 1/8" = 1'-0"

CVHC OASIS COMMUNITY | MONUMENT SIGNAGE

L-5.04

THE BOARD OF SUPERVISORS, COUNTY OF SANBORNIA
PLOT PLAN NO. 190037
 FOR PARCEL MAP NO. 37510
OASIS VILLAS COMMUNITY
 PREPARED BY: MSA CONSULTING, INC. DATE: 08/11/2010

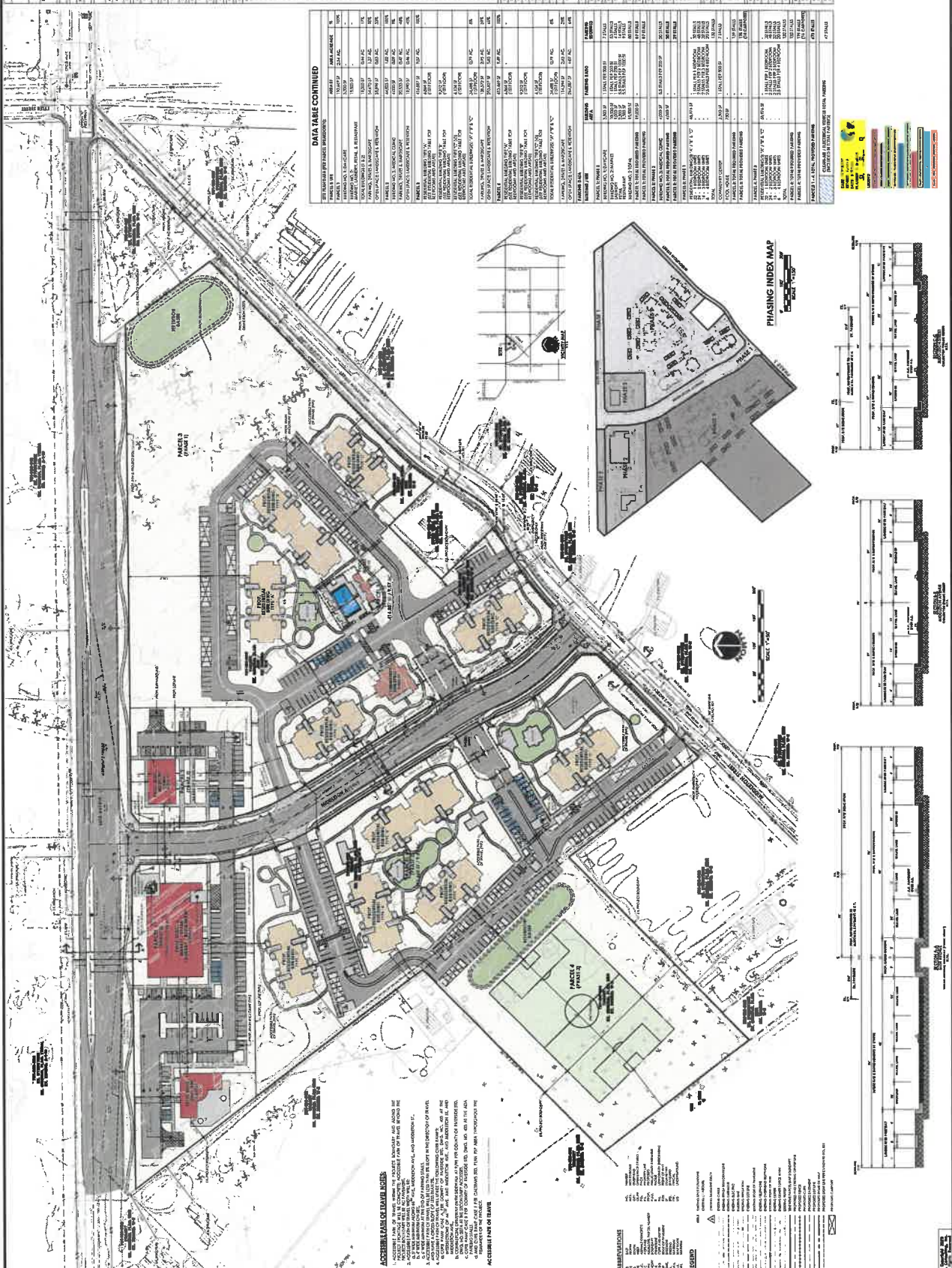
DATA TABLE

PROPERTY	OWNER	ADDRESS	PHONE
PROJECT	MSA CONSULTING, INC.	10000 N. 100TH ST.	(916) 241-1000
OWNER	MSA CONSULTING, INC.	10000 N. 100TH ST.	(916) 241-1000
DESIGNER	MSA CONSULTING, INC.	10000 N. 100TH ST.	(916) 241-1000
DATE	08/11/2010		

DATA TABLE CONTINUED

PROPERTY	OWNER	ADDRESS	PHONE
PROJECT	MSA CONSULTING, INC.	10000 N. 100TH ST.	(916) 241-1000
OWNER	MSA CONSULTING, INC.	10000 N. 100TH ST.	(916) 241-1000
DESIGNER	MSA CONSULTING, INC.	10000 N. 100TH ST.	(916) 241-1000
DATE	08/11/2010		

PHASING INDEX MAP



ASSUMPTIONS AND NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

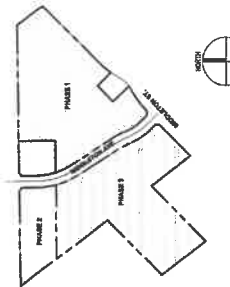
LEGEND

Symbol	Description
(Symbol)	PHASE 1
(Symbol)	PHASE 2
(Symbol)	PHASE 3
(Symbol)	PHASE 4
(Symbol)	PHASE 5
(Symbol)	PHASE 6
(Symbol)	PHASE 7
(Symbol)	PHASE 8
(Symbol)	PHASE 9
(Symbol)	PHASE 10

PHASING INDEX MAP

PHASE	AREA	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
PHASE 1	AREA 1	100,000	10.0%
PHASE 2	AREA 2	200,000	20.0%
PHASE 3	AREA 3	300,000	30.0%
PHASE 4	AREA 4	400,000	40.0%
PHASE 5	AREA 5	500,000	50.0%
PHASE 6	AREA 6	600,000	60.0%
PHASE 7	AREA 7	700,000	70.0%
PHASE 8	AREA 8	800,000	80.0%
PHASE 9	AREA 9	900,000	90.0%
PHASE 10	AREA 10	1,000,000	100.0%

MSA CONSULTING, INC.
 10000 N. 100TH ST.
 SUITE 100
 SAN BORNIA, CA 94981
 (916) 241-1000
 WWW.MSA-CONSULTING.COM



MASTER PLAN
SCALE: 1/4" = 10'

- 1
- 2

LEGEND:
 ACCESSIBLE PARKING SPACE
 ELECTRIC VEHICLE CHARGING STATION
 UTILITY CURB CUT AND ELECTRICAL MARKING SURFACES

NOTES:
 1. CLEAN-UP/REPAIR/REPAIR PHASES TO BE PROVIDED AT EVERY POC (SEPARATE ACCESS ONLY)

DEVELOPMENT STANDARDS:
 R-3 (HRS)
 MAXIMUM LOT REQUIREMENTS:
 WIDTH 100 FEET
 DEPTH 100 FEET
 MAXIMUM BUILDING HEIGHTS:
 35 FEET
 20 FEET FRONT SETBACK FOR SINGLE-FAMILY DWELLING.
 *SETBACKS ARE FOR BUILDINGS NOT OVER 35 FEET IN HEIGHT.
 PER SEC. 15.16.
 MAXIMUM STRUCTURAL HEIGHT:
 50 FEET

PROJECT SUMMARY:
 ACCESSORIES: 40%
 PHASE 1: 0.80 DWELLINGS/ACRE (PHASE 1)
 PHASE 2: 0.80 DWELLINGS/ACRE (PHASE 2)
 PHASE 3: 0.80 DWELLINGS/ACRE (PHASE 3)

PHASE 1: 416,887 SF (9.87 AC.)
 SITE AREA:
 PHASE 1: 416,887 SF (9.87 AC.)
 PHASE 2: 416,887 SF (9.87 AC.)
 PHASE 3: 416,887 SF (9.87 AC.)

PARKING REQUIRED PER UNIT:
 1 - 1 SPACES
 2 - 2 SPACES
 3 - 3 SPACES
 4 - 4 SPACES
 5 - 5 SPACES
 6 - 6 SPACES
 7 - 7 SPACES
 8 - 8 SPACES
 9 - 9 SPACES
 10 - 10 SPACES
 11 - 11 SPACES
 12 - 12 SPACES
 13 - 13 SPACES
 14 - 14 SPACES
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 100 - 100 SPACES

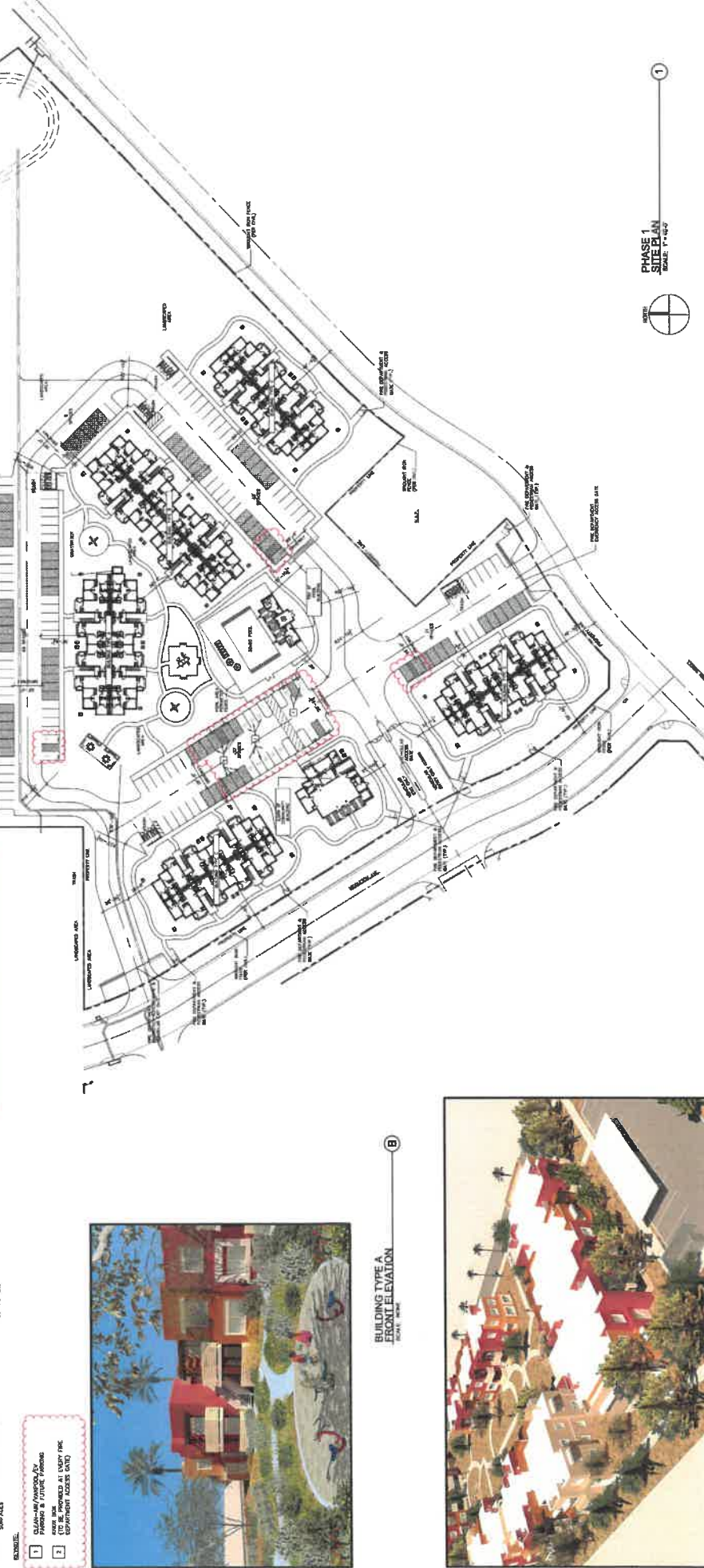
ACCESSIBLE PARKING SPACES:
 4 ACCESSIBLE SPACES PROVIDED
 CARPORT ACCESSIBLE SPACES: 4
 UNCOVERED ACCESSIBLE SPACES: (2 VAN + 2 STANDARD ACCESSIBLE)

ELECTRIC VEHICLE CHARGING STATIONS (EVC):
 8 SPACES PROVIDED
 2 SPACES PROVIDED BY ACCESSIBLE

UTILITY CURB CUTS:
 1 VAN + 1 STANDARD EV ACCESSIBLE

UNCOVERED SPACES:
 1 VAN + 1 STANDARD EV ACCESSIBLE

PHASE 1: 416,887 SF (9.87 AC.)
 PHASE 2: 416,887 SF (9.87 AC.)
 PHASE 3: 416,887 SF (9.87 AC.)



PHASE 1 SITE PLAN
 SCALE: 1/4" = 10'

DATE: 06.22.20

PROJECT: OASIS VILLAS COMMUNITY
 PLOT PLAN NO. 190037

DEVELOPER: 40771 BURNBURY STREET, SUITE D
 IRVINE, CA 92618

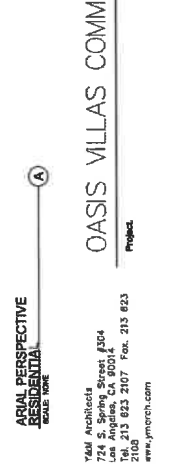
Y&M Architects
 7541 S. Santa Ana Street #304
 Los Angeles, CA 90044
 Tel: 213 823 2107 Fax: 213 823 2108
 www.yandm.com

ARIAL PERSPECTIVE
 RESIDENTIAL
 SCALE: 1/8" = 10'

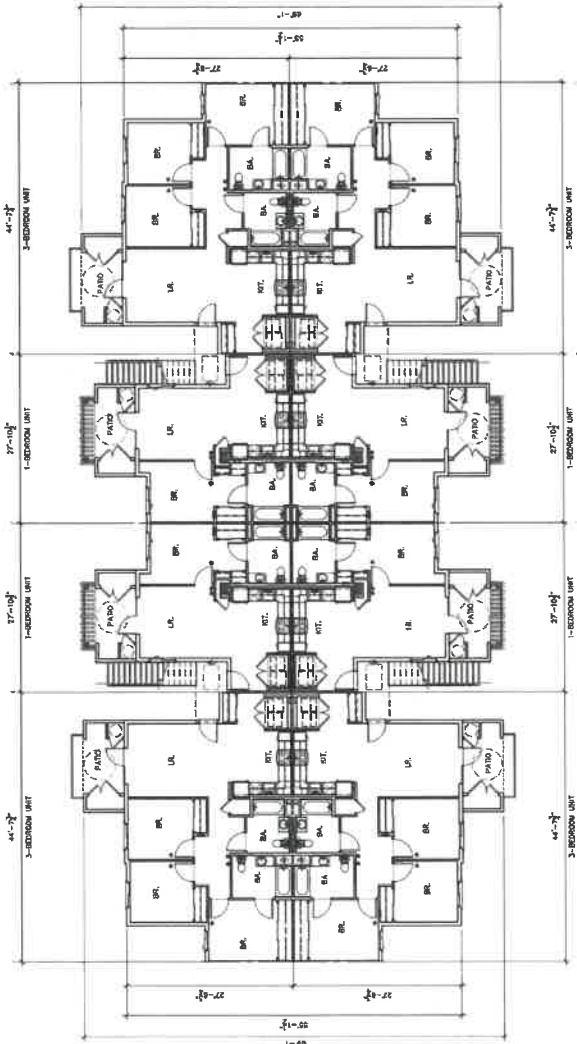
BUILDING TYPE A
 JERONI ELEVATION
 SCALE: 1/8" = 10'

LEGEND:
 1. CLEAN-UP/REPAIR/REPAIR PHASES TO BE PROVIDED AT EVERY POC (SEPARATE ACCESS ONLY)

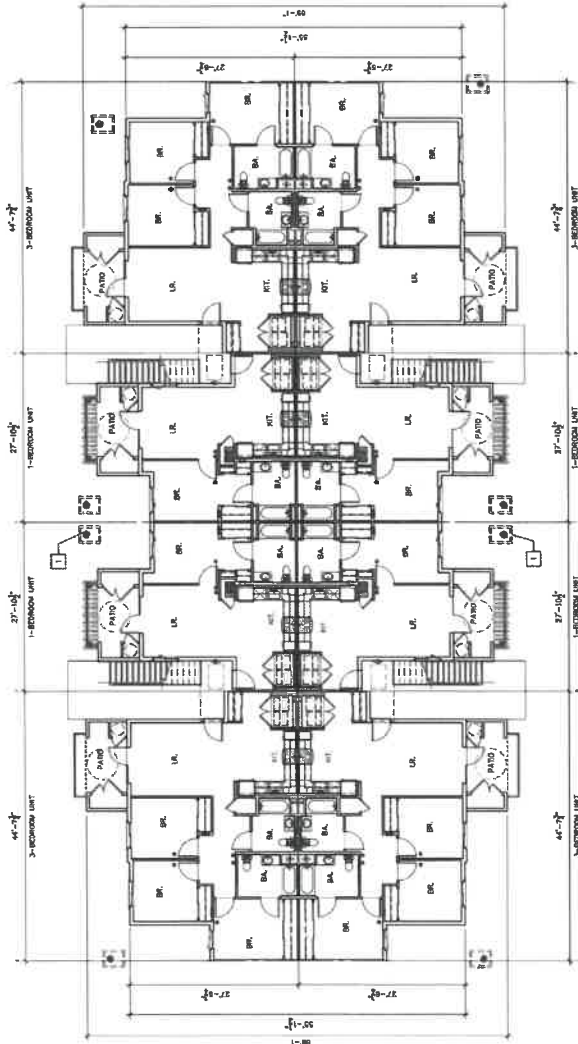
NOTES:
 1. CLEAN-UP/REPAIR/REPAIR PHASES TO BE PROVIDED AT EVERY POC (SEPARATE ACCESS ONLY)



LEGEND:
 [] MECHANICAL EQUIPMENT TO BE HIDDEN BY LANDSCAPE (NOT SHOWN)



BUILDING TYPE A
 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



BUILDING TYPE A
 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Y&M Architects
 724 S. Spring Street, #204
 Los Angeles, CA 90014
 213.623.2107 Fax: 213.623.2108
 www.yandm.com

Y&M Architects

Project:
 OASIS VILLAS COMMUNITY
 PLOT PLAN NO. 190037

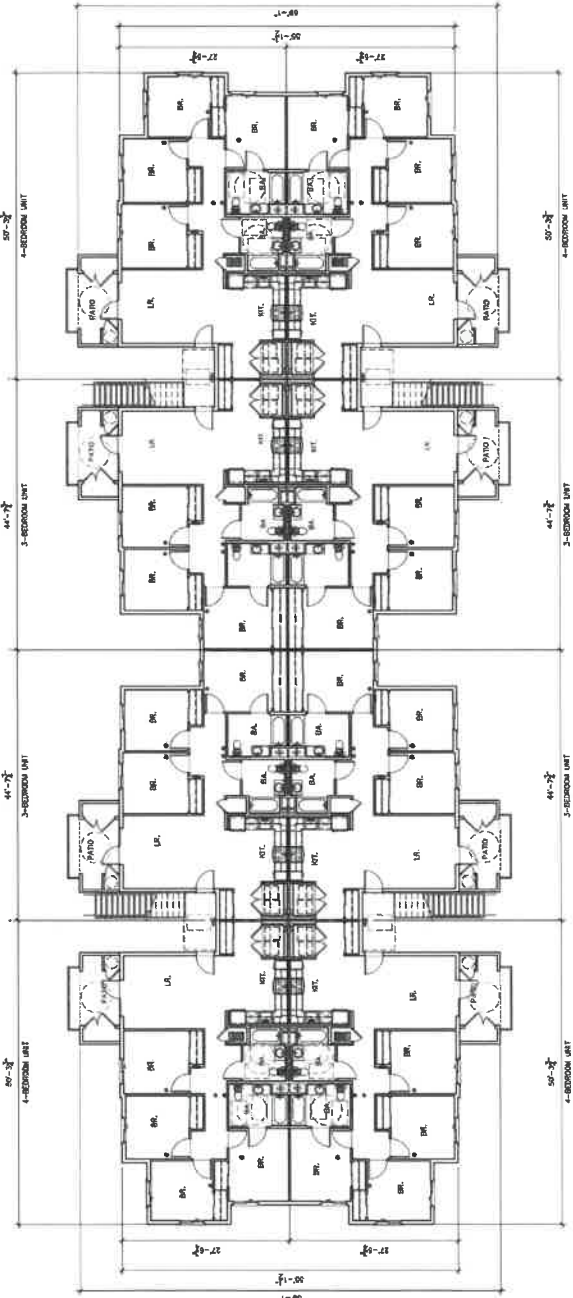
Developer: OASIS VILLAS COMMUNITY, LLC
 190037

COACHELLA VALLEY HOUSING COALITION
 06.22.20 A-03

Date

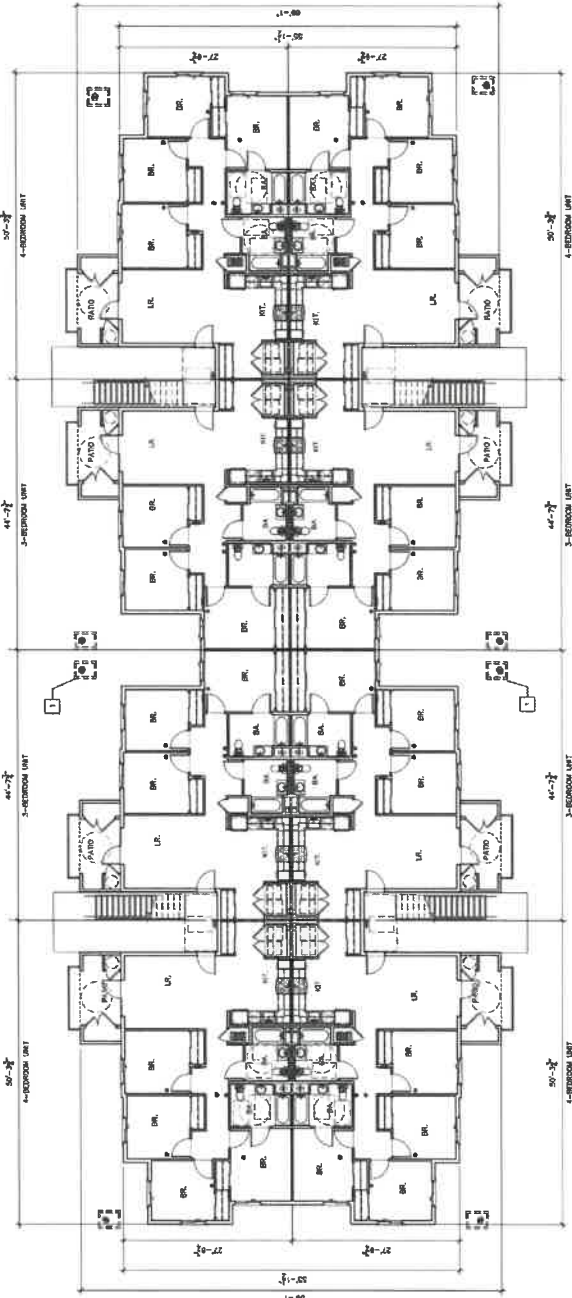
Page

LEGEND:
 MECHANICAL EQUIPMENT
 LOCATIONS ARE INDICATED BY
 []



BUILDING TYPE B
 2ND FLOOR PLAN
 SCALE 1/8"=1'-0"

2

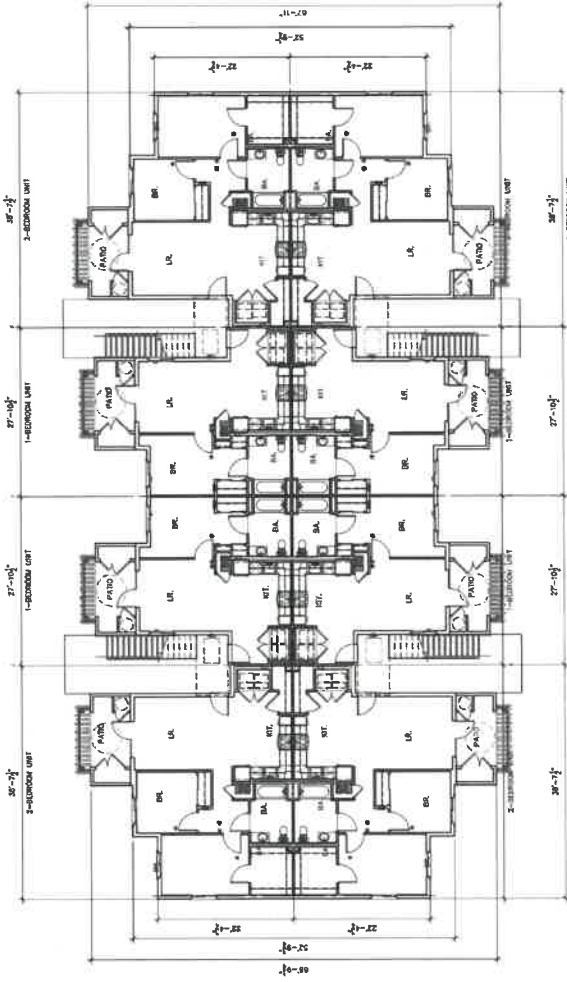


BUILDING TYPE B
 2ND FLOOR PLAN
 SCALE 1/8"=1'-0"

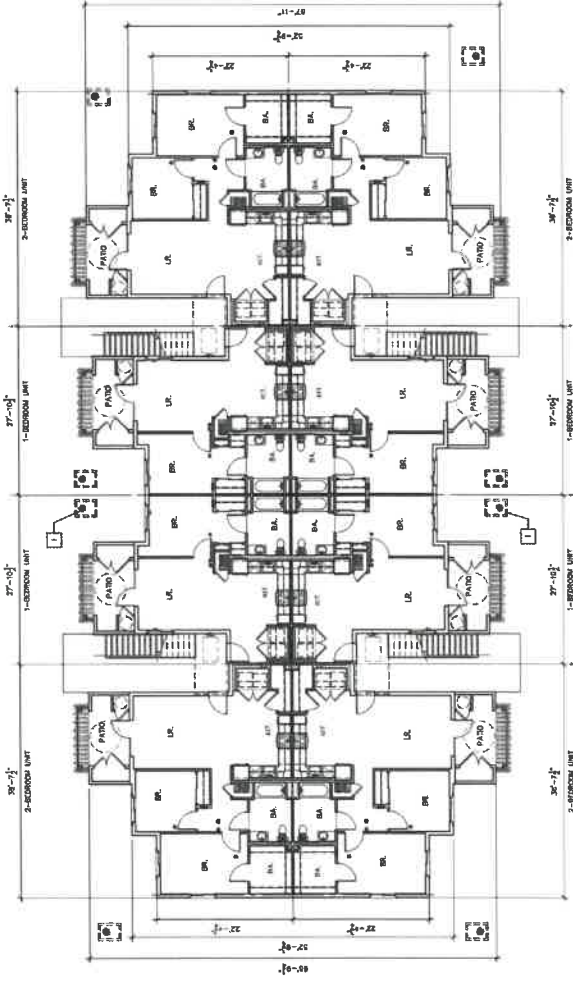
1

PLOT PLAN NO. 190037

03/20/2023
 1 MECHANICAL EQUIPMENT EQUIPMENT TO BE INSTALLED BY LICENSED TECHNICIAN



BUILDING TYPE C
 2ND FLOOR PLAN
 SCALE: 1/8"=1'-0"



BUILDING TYPE C
 1ST FLOOR PLAN
 SCALE: 1/8"=1'-0"

Y&M Architects
 724 S. Spring Street, #204
 Los Angeles, CA 90014
 Tel: 213 823 2107 Fax: 213 823 2108
 www.yamca.com



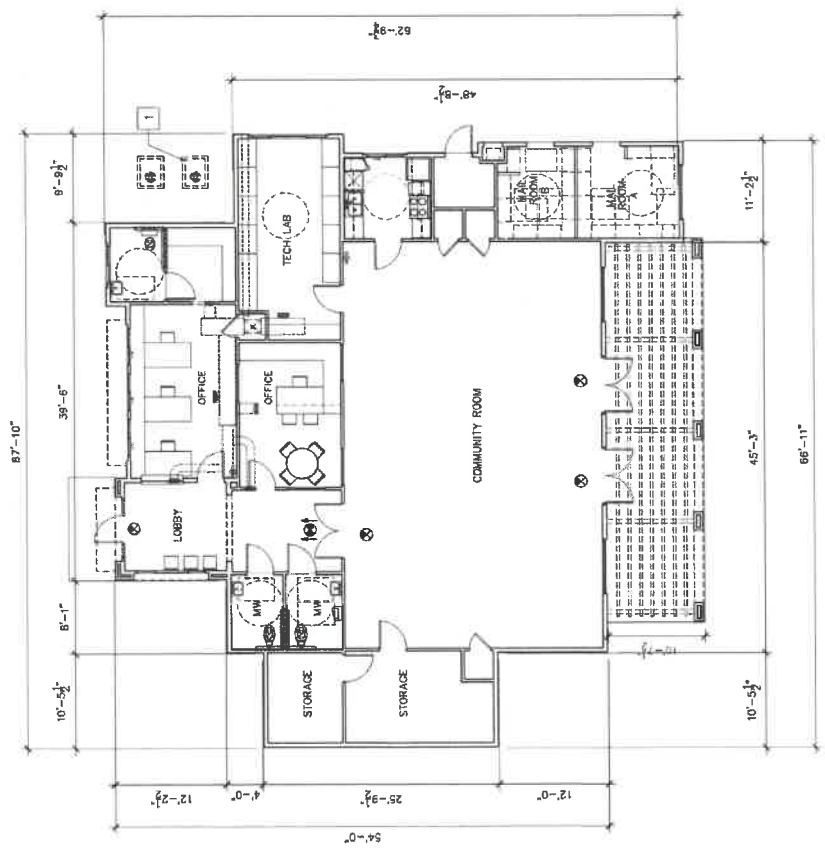
Project:
 OASIS VILLAS COMMUNITY
 Plot Plan No. 190037

COACHELLA VALLEY HOUSING COALITION
 Developer: 42379 MONTROSE STREET, SUITE 0
 BAKERSFIELD, CA 93311

Date: 06.22.20
 Page: A-05



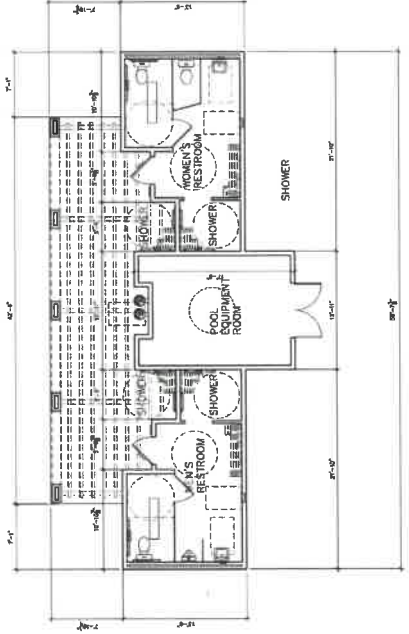
PLOT PLAN NO. 190037



COMMUNITY BUILDING
 1ST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

2





REVISIONS:
 1
 REVISIONS TO BE MADE BY: (LANGUAGE: ENGLISH)



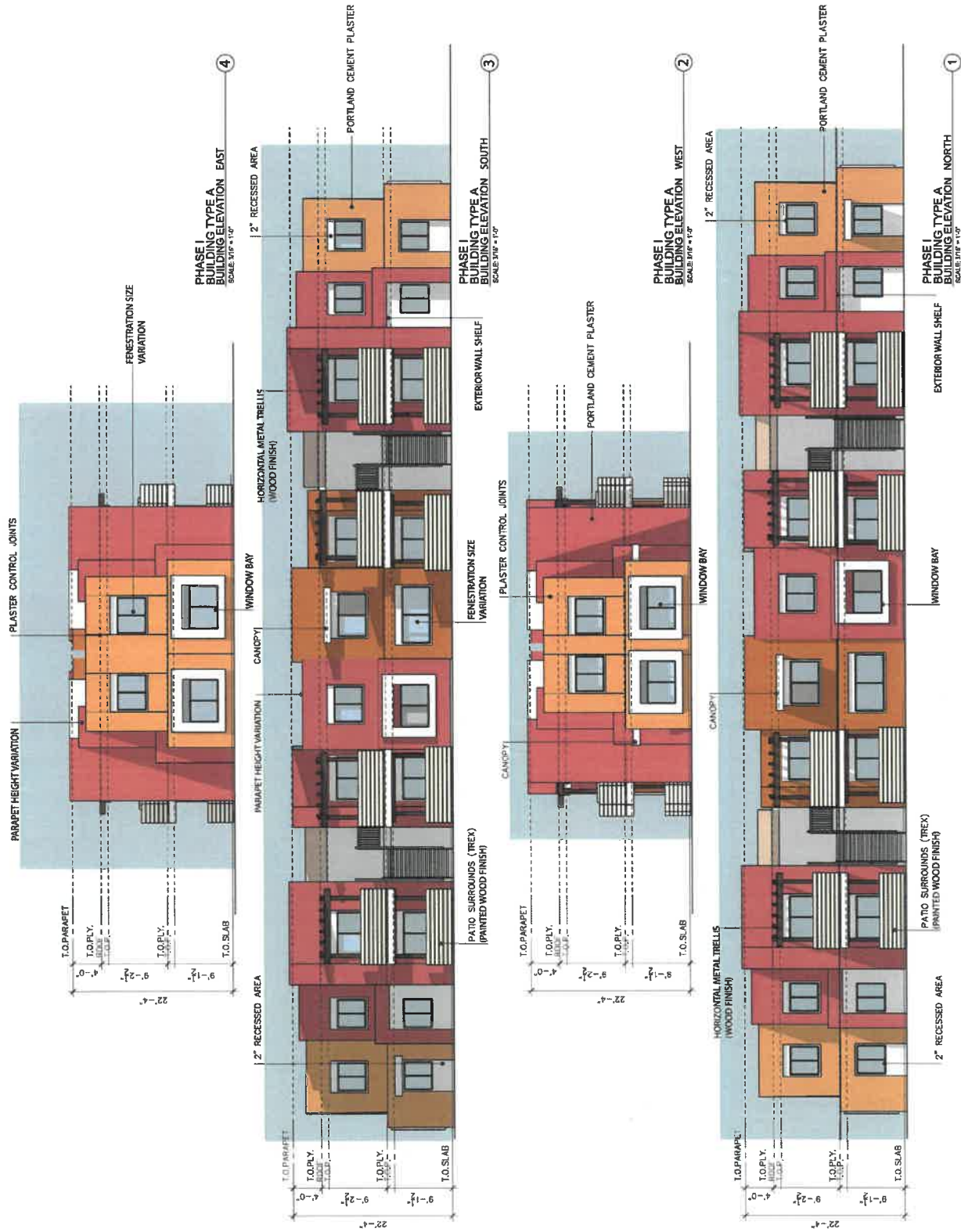
POOLHOUSE
 1ST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

1

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172 U or 173U
	PAINTED STUCCO 738U or 45U
	PAINTED STUCCO 139U or 1605 U or 465U
	INTEGRAL WHITE STUCCO





*COLORS SHOWN ARE COORDINATE WITH GENERAL
COLORS IN DESERT COLOR PALETTE PAGE 195
**MATERIALS HAVE AN UNUSUAL OCCURRENCE
ELEMENTS AND VARIATION OF HEIGHT AND DEPTH OF
ELEMENTS. SEE GENERAL NOTES AND SPECIFICATIONS
FOR RESIDENTIAL DESIGN GUIDELINES (PAGE 56)



1. The building facade is composed of stucco, plaster, and wood. The stucco is finished with a textured, integral white finish. The plaster is finished with a smooth, portland cement finish. The wood is finished with a natural, wood-grain finish. The building facade is designed to be a mix of materials and textures, creating a rich, layered appearance. The building facade is designed to be a mix of materials and textures, creating a rich, layered appearance.

PLOT PLAN NO. 190037

*COLORS PROPOSED ARE CONSISTENT WITH THE FINAL ARCHITECTURAL EXTERIOR COLOR PALETTE (PAGE 19)

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172 U or 173U
	PAINTED STUCCO 7130U or 433U
	PAINTED STUCCO 138U or 1605 U or 465U
	INTEGRAL WHITE STUCCO



1

PLOT PLAN NO. 190037

Y&M Architects

Y&M Architects
724 S. Olive Street, #304
Los Angeles, CA 90014
Tel: 213 623 2107 Fax: 213 623
www.yandm.com

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

03.25.20 A-08





Project

Developer: 45701 MONTEVISTA STREET, SUITE B
MADERA, CA 93551

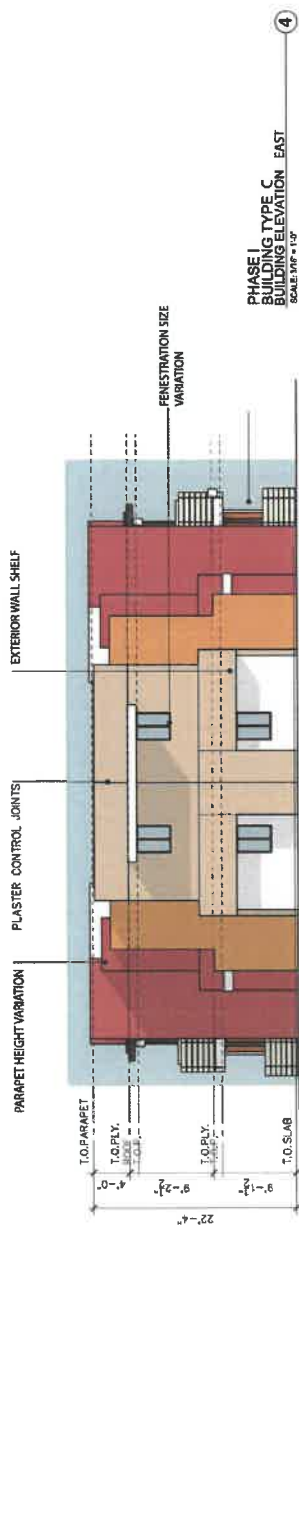
Date

Page

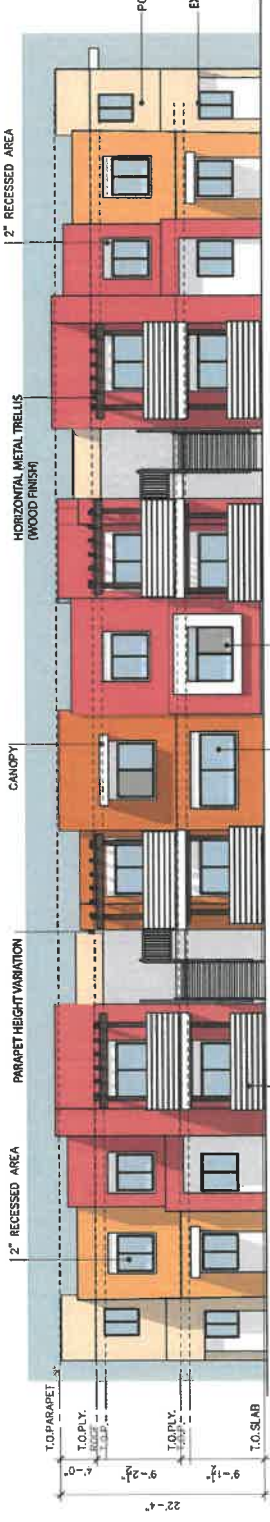
PHASE I BUILDING TYPE B BUILDING ELEVATION EAST SOUTH WEST NORTH

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172 U or 173U
	PAINTED STUCCO 7530U or 453U
	PAINTED STUCCO 138U or 1605 U or 465U
	INTEGRAL WHITE STUCCO

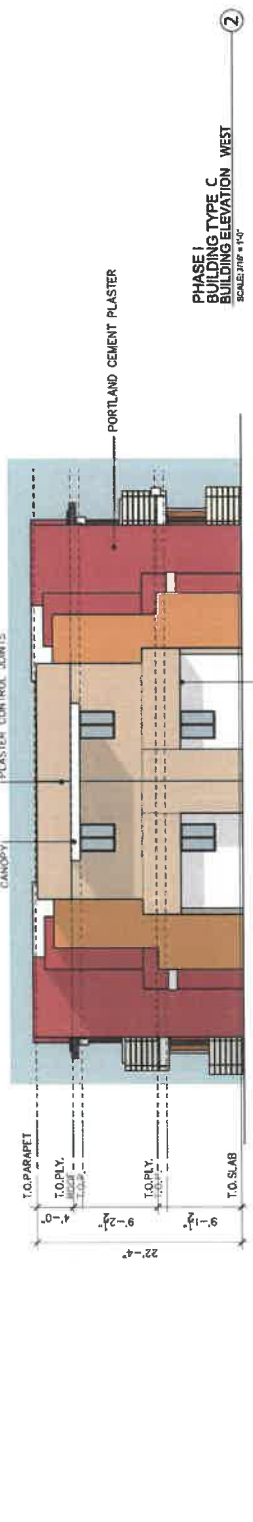
* COLORS SHOWN ARE CONSISTENT WITH THERMAL
CAMERA PALETTE COLOR PALETTE PAGE 19
* MATERIALS PACKAGE ARTICULATIONAL OCCURRENCE
ELEMENTS AND VARIATION OF HEIGHT AND ORIENTATION
FOR RESIDENTIAL TOWNHOMES (PAGE 38)



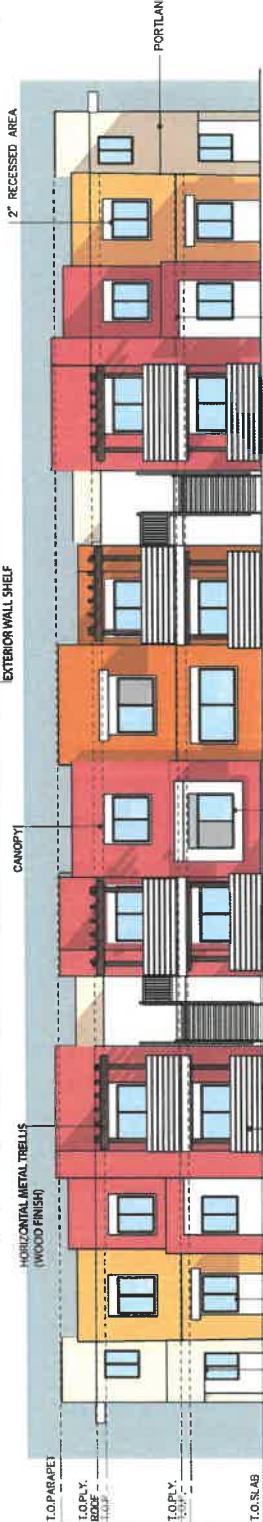
PHASE I
BUILDING TYPE C
BUILDING ELEVATION EAST
SCALE: 3/8" = 1'-0"



PHASE I
BUILDING TYPE C
BUILDING ELEVATION SOUTH
SCALE: 3/8" = 1'-0"



PHASE I
BUILDING TYPE C
BUILDING ELEVATION WEST
SCALE: 3/8" = 1'-0"



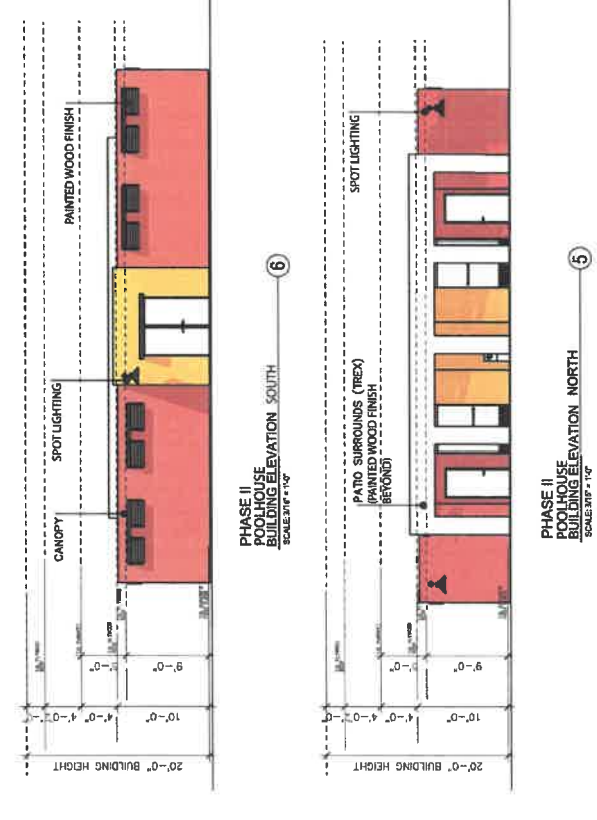
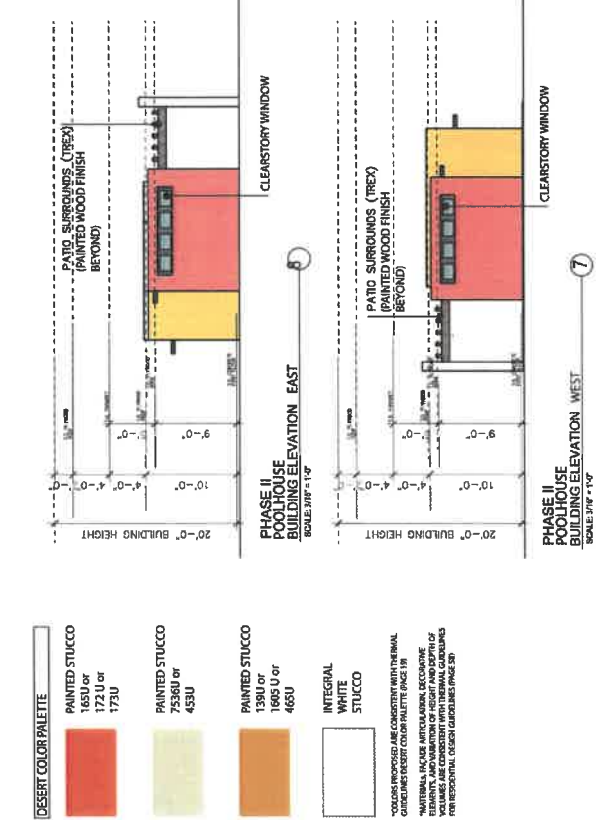
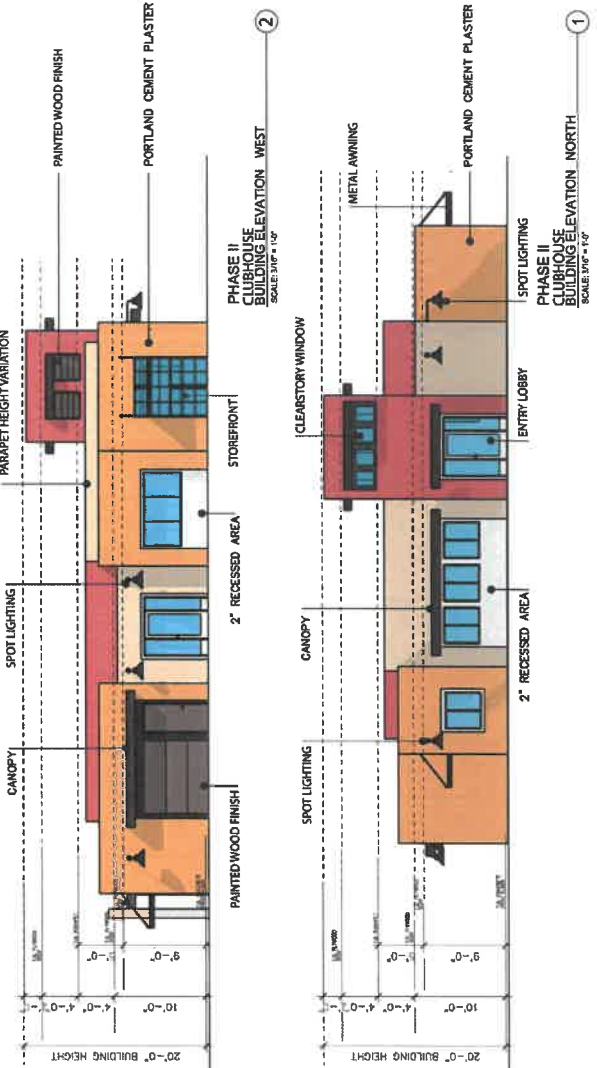
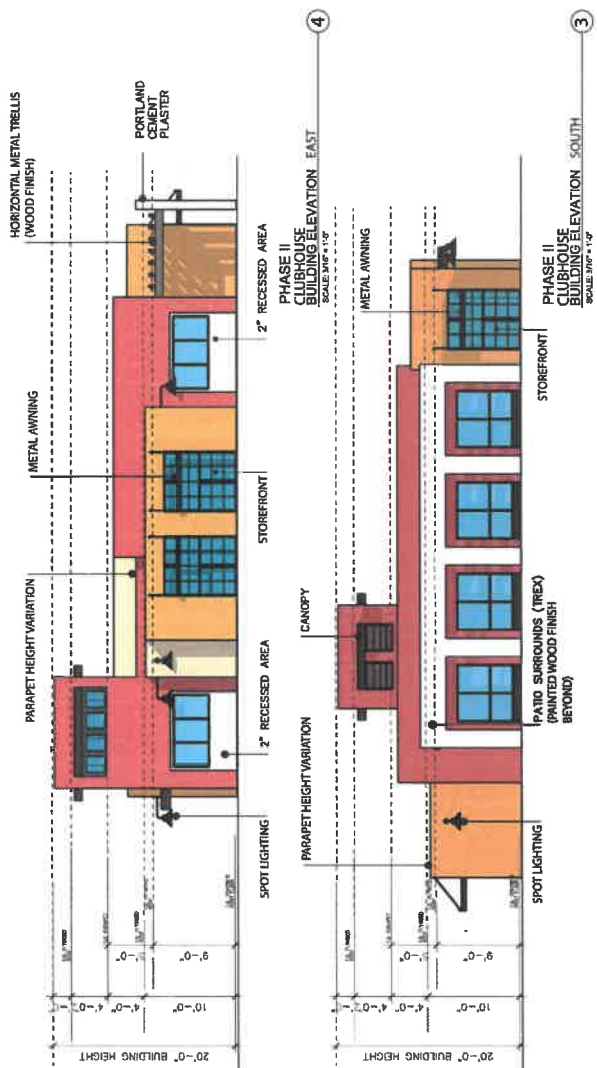
PHASE I
BUILDING TYPE C
BUILDING ELEVATION NORTH
SCALE: 3/8" = 1'-0"

PHASE I BUILDING TYPE C BUILDING ELEVATION EAST, SOUTH, WEST, NORTH
SCALE: 3/8" = 1'-0"

PLOT PLAN NO. 190037

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 122U or 173U
	PAINTED STUCCO 7536U or 453U
	PAINTED STUCCO 138U or 165U or 465U
	INTEGRAL WHITE STUCCO

CONSTRUCTION SPECIFICATIONS FOR INTERNAL
COLOR MATCHING COLOR PALETTE (PAGE 18)
MATERIALS, FINISHES, ACCESSORIES, ETC. SHOULD
REFER TO THE VARIATION OF HEIGHT AND DEPTH OF
ELEMENTS AND FINISHES TO BE USED FOR
RESIDENTIAL CLASHES AND FINISHES.



NOTES:
1. ALL FINISHES AND MATERIALS TO BE APPROVED BY THE ARCHITECT.
2. ALL MATERIALS TO BE MATCHED TO THE DESERT COLOR PALETTE.
3. ALL FINISHES TO BE MATCHED TO THE DESERT COLOR PALETTE.
4. ALL MATERIALS TO BE MATCHED TO THE DESERT COLOR PALETTE.
5. ALL FINISHES TO BE MATCHED TO THE DESERT COLOR PALETTE.
6. ALL MATERIALS TO BE MATCHED TO THE DESERT COLOR PALETTE.
7. ALL FINISHES TO BE MATCHED TO THE DESERT COLOR PALETTE.
8. ALL MATERIALS TO BE MATCHED TO THE DESERT COLOR PALETTE.
9. ALL FINISHES TO BE MATCHED TO THE DESERT COLOR PALETTE.
10. ALL MATERIALS TO BE MATCHED TO THE DESERT COLOR PALETTE.

PLOT PLAN NO. 190037



DAY CARE VIEW
SCALE: 1/8"=1'-0"



MARKET VIEW OF 66th STREET
SCALE: 1/8"=1'-0"



MEDICAL CLINIC VIEW
SCALE: 1/8"=1'-0"



MASTER PLAN
PHASE MAP
SCALE: 1/8"=1'-0"

LEGEND
1. EXISTING IMPROVED PAVING
2. EXISTING PAVEMENT UNDERLAY
3. EXISTING UNIMPROVED ASPHALT
4. EXISTING UNIMPROVED GRAVEL
5. EXISTING UNIMPROVED SAND
6. EXISTING UNIMPROVED CONC.
7. EXISTING UNIMPROVED CURB

KEYNOTE
1. EXISTING IMPROVED PAVING
2. EXISTING PAVEMENT UNDERLAY
3. EXISTING UNIMPROVED ASPHALT
4. EXISTING UNIMPROVED GRAVEL
5. EXISTING UNIMPROVED SAND
6. EXISTING UNIMPROVED CONC.
7. EXISTING UNIMPROVED CURB

PROJECT SUMMARY:
ASBESTOS SAMPLES IN UNDERLYING PAVING
UNDERLYING PAVING TO BE REMOVED AND REPAVED
SLOPE CORRECTED TO 4.5% TO 5%
CROWN PARALLEL TO 4.5% TO 5%
CONCRETE CURB TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

SITE AREA:
189,182 SF (8.66 AC)
TOTAL IMPROVEMENTS: 4,000 SF
TOTAL PAVING: 4,000 SF

PHASE 2 CONSTRUCTION:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONSTRUCTION:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

ASBESTOS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

PAVING:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

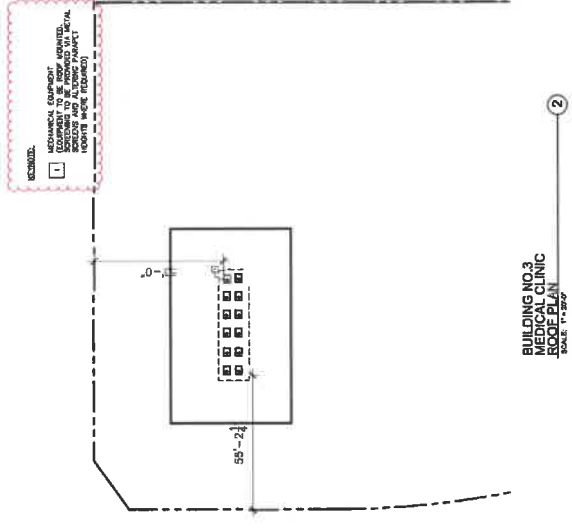
CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED

CONCRETE DRIVEWAYS:
RECONSTRUCT 1 MARKET ST
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED
CONCRETE DRIVEWAYS TO BE REPAVED



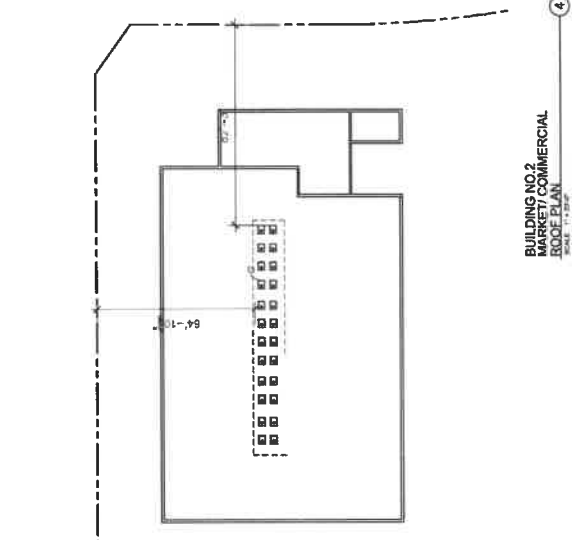
PHASE 2
SITE PLAN
SCALE: 1/8"=1'-0"

THE PLAN AND SPECIFICATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AND ARCHITECT ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF THE DESIGN OR CONSTRUCTION OF THE WORK SHOWN HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE DESIGN OR CONSTRUCTION OF THE WORK SHOWN HEREIN.



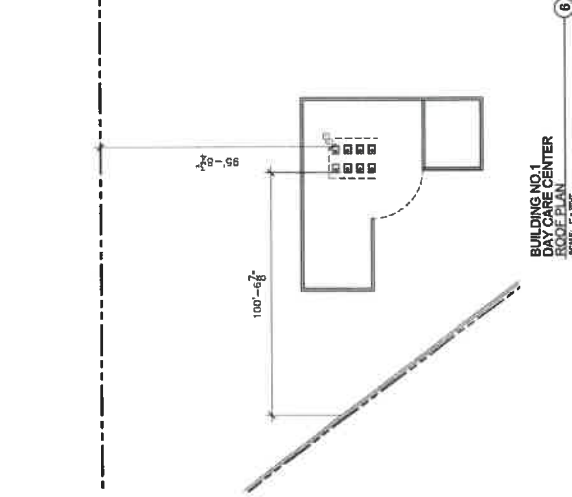
**BUILDING NO. 3
MEDICAL CLINIC
SCALE: 1"=20'**

**CLINIC SITE AREA
42,963 SF / .99 ACRES**



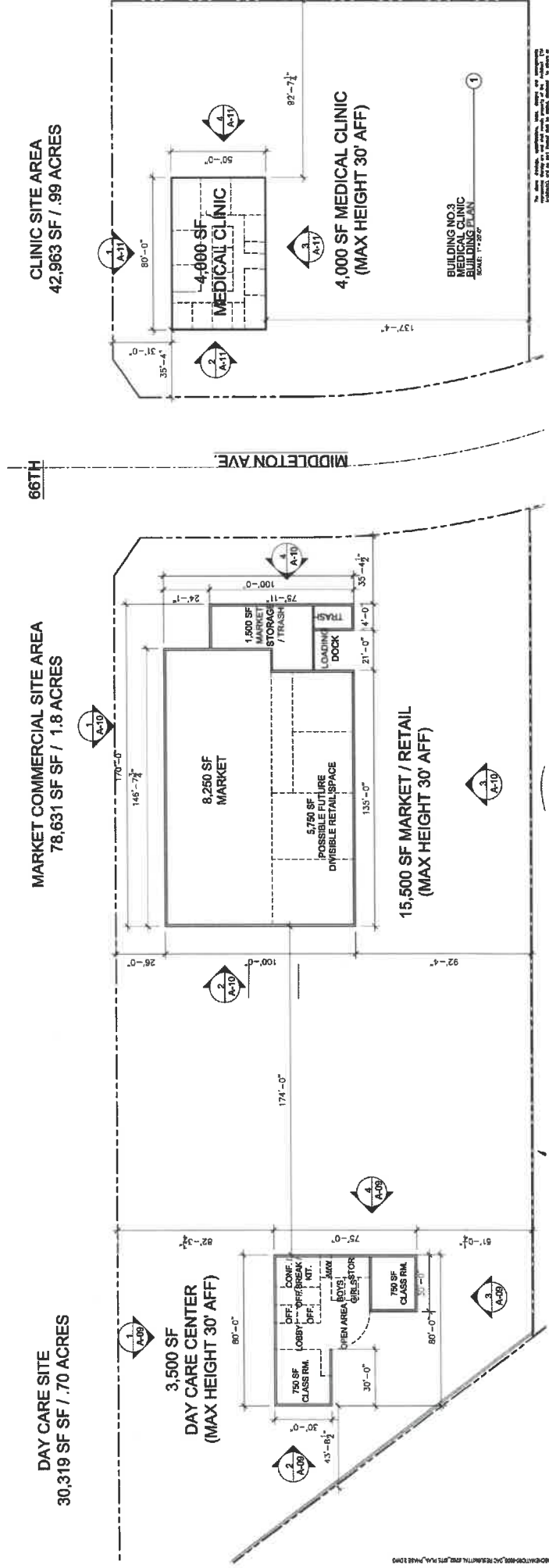
**BUILDING NO. 2
MARKET/COMMERCIAL
SCALE: 1"=20'**

**MARKET COMMERCIAL SITE AREA
78,631 SF SF / 1.8 ACRES**



**BUILDING NO. 1
DAY CARE CENTER
SCALE: 1"=20'**

**DAY CARE SITE
30,319 SF SF / .70 ACRES**



**BUILDING NO. 2
MARKET/COMMERCIAL
SCALE: 1"=20'**





**MARKET COMMERCIAL SITE AREA
78,631 SF SF / 1.8 ACRES**

**BUILDING NO. 1
DAY CARE CENTER
SCALE: 1"=20'**

**DAY CARE SITE
30,319 SF SF / .70 ACRES**

LEGEND:
MECHANICAL EQUIPMENT
EQUIPMENT TO BE INSTALLED IN THE
MECHANICAL ROOMS (SEE SHEET 100-100-01)
MECHANICAL EQUIPMENT TO BE INSTALLED IN THE
MECHANICAL ROOMS (SEE SHEET 100-100-01)

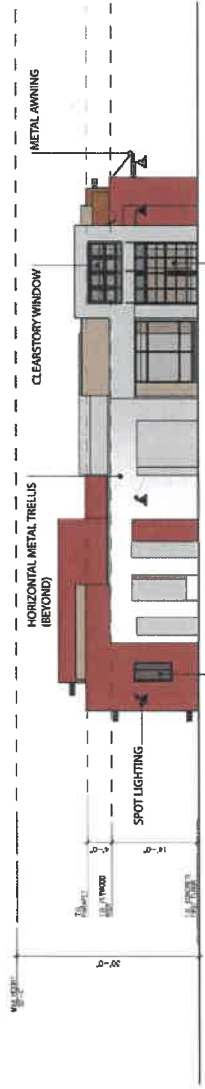
DESERT COLOR PALETTE

	PAINTED STUCCO 165U or 172 U or 175U
	PAINTED STUCCO 7536U or 453U
	PAINTED STUCCO 139U or 165U or 465U
	INTEGRAL WHITE STUCCO

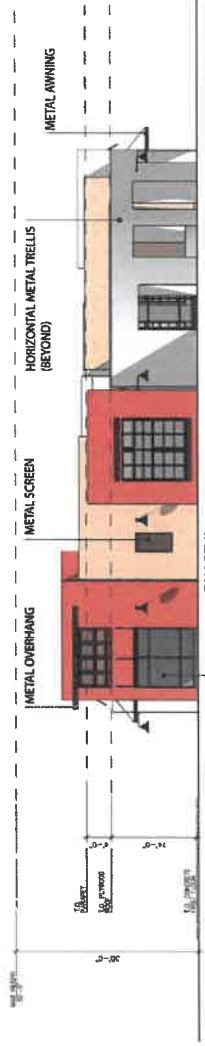
COLORS PROVIDED ARE CONSISTENT WITH INTERNAL
SCHEDULED DESERT COLOR PALETTE (PAGE 18)
FOR MATERIALS AND FINISHES. MATERIALS AND FINISHES
ELEMENTS AND MATERIALS OF RECORD AND SCOPE OF
WORK SHALL BE CONSISTENT WITH INTERNAL CONDITIONS
FOR ARCHITECTURAL CONDITIONS (PAGE 20)



PHASE II
BUILDING NO. 1
BUILDING ELEVATION EAST
SCALE: 1/8" = 1'-0"



PHASE II
BUILDING NO. 1
BUILDING ELEVATION SOUTH
SCALE: 1/8" = 1'-0"



PHASE II
BUILDING NO. 1
BUILDING ELEVATION WEST
SCALE: 1/8" = 1'-0"



PHASE II
BUILDING NO. 1
BUILDING ELEVATION NORTH
SCALE: 1/8" = 1'-0"

PLOT PLAN NO. 190037

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

Date 03.25.20 A-13

Project
923 213 623
724 S. Spring Street #204
Los Angeles, CA 90014
Tel: 213 623 2107 Fax: 213 623 2107
www.y&march.com

Y&M Architects

Developer: 46701 INVERCITY STREET, SUITE G
MORO, CA 92551

Page

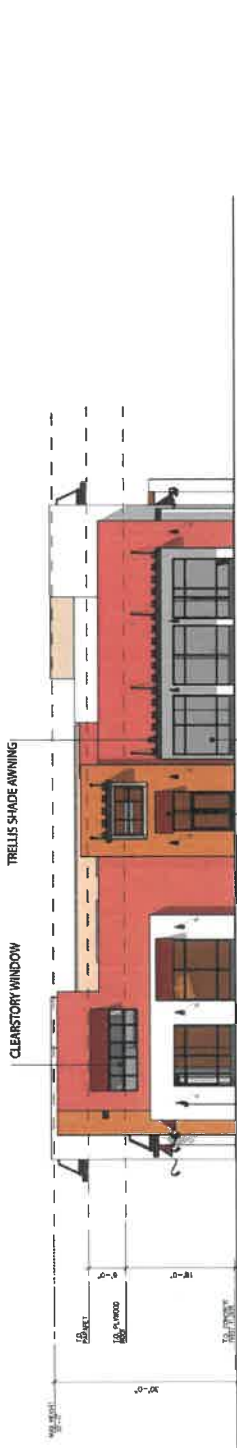
DESERT COLOR PALETTE

	PAINTED STUCCO 165U or 172 U or 173U
	PAINTED STUCCO 738U or 451U
	PAINTED STUCCO 139U or 1602 U or 465U
	INTEGRAL WHITE STUCCO

*COLORS PROVIDED ARE CONSISTENT WITH THERMAL
GARDENING COLOR PALETTE (PAGE 19)

*MATERIAL FINISHES ARE CONSISTENT WITH THERMAL
GARDENING COLOR PALETTE (PAGE 19)

*MATERIAL FINISHES ARE CONSISTENT WITH THERMAL
GARDENING COLOR PALETTE (PAGE 19)



PHASE II
BUILDING NO. 2
BUILDING ELEVATION EAST
SCALE: 1/2" = 1'-0"



PHASE II
BUILDING NO. 2
BUILDING ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



PHASE II
BUILDING NO. 2
BUILDING ELEVATION WEST
SCALE: 1/2" = 1'-0"



PHASE II
BUILDING NO. 2
BUILDING ELEVATION NORTH
SCALE: 1/2" = 1'-0"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL
APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL
OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM
THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM THE APPLICABLE
AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR OBTAINING ALL NECESSARY PERMITS AND
APPROVALS FROM THE APPLICABLE AGENCIES.



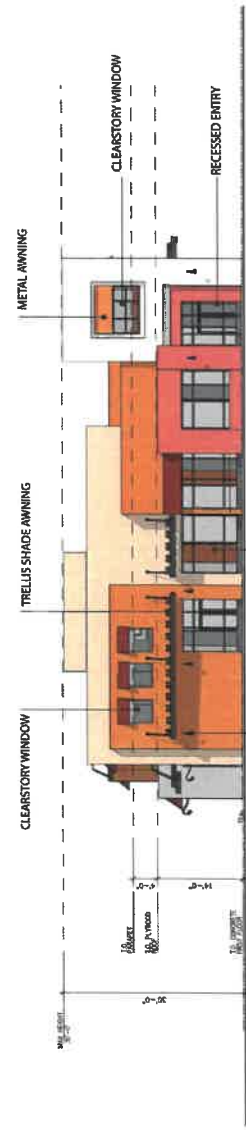
PHASE II BUILDING NO. 3
BUILDING ELEVATION EAST
SCALE: 1/8" = 1'-0"



PHASE II BUILDING NO. 3
BUILDING ELEVATION SOUTH
SCALE: 1/8" = 1'-0"



PHASE II BUILDING NO. 3
BUILDING ELEVATION WEST
SCALE: 1/8" = 1'-0"



PHASE II BUILDING NO. 3
BUILDING ELEVATION NORTH
SCALE: 1/8" = 1'-0"

DESERT COLOR PALETTE

- PAINTED STUCCO
165U or 175U or 175U
- PAINTED STUCCO
7538U or 453U
- PAINTED STUCCO
139U or 165U or 465U
- INTEGRAL WHITE STUCCO

*COLORS SHOWN ARE CONCRETE WITH THERMAL MASS. CONCRETE COLOR VARIATION IS ALLOWED. VARIATION OF HEIGHT AND DEPTH OF ELEMENTS, AND VARIATION OF HEIGHT AND DEPTH OF ELEMENTS ARE CONSIDERED WITH THERMAL MASS. CONCRETE COLOR VARIATION IS ALLOWED. VARIATION OF HEIGHT AND DEPTH OF ELEMENTS ARE CONSIDERED WITH THERMAL MASS.

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF Y&M ARCHITECTS. ANY REPRODUCTION OR DISTRIBUTION OF THIS PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF Y&M ARCHITECTS IS STRICTLY PROHIBITED. THE CLIENT AGREES TO HOLD Y&M ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST Y&M ARCHITECTS AS A RESULT OF THE USE OF THIS PLAN AND SPECIFICATIONS. THE CLIENT AGREES TO HOLD Y&M ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST Y&M ARCHITECTS AS A RESULT OF THE USE OF THIS PLAN AND SPECIFICATIONS.

PLOT PLAN NO. 190037

PROJECT SUMMARY -
 ASSESSOR'S PARCEL NUMBER (APN): 734-000000, 734-000001, 734-000002, 734-000003, 734-000004
 ZONING: R2
 ZONING (DISTRICT): R-2
 DENSITY PHASES 1, 2, & 3: 6-14 DWELLINGS/ACRE ALLOWED (PHASE 1), 6-38 DWELLINGS/ACRE (PHASE 2), 6-43 DWELLINGS/ACRE (PHASE 3)
 DEVELOPMENT STANDARDS:
 R2 (R2D)
 MINIMUM LOT REQUIREMENTS:
 WIDTH: 60 FEET
 DEPTH: 100 FEET
 FRONT YARD SETBACK: 10 FEET
 SIDE YARD SETBACK: 5 FEET
 REAR YARD SETBACK: 10 FEET
 * 30 FEET FRONT SETBACK FOR SINGLE-FAMILY DWELLINGS.
 FLOORING: 1/4" IN.
 FINISHES: INTERIOR FINISHES:
 80 - 75 FEET



MASTER PLAN PHASE MAP
 SCALE: N.T.S.

LEGEND:
 1 ACCESSIBLE PARKING SPACE WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING
 2 UNCOVERED PARKING SPACE WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING

LEGEND:
 1 CLASSIFIED UNCOVERED PARKING SPACE WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING
 2 UNCOVERED PARKING SPACE WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING



BUILDING TYPE A FRONT ELEVATION
 SCALE: 1/8"=1'-0"

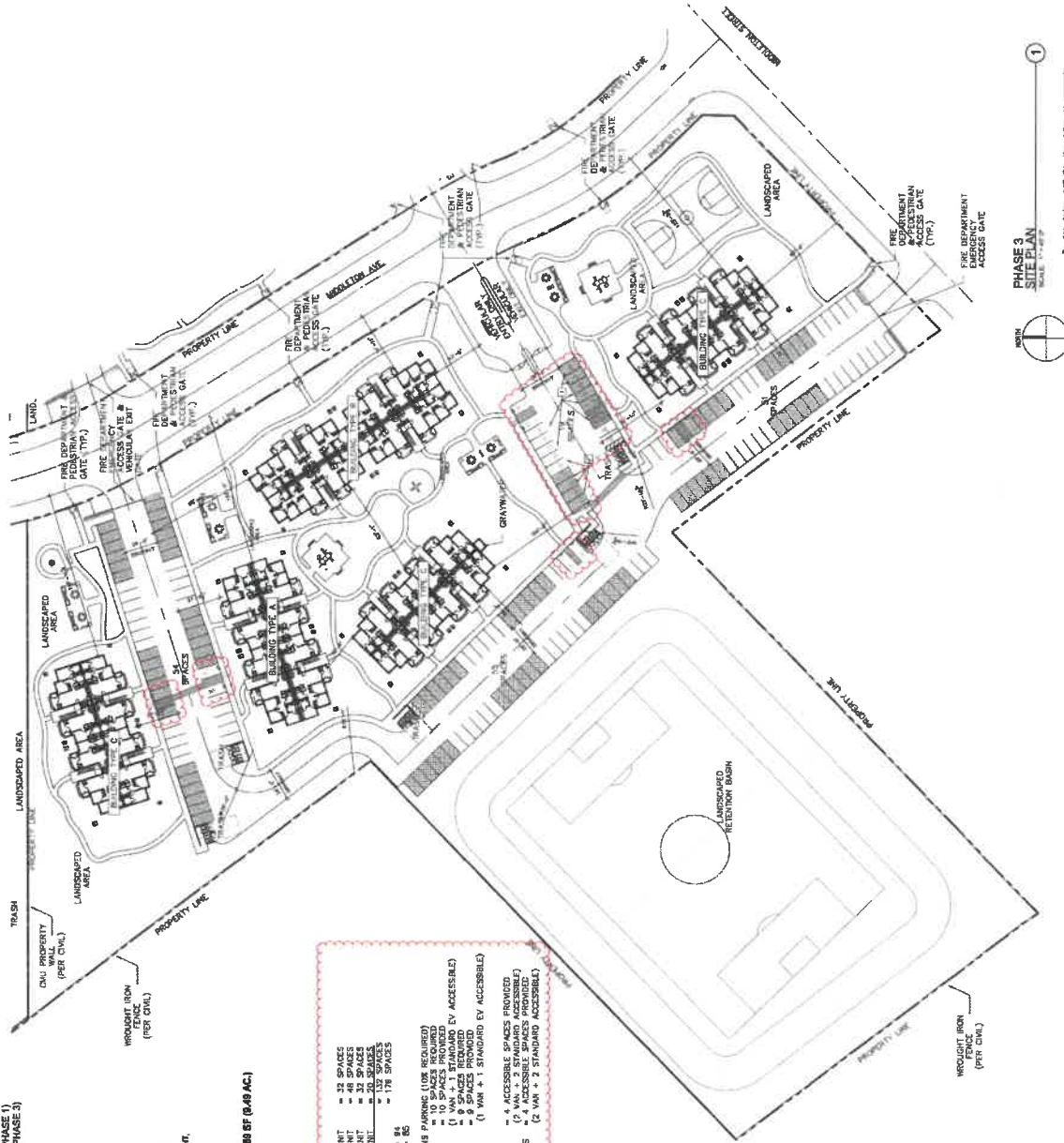


AERIAL PERSPECTIVE
 SCALE: 1/8"=1'-0"

Y&M Architects
 724 S. Wilshire Street, Suite 4304
 Los Angeles, CA 90045
 Tel: 213 623 2107 Fax: 213 623 2108
 www.yandmarch.com

Project:
 OASIS VILLAS COMMUNITY

PLOT PLAN NO. 190037



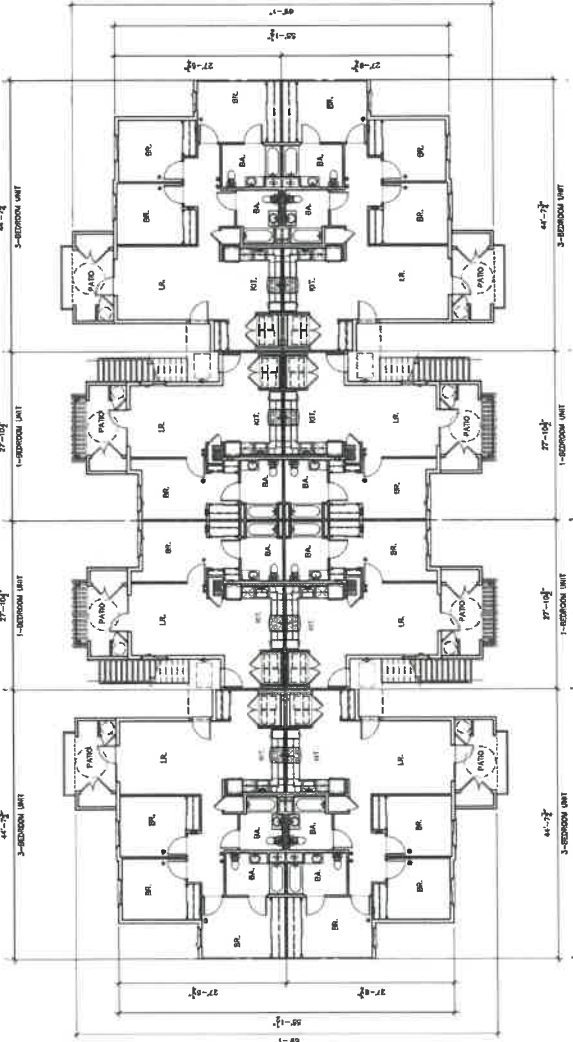
PHASE 3 SITE PLAN
 SCALE: 1/8"=1'-0"

NOTES:
 1. ALL ACCESSIBLE PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 2. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 3. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 4. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 5. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 6. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 7. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 8. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 9. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.
 10. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED WITH SIDEWALK CONNECTION TO BUILDING OR DETECTABLE MARKING.

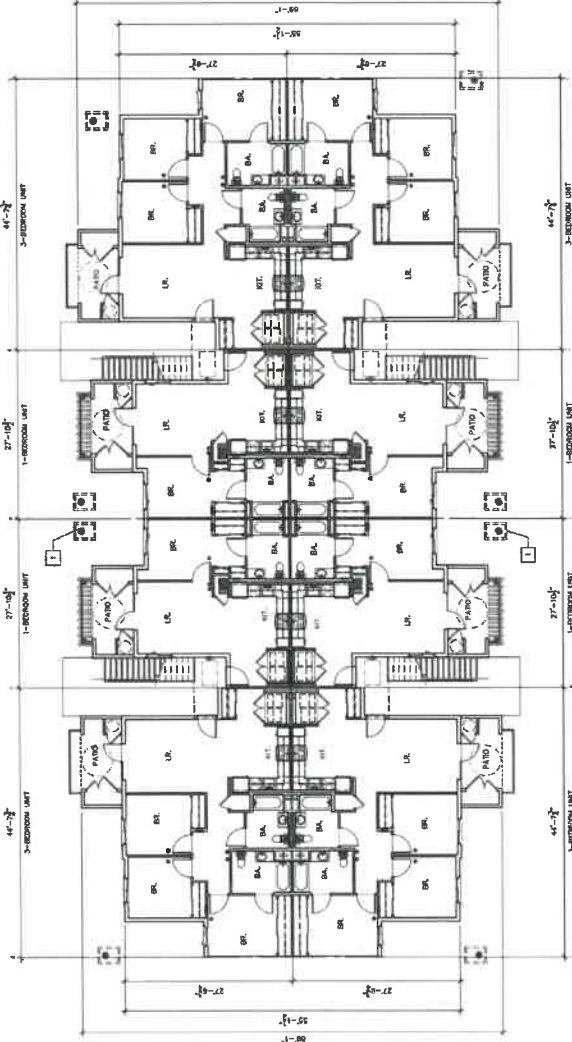
SITE AREA: 413,488 SF (9.49 AC.)

PHASE 3 - RESIDENTIAL UNITS	
32	1 BR @ 1,125 SF
24	2 BR @ 1,425 SF
15	3 BR @ 1,425 SF
60	TOTAL UNITS = 71
32	1 BR @ 1 SPACES/UNIT = 32 SPACES
24	2 BR @ 2 SPACES/UNIT = 48 SPACES
15	3 BR @ 3 SPACES/UNIT = 45 SPACES
11	4 BR @ 2.5 SPACES/UNIT = 27.5 SPACES
11	5 BR @ 2 SPACES/UNIT = 22 SPACES
132	TOTAL SPACES REQUIRED = 132 SPACES
132	CARPET PARKING SPACES = 132 SPACES
84	UNCOVERED PARKING SPACES = 84
84	ELECTRIC VEHICLE CHARGING STATIONS (10% REQUIRED) = 84 STATIONS
10	EV CHARGING STATIONS = 10 STATIONS PROVIDED
9	EV ACCESSIBLE = 9 STATIONS PROVIDED
1	(1 1WK + 1 STANDARD ACCESSIBLE)
8	EV ACCESSIBLE = 8 STATIONS PROVIDED
1	(1 1WK + 1 STANDARD ACCESSIBLE)
7	EV ACCESSIBLE = 7 STATIONS PROVIDED
1	(1 1WK + 1 STANDARD ACCESSIBLE)
6	EV ACCESSIBLE = 6 STATIONS PROVIDED
1	(1 1WK + 1 STANDARD ACCESSIBLE)

KUNZEL
 MECHANICAL EQUIPMENT
 (EQUIPMENT TO BE ENCLOSED BY
 LANDSCAPE TREATMENT)



BUILDING TYPE A
 2ND FLOOR PLAN
 SCALE: 1/8"=1'-0" ②



BUILDING TYPE A
 1ST FLOOR PLAN
 SCALE: 1/8"=1'-0" ①

Y&M Architects
 7750 Wilshire Blvd, Suite 100
 Los Angeles, CA 90048
 Tel. 213 832 2107 Fax. 213 832 2107
 www.yandm.com

Y&M Architects

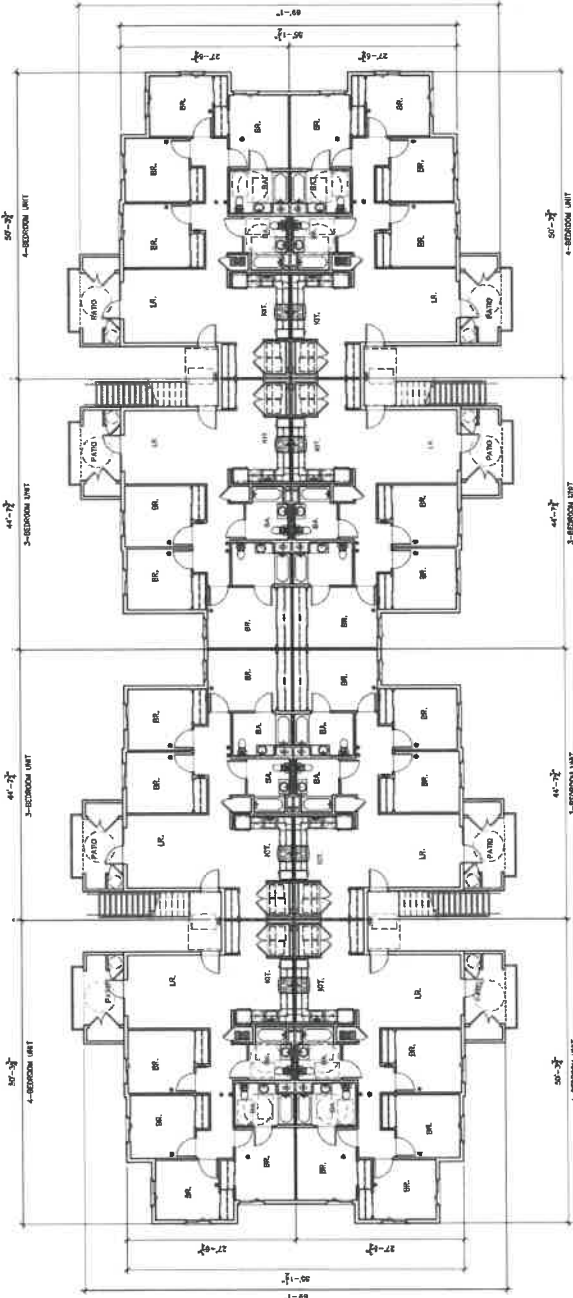
OASIS VILLAS COMMUNITY
 PLOT PLAN NO. 190037

COACHELLA VALLEY HOUSING COALITION
 Developer: 4670 MONROE STREET, SUITE 9
 IRVINE, CA 92618

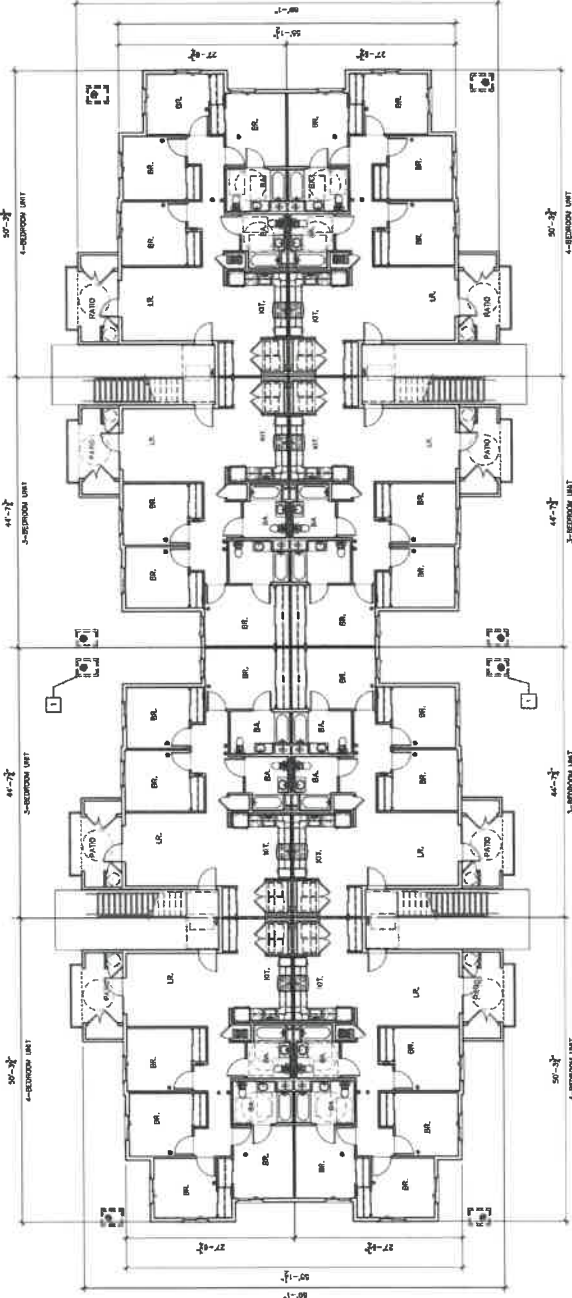
06.22.20 A-17

Date Page

MECHANICAL EQUIPMENT
 (AS SHOWN) IS TO BE PROVIDED BY
 THE OWNER.



**BUILDING TYPE B
 2ND FLOOR PLAN**
 SCALE: 1/8" = 1'-0"



**BUILDING TYPE B
 1ST FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

Y&M Architects
 774 S. Spring Street #204
 Los Angeles, CA 90014
 Tel: 213 622 2107 Fax: 213 622 2107
 www.yandm.com

Y&M Architects

PLOT PLAN NO. 190037

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

Developer: 46741 MONROE STREET, SUITE 0
 PICO CA 91501

Project:

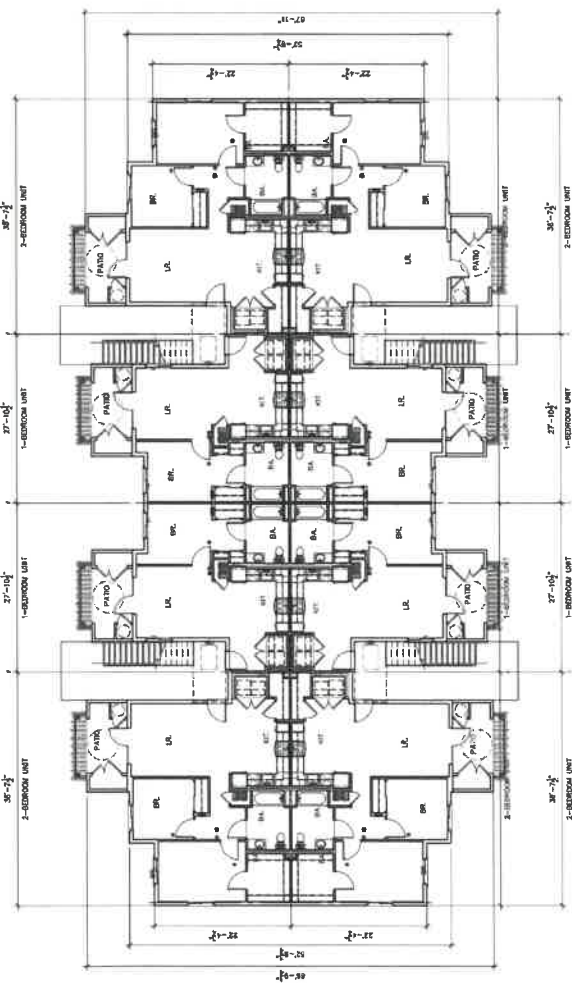
06.22.20

Date:

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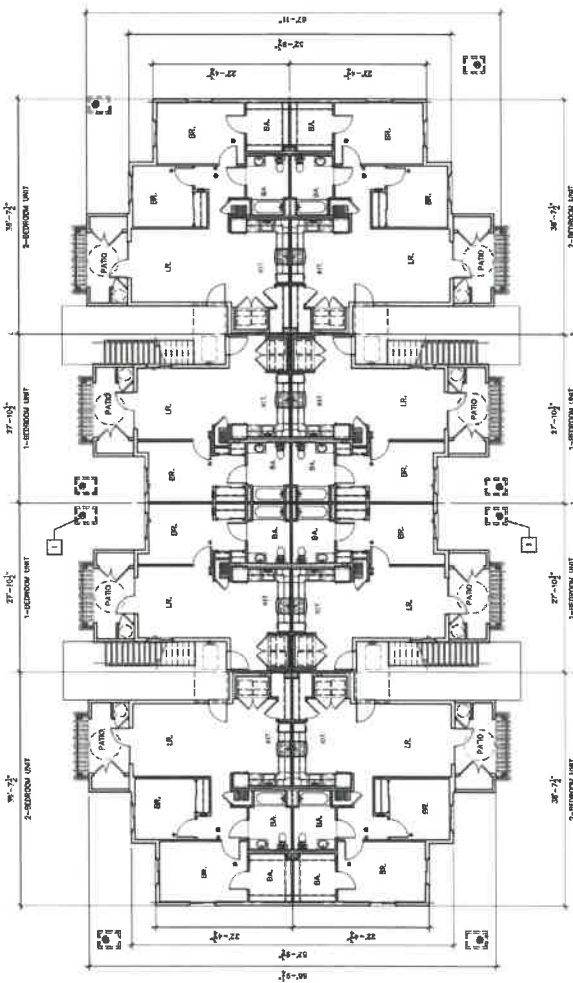
PROJECT: OASIS VILLAS COMMUNITY, COACHELLA VALLEY HOUSING COALITION, PICO CA 91501

SCHEMATIC
 1. MECHANICAL EQUIPMENT TO BE CONSIDERED BY LANDSCAPE ARCHITECT



BUILDING TYPE C
 2ND FLOOR PLAN
 SCALE: 1/8"=1'-0"

2



BUILDING TYPE C
 1ST FLOOR PLAN
 SCALE: 1/8"=1'-0"





1

Y&M Architects
 724 S. Spring Street #204
 Los Angeles, CA 90014
 Tel: 213 823 2107 Fax: 213 823 2108
 www.yandm.com

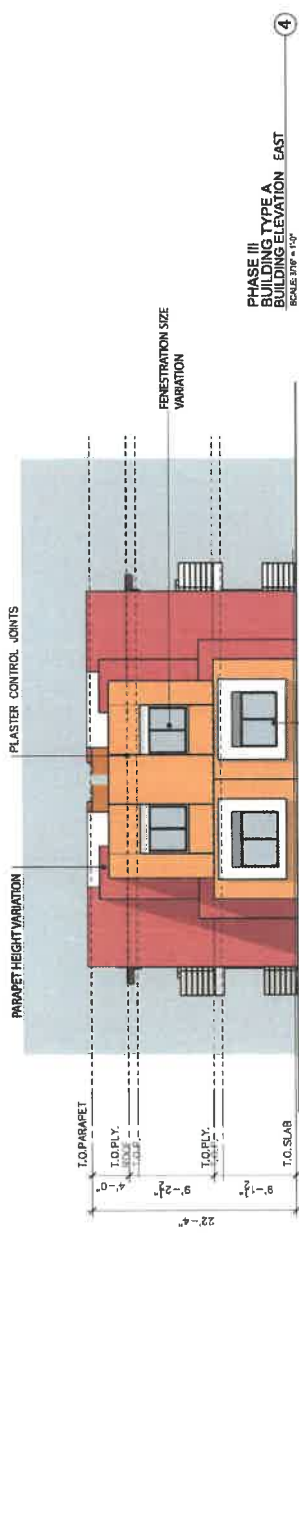
Y&M Architects

Project
 OASIS VILLAS COMMUNITY
 COACHELLA VALLEY HOUSING COALITION
 86-291 INWOOD STREET, SUITE C
 IRVINE, CA 92618

PLOT PLAN NO. 190037

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172U or 173U
	PAINTED STUCCO 7536U or 453U
	PAINTED STUCCO 139U or 1665 U or 465U
	INTEGRAL WHITE STUCCO

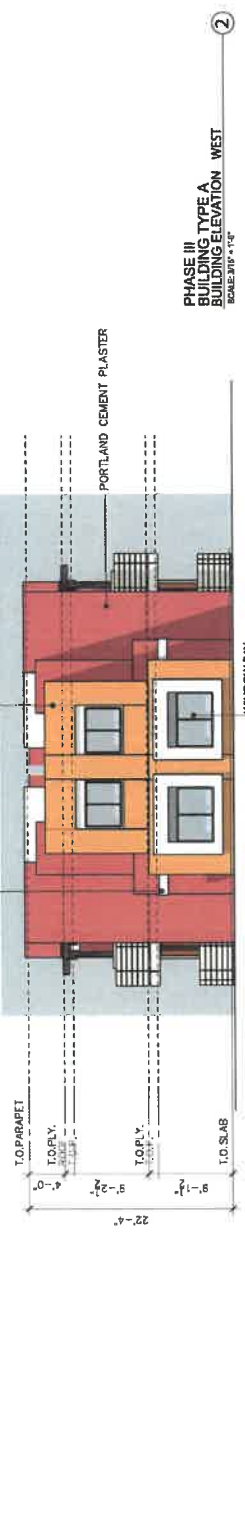
*COLORS SHOWN ARE CONSISTENT WITH INTERNAL GUIDELINES. EXACT COLOR VARIATION IS SUBJECT TO MATERIALS AND FINISHES. MATERIALS AND FINISHES TO BE USED SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE SUBJECT TO THE ARCHITECT'S FINAL SELECTION FOR RESIDENTIAL DESIGN. EXEMPTIONS: PHASE 5B.



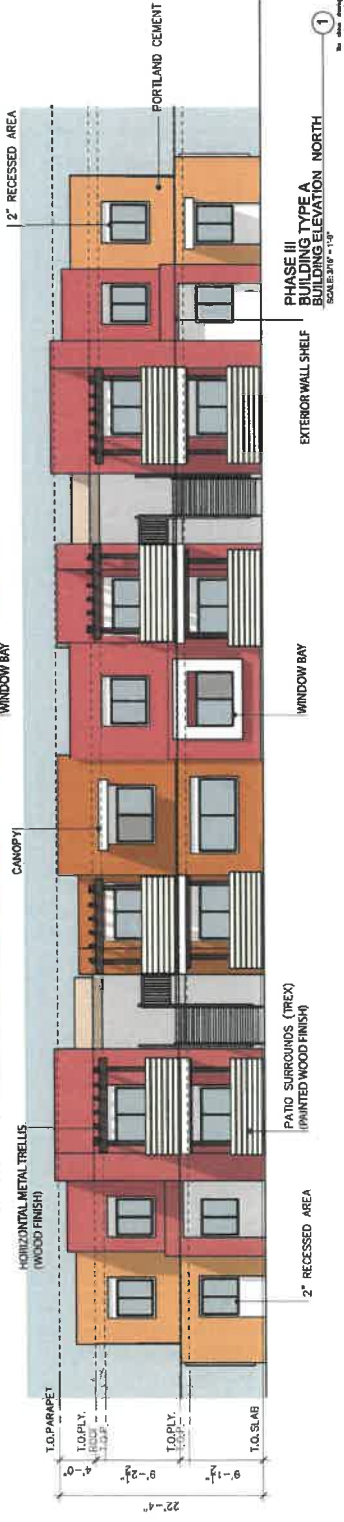
PHASE III BUILDING TYPE A
BUILDING ELEVATION EAST
SCALE: 3/16" = 1'-0"



PHASE III BUILDING TYPE A
BUILDING ELEVATION SOUTH
SCALE: 3/16" = 1'-0"



PHASE III BUILDING TYPE A
BUILDING ELEVATION WEST
SCALE: 3/16" = 1'-0"



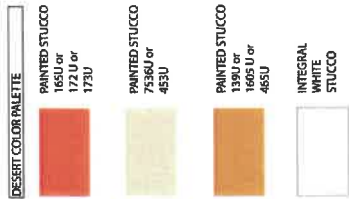
PHASE III BUILDING TYPE A
BUILDING ELEVATION NORTH
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE A
BUILDING ELEVATION EAST
SCALE: 3/16" = 1'-0"

PLOT PLAN NO. 190037

DESERT COLOR PALETTE

- PAINTED STUCCO
 - 165U or 172U or 173U
- PAINTED STUCCO
 - 7536U or 483U
- PAINTED STUCCO
 - 139U or 1605U or 465U
- INTEGRAL WHITE STUCCO



*COLORS PROPOSED ARE CONSISTENT WITH INTERNAL GAMING LINE. DESERT COLOR PALETTE PAGES 18

*MATERIALS, FINISHES, ATTENUATIONS, COORDINATE VOLUMES AND CONSISTENT WITH INTERNAL GUIDELINES FOR RESIDENTIAL DESIGN GUIDELINES (PAGE 58)



1
 PHASE III BUILDING TYPE B BUILDING ELEVATION - NORTH
 SCALE: 3/16" = 1'-0"

2
 PHASE III BUILDING TYPE B BUILDING ELEVATION - WEST
 SCALE: 3/16" = 1'-0"

3
 PHASE III BUILDING TYPE B BUILDING ELEVATION - SOUTH
 SCALE: 3/16" = 1'-0"

4
 PHASE III BUILDING TYPE B BUILDING ELEVATION - EAST
 SCALE: 3/16" = 1'-0"

1
 PHASE III BUILDING TYPE B BUILDING ELEVATION - NORTH
 SCALE: 3/16" = 1'-0"

2
 PHASE III BUILDING TYPE B BUILDING ELEVATION - WEST
 SCALE: 3/16" = 1'-0"

3
 PHASE III BUILDING TYPE B BUILDING ELEVATION - SOUTH
 SCALE: 3/16" = 1'-0"

4
 PHASE III BUILDING TYPE B BUILDING ELEVATION - EAST
 SCALE: 3/16" = 1'-0"

PLOT PLAN NO. 190037

Y&M Architects

Y&M Architects
 2109 West 43rd St
 Los Angeles, CA 90044
 Tel. 213 633 2107 Fax. 213 623 2109
 www.yandm.com

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

03.25.20

A-21

Date

Developer: 43701 MONROE STREET, SUITE G
 MOORE, CA 92551

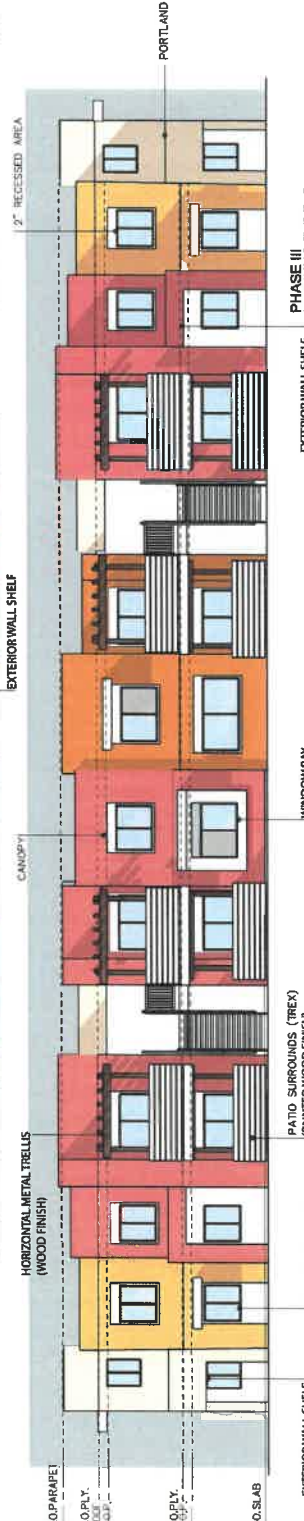
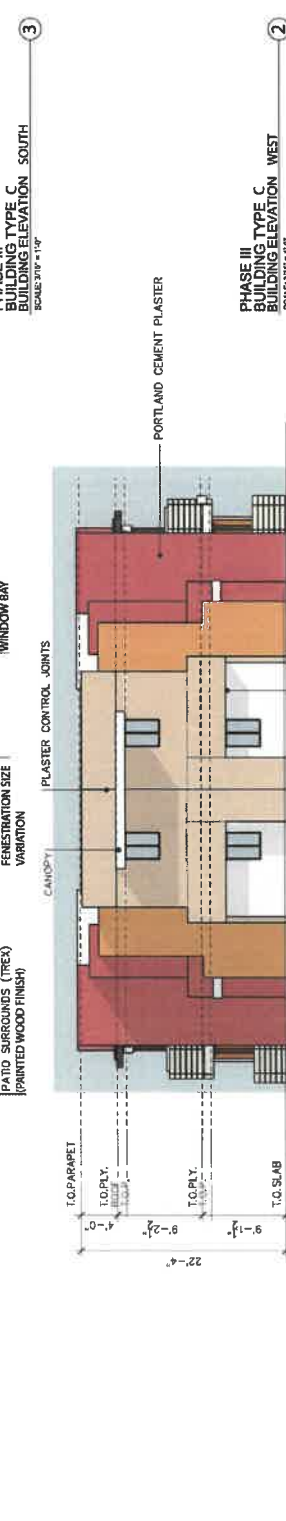
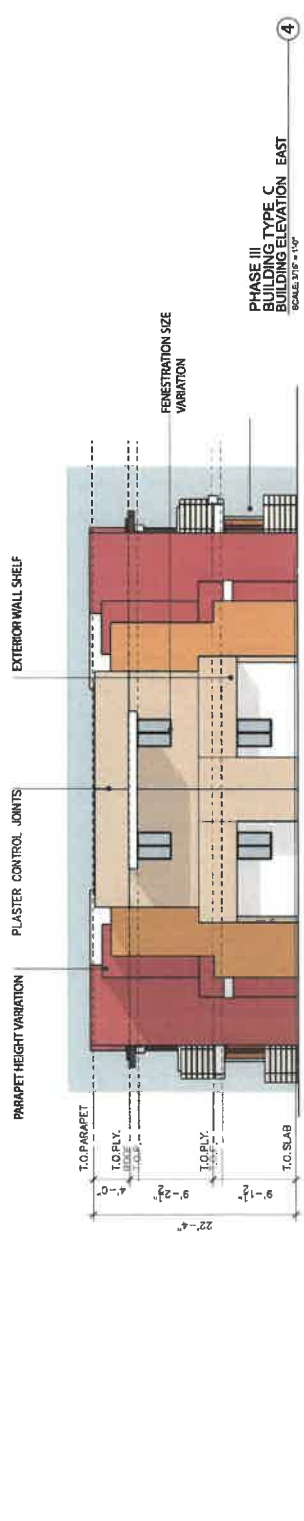
Project

Page

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172U or 173U
	PAINTED STUCCO 7536U or 453U
	PAINTED STUCCO 139U or 1605U or 465U
	INTEGRAL WHITE STUCCO

*COLORS SHOWN ARE CORRELATIONS WITH INTERNAL
COLOR REFERENCE COLOR PALETTE (PAGE 19)

*MATERIALS INCLUDE ARCHITECTURAL, OCCUPANCY
ELEMENTS, AND VARIATION OF HEIGHT AND DEPTH OF
ELEMENTS TO MAINTAIN VISUAL COHESION AND SCALE
FOR RESIDENTIAL DESIGN GUIDELINES (PAGE 30)



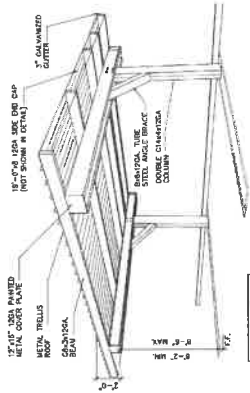
Y&M Architects
 12000 Wilshire Blvd, Suite 3004
 Los Angeles, CA 90025
 Tel: 213 633 2107 Fax: 213 673 2108
 www.yandm.com

Project
 OASIS VILLAS COMMUNITY
 45701 Moorpark Street, Suite 0
 West, CA 92291

PLOT PLAN NO. 190037

COACHELLA VALLEY HOUSING COALITION
 03.25.20 A-22

Date
 Page



6C CARPORT PARKING ELEVATION
SCALE: 1/8" = 1'-0"



6B CARPORT PARKING ELEVATION
SCALE: 1/8" = 1'-0"



6A CARPORT PARKING ELEVATION
SCALE: 1/8" = 1'-0"

MAIL ROOM ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION

ELEVATION

MAIL ROOM
SCALE: 1/8" = 1'-0"

ELEVATION

ELEVATION

FRONT SECTION TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"

FRONT SECTION TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"

FRONT SECTION TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"

FRONT SECTION TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"

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FRONT SECTION TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"

FRONT SECTION TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"

FRONT SECTION TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA190017, CZ1900048, PPT190037, and TPM37590

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: November 23, 2020

Applicant/Project Sponsor: Coachella Valley Housing Coalition, Date Submitted: November 12, 2019

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Deborah Bradford at (951) 955-6646.

Please charge deposit fee case#: CEQ190165 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190165
Project Case Type (s) and Number(s): PPT190037 and TPM 37590
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: MSA Consulting, Inc. c/o Nicole Vann
Telephone Number: 760-320-9811
Applicant's Name: Coachella Valley Housing Coalition (CVHC)
Applicant's Address: 45-701 Monroe Street, Plaza 1, Suite G, Indio, CA 92203

I. PROJECT INFORMATION

Project Description: Coachella Valley Housing Coalition (CVHC) is proposing a mixed-use development consisting of commercial/retail and multi-family residential on approximately 26 acres in the community of Oasis. The project property, located at the southeast corner of 66th Avenue and Middleton Street, previously operated as an agricultural property, growing date palm trees. The project proposes the development of a commercial component, consisting of a medical clinic, a market, childcare facility and retail spaces, a residential component consisting of 160 multi-family affordable housing units and open space areas for recreation and retention. The project is proposed to be developed in three phases, depicted in the table below.

Phase	Lot	Land Use	Acres	Building Area Square Foot
1	3	Residential (80 units) & Retention	9.57	68,976 SF
2	1 & 2	Commercial	3.56	23,000 SF
3	4	Residential (80 units) & Retention	9.49	68,976 SF

Phase one of the project will occupy approximately 9.57 acres of the project site. Located on the eastern portion of the property, phase one will develop 80 residential units, a 3,500-community building and an approximately 2.4-acre landscaped basin. The residential units will consist of one- to four-bedroom units ranging from 628 square feet to 1,240 square feet. At total buildout, the residential component of phase one will occupy a total building area of 72,476 square feet. The 2.03-acre landscaped basin will be located north of the residential units. A detailed table displaying the phase one land uses, unit types and building areas are provided in the table below.

Phase One				
Land Use	Unit Type	Size	Quantity	Total Building Area (SF)
Residential	1 Bedroom	628 SF	32	20,096 SF
	2 Bedroom	898 SF	24	21,552 SF
	3 Bedroom	1,088 SF	16	17,408 SF
	4 Bedroom	1,240 SF	8	9,920 SF
	Community Building	3,500 SF	1	3,500 SF
Retention	--	2.03 AC	--	--
Total Phase One Area				9.57 Acres

Phase two will occupy approximately 3.56 acres of the northwest corner of the project property. Implementation of the second phase will include the development of three commercial buildings: the childcare facility (Building 1), market and attached retail uses (Building 2) and medical clinic (Building 3). 113 parking spaces will be provided in the commercial component. The square footage of the proposed commercial buildings is displayed in the following table.

Phase Two		
Building	Building Use	Size (Square Feet)
1	Childcare Facility	3,500 SF
2	Market	8,250 SF
	Market Storage/Trash	1,500 SF
	Possible Future Divisible Retail Space	5,750 SF
3	Medical Clinic	4,000 SF
Total Commercial Buildings		23,000 SF

The final project phase, phase three, occupies approximately 9.49 acres of the western portion of the site, south of the proposed commercial component and will include the development of 80 residential units and an approximately 2.4-acre open space area (recreational and retention). Similar to the phase one development, phase three will include one- to four-bedroom units, with a building area of 68,976 square feet at total buildout. Phase three land uses and areas are provided in the table below.

Phase Three				
Land Use	Unit Type	Size	Quantity	Total Building Area (SF)
Residential	1 Bedroom	628 SF	32	20,096 SF
	2 Bedroom	898 SF	24	21,552 SF
	3 Bedroom	1,088 SF	16	17,408 SF
	4 Bedroom	1,240 SF	8	9,920 SF
Retention	--	2.4 AC	--	--
Total Phase Three Area				9.49 Acres

Additional amenities proposed during development of phase one and three's residential areas will include a recreational sports courts, playground areas, paved pedestrian walking paths and paved drive aisles.

In addition to the new commercial and residential properties, project implementation will include the development of a new interior road that will traverse the project site and connect 66th Avenue and Middleton Street. The proposed road, named Middleton Avenue, will be located between the residential phases one and three. Middleton Avenue will be completed during phase one of the project. Ingress and egress from the project site will be located from one entry point on 66th Avenue and one entry point on Middleton Street. Additional access to the site will be located on Middleton Street, which will provide emergency access into the residential areas. The project will provide a total of 178 spaces in phase one and 183 parking spaces in phase three. The residential component of the project will provide a total of 361 parking spaces, which is 49 more spaces than required.

The construction of the project will include wood frame with color stucco walls and flat roofs constructed on concrete slab foundations. Building heights will not exceed two stories and landscaping throughout the property will be designed to complement both the surrounding desert landscape and proposed buildings.

The entire project property is currently located within the Medium Density Residential (MDR) land use designation, as delineated by the County of Riverside. This land use designation allows single-family detached and attached residencies with a density range of 2 to 5 dwelling units per acre. A General Plan Amendment (GPA) was submitted to change the land use designation from MDR to Commercial Retail (CR) in the northwest corner of the project site. The CR land use change will permit the development and operation of the commercial component proposed in phase one. The GPA will also change the land use from MDR to High Density Residential (HDR) throughout the remainder of the site to accommodate the 160 affordable housing units.

The project site is zoned Controlled Development Area (W-2) which typically allows for single-family dwellings, light agriculture, grazing of farm animals and animal husbandry. The project proposes a zone change to General Residential (R-3) and General Commercial (C1/CP). The R-3 Zone would allow for the 160 affordable housing units, and the C1/CP would allow for the proposed commercial uses for the site. The R-3 and C1/CP zones are consistent with the MDR and CR land uses proposed for the project property.

Future Federal action in the form of program funding is expected to be determinant toward project implementation. Such Federal action is expected to warrant a separate environmental review process under the National

Environmental Policy Act (NEPA) guidelines for the corresponding federal agency. The level of environmental review and findings are to be determined by the agency performing the Federal action.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 26.23 Gross Acres

Residential Acres: 18.07	Lots: 2	Units: 160	Projected No. of Residents: 512
Commercial Acres: 3.56	Lots: 2	Sq. Ft. of Bldg. Area: 23,000	Est. No. of Employees:
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Open Space 4.43 ac.			

C. Assessor's Parcel No(s): 751-160-004, 751-160-007, 751-160-009, 751-160-012, 751-160-014

D. Street References: 66th Avenue (north), Middleton Street (east/south), Tyler Street (east), Harrison Street (west)

E. Section, Township & Range Description or reference/attach a Legal Description: Portion of the Northeast ¼ Section 17, Township 7 South, Range 8 East, San Bernardino Meridian

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently characterized by rows of date palm trees, agricultural equipment, and mobile home structures, due to the property's previous use as an agricultural field. The project is surrounded by vacant land to the north and east, and a combination of agricultural and residential uses to the south and west. A public school facility providing K-12 education is located northeast of the project property. Torres-Martinez Tribal Land lies north and east of the project property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The entire project property is currently located within the Medium Density Residential (MDR) land use designation, as delineated by the County of Riverside. A General Plan Amendment (GPA) was submitted to change the land use designation from MDR to Commercial Retail (CR) in the northwest corner of the project site. The CR land use change will permit the development and operation of the commercial component proposed in phase two. The GPA will also change the land use from MDR to High Density Residential (HDR) throughout the remainder of the site to accommodate the 160 affordable housing units.
- 2. Circulation:** Project implementation will include the development of a new interior road that will traverse the project site and connect 66th Avenue and Middleton Street. The proposed road, named Middleton Avenue, will be located between the residential phases one and three. Ingress and egress from the project site will be located from one entry point on 66th Avenue and one entry point on Middleton Street. Additional access to the site will be located on Middleton Street, which will provide emergency access into the residential areas.
- 3. Multipurpose Open Space:** The project property is currently developed, and no natural open space land was required to be preserved within the boundaries of this project. The project will provide open space amenities to residents.
- 4. Safety:** The proposed project is not located within an Alquist-Priolo or county designated earthquake fault zone. The project is not located within a Very High Fire Hazard Severity Zone. The project will not place people in a dangerous setting and will not use hazardous materials that could potentially harm the community if released. The project is consistent with applicable policies within the Safety Element.
- 5. Noise:** The project site is located within an area that is not densely populated. Vacant land, a school and scattered residential units surround the project property. Sensitive receptors to noise include the residential units located in the vicinity of the project and the public school facility located northeast of the project. Development of the project property may impact these sensitive receptors; therefore, project construction will occur during County permitted construction hours to ensure impacts to noise are not significant. The project is consistent with all other applicable Noise Element policies.

6. **Housing:** The project proposes 160 multiple family affordable housing units to local farmworkers and families. These units will consist of one- to four-bedrooms and vary from 628 square feet to 1,240 square feet. The project will provide needed affordable housing to the community. The project is consistent with all other applicable Housing Element policies.
7. **Air Quality:** Construction of the proposed project would require clearing and grubbing of existing vegetation and grading of the entire project property. Compliance with South Coast Air Quality Management District Rule 403 would minimize the release of fugitive dust during construction activities. During operation of the project, the project will consist of landscaping and paved features that will permanently mitigate against fugitive dust. The proposed project meets all applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project will provide affordable housing to the residents and farmworkers of the area. The project proposes pedestrian walkways, open space recreational areas, playgrounds and a community center. Phase two of the project will develop a commercial component consisting of a day care facility, market and multiple retail space, and a medical clinic. These proposed commercial uses will provide services for the existing and future residents.

9. Environmental Justice (After Element is Adopted): N/A

B. General Plan Area Plan(s): Eastern Coachella Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Existing – Medium Density Residential (MDR); Proposed – High Density Residential (HDR), Commercial Retail (CR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Eastern Coachella Valley Area Plan

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Tribal Lands/Public Facilities/Low Density Residential

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

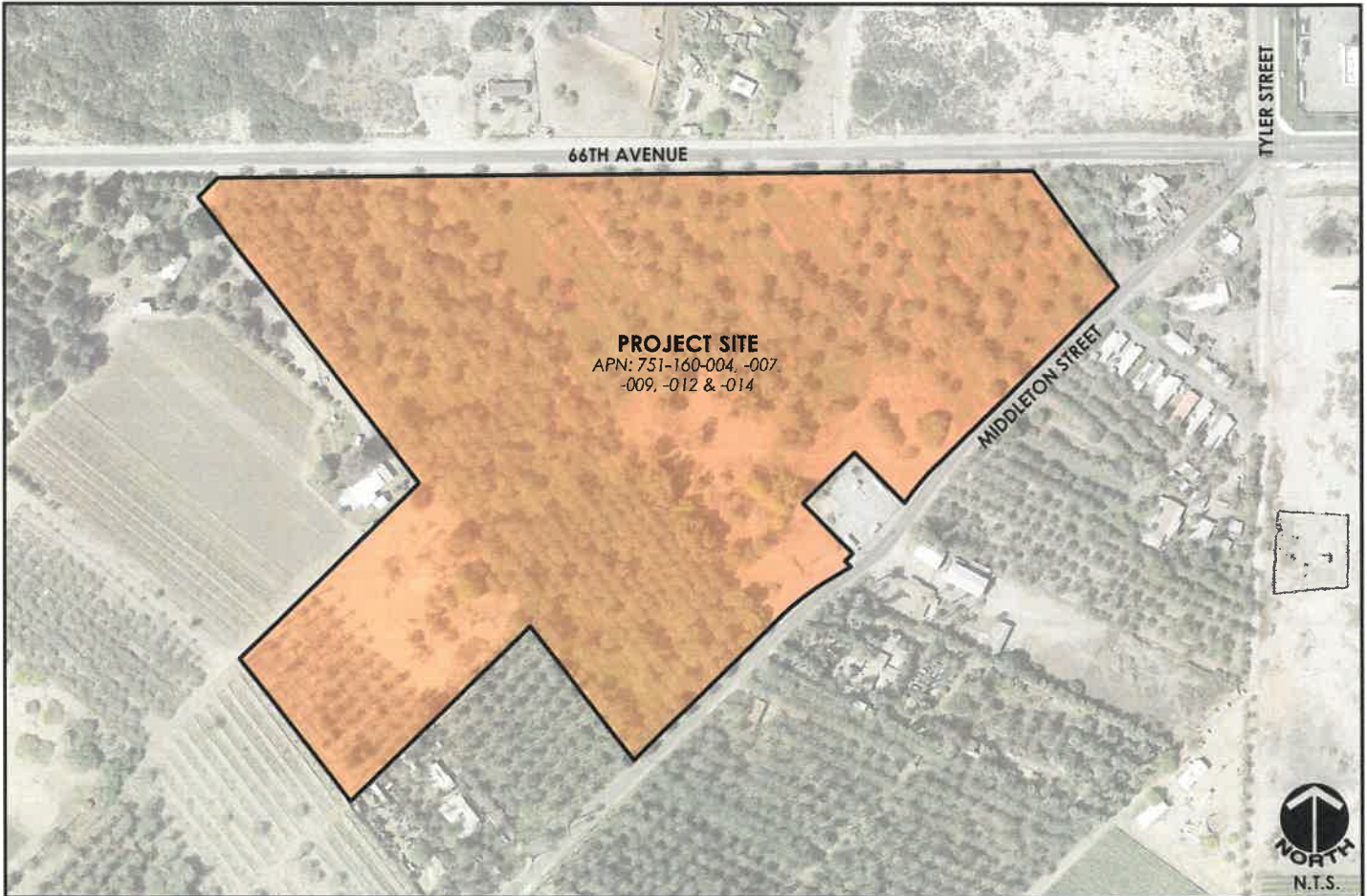
1. **Name and Number of Specific Plan, if any:** N/A

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

I. Existing Zoning: W-2

J. Proposed Zoning, if any: R-3 & C1/CP

K. Adjacent and Surrounding Zoning: A-1-10/W-2



66TH AVENUE

TYLER STREET

PROJECT SITE
APN: 751-160-004, -007,
-009, -012 & -014

MIDDLETON STREET



N.T.S.

MSA CONSULTING, INC.
» PLANNING » CIVIL ENGINEERING » LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
7603209811 msaconsultinginc.com



AERIAL PHOTOGRAPH

OASIS VILLAS
INITIAL STUDY

EXHIBIT

1



MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com

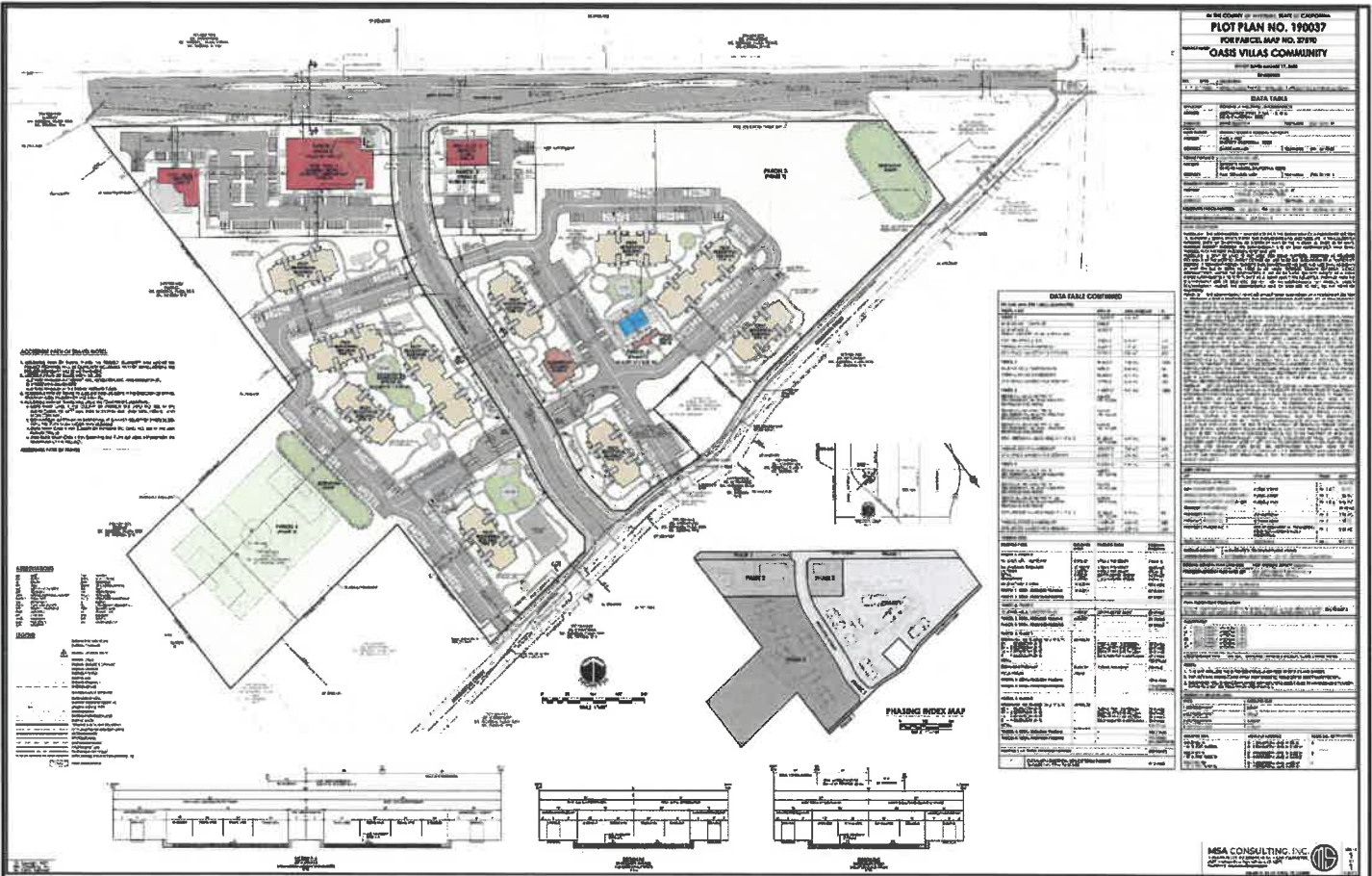


VICINITY MAP

OASIS VILLAS
 INITIAL STUDY

EXHIBIT

2



MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



SITE PLAN
OASIS VILLAS
 INITIAL STUDY

MSA CONSULTING, INC. N.T.S.

EXHIBIT

3

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

Nov 12, 2020

Date

Deborah Bradford

Printed Name

For: Charissa Leach, P.E.

Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Eastern Coachella Valley Area Plan, December 2016; Riverside County General Plan Figure C-8 "Scenic Highways"; Riverside County Municipal Code.

Findings of Fact: There will be no impacts or impacts will be less than significant.

- a) According to Riverside County's Eastern Coachella Valley Area Plan, scenic highways provide motorists with views of distinctive natural characteristics that should be conserved. Implementing policies that manage development along scenic highways and corridors allows the County to conserve the natural views. Highway 74 is the closest Officially Designated State Scenic Highway to the project site, lying approximately 16 miles to the northwest. Highway 111, from State Route 195 near Mecca, to Bombay Beach on the Salton Sea, is considered an Eligible State Scenic Highway, however, it is not officially designated. This segment of Highway 111 lies approximately 5 miles east of the project property. According to the Circulation Element in the Riverside County General Plan, Interstate 10 is a County Eligible Scenic Highway (Figure C-8). Interstate 10 lies approximately 9.50 miles north of the project. Due to the project's distance from the State Highway 74, Highway 111 and Interstate 10, the project is not expected to have a substantial effect upon a scenic highway corridor. No impacts are anticipated.

- b) The perception and uniqueness of scenic vistas from a particular setting varies according to location and surrounding context. Views are influenced in part by the presence and intensity of man-made neighboring improvements, such as structures, overhead utilities, and vegetation. The massing of structures and vegetation in the project area and surroundings interacts with the natural regional environment to form the characteristic views of this locality. The Eastern Coachella Valley is one of California's most important agricultural producing areas, harvesting crops such as date palms, grapes, citrus and seasonal row crops, according to the 2016 Eastern Coachella Valley Area Plan (EVCAP). The project site is located in the Community of Oasis within the Eastern Coachella Valley. The visual context of Oasis, and surrounding areas, is substantially defined by the large agricultural lots, due to its rich farming history. Per the ECVAP, agriculture represents a significant component of the Eastern Coachella Valley, and provides economic, cultural, and scenic values.

The project site, located on the southwest corner of 66th Avenue and Middleton Street, previously operated as a date palm grove, defined by existing rows of date palm trees. Surrounding the project property to the north includes scattered vacant lots and residential dwellings. Southeast and west of the project site are a mix of residential dwellings, and agricultural uses including date palm groves, similar to that currently found at the project site. A public-school facility lies northeast of the project property, at the northeast corner of Tyler Street and 66th Avenue. The schools include Las Palmitas Elementary School, Toro Canyon Middle School, and Desert Mirage High School and provides Kindergarten to 12th grade education.

The project proposes to develop a commercial and residential community on approximately 26 acres. The commercial element of the project will occupy the northwest corner of the property, and proposes three buildings that will include childcare services, a market and attached retail spaces, and a medical clinic. The residential component will occupy the remainder of property and proposes 160 multiple family affordable housing units for local farmworkers and their families. Landscaped retention facilities will be located at the northeast corner (2.03 acres) and southwest corner (2.4 acres) of the project site.

The entire project property currently sits within the County's Controlled Development Area (W-2) zone; however, to allow for the proposed commercial uses, the project will submit a Change of Zone application to change the zoning from W-2 to General Commercial (C1/CP) on the northwest portion of the project property. The remainder of the project site proposes a change of zone to General Residential (R-3) to allow for the 160 proposed residential units.

The proposed project is intended to enhance to private agricultural property through project design and architecture. The architecture of the project's buildings will represent that of a modernized adobe-style building, with a primary color scheme of natural tones including white, beige, and camel, with an accent color of coral. Adobe-style buildings are usually rectangular in design and includes breaks in building frontages, which aid in avoiding monotonous building façades. The proposed landscaping throughout the property and along the project frontages will include native and drought-tolerant trees and shrubs to maintain desert landscaping that is consistent with the surrounding area. Roadway improvements, parks, sports fields, and pedestrian pathways are also proposed during project implementation to enhance the site for future residents and visitors.

Distant views of the Santa Rosa Mountains to the west and southwest of the project site are visible to motorists driving on 66th Avenue and Middleton Street. Currently, the views of the mountains are primarily obstructed by the existing date palm trees and various vegetation on the project property and street frontages. The proposed project, as previously stated, will include one and two-story commercial and residential structures. In order to avoid obstructing the mountains, the project shall comply with County standards outlined in Riverside County's

Municipal Code for building setbacks and heights within General Residential (R-3) and General Commercial (C-1/CP) zones. The property's compliance with these setbacks and building heights will allow the views of the Santa Rosa Mountains to be visible to motorists and pedestrians along the surrounding roadways. Therefore, the project is not expected to obstruct any prominent scenic vistas.

There are no known rock outcroppings or unique or landmark features on the project site. Project implementation is not anticipated to have a significant impact on the scenic views following development height and setback standards outlined within the Riverside County Municipal Code. Project design will enhance the project site from its current use as a private date palm grove, to a well-designed, mixed-use commercial and residential community. Overall, less than significant impacts are anticipated.

- c) As mentioned in the previous discussions, the project site is currently characterized by past agricultural uses defined by an area containing rows of date palm trees. The project site is located within the Eastern Coachella Valley's Controlled Development Areas Zone (W-2), as distinguished by the County of Riverside. W-2 zones allow one-family dwellings, and various agricultural and farming uses including greenhouses, nurseries, orchards, and cattle grazing to name a few. The land use designation for the project site, as established by Figure 3, Eastern Coachella Valley Area Plan Land Use Plan in the Riverside County General Plan, is Medium Density Residential. This land use is designated for single-family detached and attached residences with a density range from 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The project site is surrounded by the paved roadways, Middleton Street and 66th Avenue, existing agricultural uses, vacant land uses, and public-school facility uses.

The approximately 26-acre project proposes to develop a mixed-use community, consisting of commercial and residential uses. The commercial element of the project will occupy the northwest corner of the property, and proposes three buildings that will provide childcare services, a market and retail services, and medical clinic. The residential component will occupy the remainder of property and proposes 160, one- to four-bedroom affordable units for local farmworkers and their families. Landscaped areas, including two acre retention areas, are also proposed during project development. Additional improvements include roadway enhancements of 66th Avenue and Middleton Street as well as attractive project frontages.

The architecture and façade of the proposed commercial component is designed to complement the desert landscape and enhance the surrounding area. The proposed commercial buildings will be rectangular in shape, however, to avoid monotonous frontages, the buildings will have a variety of setbacks to create wall breaks from the street and pedestrian view. Additional design features include metal awnings and overhangs, trellis shade awnings, clearstory windows, recessed entries and arcades, storefront areas and accent spotlighting. The stucco building surfaces will be painted in natural tones (i.e. white, beige and camel) and an accent color (coral) to complement the existing desert landscape and contribute to the modern façade. Project landscaping will include a mix of various trees, shrubs and ground coverings. Trees proposed for the project site include: Orchid Tree, Desert Willow, Mandarin Orange, Dwarf Eureka Lemon, Rosewood, Palo Verde, African Sumac. The proposed shrubs consist of Century Plant, Cape Aloe, Apache Plume, Red Yucca and other drought-tolerant shrubs. The proposed landscaping will be placed to complement the building frontages and create a cohesive design throughout the project property.

The project proposes to submit a Change of Zone as a part of the entitlement process to change the zone from W-2 to Commercial (C-1/C-P) and General Residential (R-3) to allow commercial uses and high density residential, thus allowing the project to remain compliant with Riverside

County zoning. The project will also submit a General Plan Amendment (GPA) to change the land use from Medium Density Residential (MDR) to Commercial Retail (CR) on approximately 3.56 acres in the northwest corner of the site to allow the proposed commercial portion. The GPA will also change the MDR land use to High Density Residential (HDR) on the remainder of the site to accommodate the 160 affordable housing units. The proposed affordable housing project with commercial uses shall comply with the County's building standards and guidelines for residential and commercial uses. The proposed project is anticipated to enhance the visual character of the property by developing commercial and residential buildings with modern architecture and building design features, and landscaping along the project frontage and throughout the property. Therefore, the project is not expected to degrade the existing visual character or quality of the site and its surroundings. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): Eastern Coachella Valley Area Plan, December 2016; GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: Impacts will be less than significant

- a) The approximately 26-acre project proposes the development of commercial and residential buildings that will use outdoor and wall-mounted lighting, and light posts throughout the property. According to Policy 4.2 in the Eastern Coachella Valley Area Plan (ECVAP), the project shall adhere to Riverside County's lighting requirements and standards that intend to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory located in San Diego County.

Riverside County Ordinance No. 655, Regarding Light Pollution, is intended to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Per this ordinance, outdoor light fixtures mean outdoor artificial illuminating devices, installed or portable, used for flood lighting, general illumination or advertisement. The project site lies within Zone B of the Palomar restricted nighttime light zone. The allowed lighting within the ordinance must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. The property will include low intensity lighting compatible with residential uses (see 3. Other Lighting Issues, for an in-depth discussion on project lighting). The proposed project shall comply with the County standards regarding light pollution in areas designated as Zone B.

Additionally, Riverside County Municipal Code 8.80.050 states that all outdoor luminaires shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. The project shall comply with these standards to ensure that impacts to the Mt. Palomar Observatory are less than significant.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Description, Riverside County Municipal Code, Ordinance No. 915

Findings of Fact: Impacts will be less than significant

- a) The project site is located on the southwest corner of 66th Avenue and Middleton Street in the community of Oasis. In its current state, the property is largely defined by previous agricultural uses, consisting of an area containing rows of date palm trees. Land uses surrounding the project property includes agricultural uses to the southeast and west, vacant Tribal Land to the north and scattered residential structures to the north, south and east. Las Palmitas Elementary School, Toro Canyon Middle School, and Desert Mirage High School lie approximately 450 feet northeast of the project site. The surrounding context currently contributes to the existing sources of fixed light in the project vicinity. Illumination from the surrounding residences typically include dim lighting, located on porches and entrances. The public-school facilities are currently the largest contributor to fixed light, with lighting in parking lot areas, building entrances, sports fields and throughout the facility. Vehicular traffic along 66th Avenue and Middleton Street contributes to nonfixed sources of daytime and nighttime light in the area. Currently, there are no streetlights on the roadways, and the closest signalized intersection is approximately 0.50 miles west of the project site.

As stated previously, the project site proposes to develop a mixed-use commercial and residential neighborhood on approximately 26 acres. The commercial component will include approximately 23,000 square feet of commercial buildings, and the residential component will include 160 one- to four-bedroom units. The development of the project will introduce a new source of light in the area, implemented by wall mounted illumination along building frontages and at entrances, and light posts throughout parking areas and pedestrian walkways. Traffic associated with the project will also contribute to an incremental increase in nighttime lighting. Proposed circulation to and from the project site will be located from one access point on 66th Avenue, and one access point on Middleton Street. The proposed street, Middleton Avenue, will traverse the project site and connect 66th Avenue to Middleton Street. This proposed roadway may introduce an incremental increase of ambient lighting due to vehicular traffic and fixed light posts on Middleton Avenue.

The project property shall adhere to the standards outlined within the Riverside County Municipal Code, Chapter 8.80, otherwise referred to as Riverside County Ordinance No. 915, regarding outdoor lighting. Chapter 8.80 and Ordinance No. 915 states that at certain levels, light trespass, and associated glare, may jeopardize the health, safety or general welfare of Riverside County residents and degrade their quality of life. Therefore, the municipal code and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ordinance requires that all outdoor luminaires shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Additionally, outdoor luminaires shall not blink, flash or rotate. Project compliance with the County's Municipal Code and Ordinance will ensure that the project does not create a new source of substantial light in the area.

Furthermore, the project will not involve building materials with highly reflective properties in a manner that would disrupt the daytime viewshed by introducing a substantial amount of glare. The project proposes the use of stucco building surfaces and will not include an excessive amount of reflective surfaces. Overall, the project is not anticipated to introduce a substantial amount of light or glare in the area. Less than significant impacts are anticipated.

- b) As stated in the previous discussion, the project site does not intend to expose surrounding residential properties to unacceptable light levels. The proposed commercial and residential project will introduce a new source of lighting along building and street frontages; however, the project shall comply with Riverside County Municipal Code Chapter 8.80, and Riverside County Ordinance No. 915, regarding outdoor lighting standards. The compliance of the outlined requirements in the County Municipal Code and Ordinance will ensure that the project does not expose residential properties to unacceptable light levels. Less than significant impacts from project implementation are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): The County of Riverside General Plan; Riverside County Important Farmland 2016 Map, California Department of Conservation, 2016. Riverside County General Plan Figure OS-2 "Agricultural Resources"

Findings of Fact: Impacts will be less than significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) According to the Riverside County’s Eastern Coachella Valley Area Plan, the Eastern Coachella Valley is one of California’s most important agricultural producing areas, growing date palms, grapes, citrus and seasonal row crops. The approximately 26-acre project is located within the Controlled Development (W-2) zone in the community of Oasis, in unincorporated Riverside County. Historical aerial imagery, collected for a Phase I Environmental Site Assessment, indicates that a portion of the project site was occupied by date palm groves and agricultural field prior to 1949. By 1959, the agricultural field onsite appears to be fallow. Between 1959 and 2012 the project property underwent a variety of changes including the appearance of mobile home structures and changes in vegetation densities. By at least 2012, all of the mobile home structures were removed off-site, leaving remnants of concrete pads and rubble, household waste and appliances, furniture, used tires, wood debris and building material. Some date palms remain onsite although agricultural operations have stopped.

According to the Farmland Mapping and Monitoring Program of California Resources Agency, the majority of the project site is designated as Prime Farmland, with a small portion (approximately 3.57 acres) designated as Other Land. Prime Farmland, as defined by the California Department of Conservation, includes lands with soil quality, growing season, and moisture supply needed to produce sustained high yields. Other Land, however, is land that is not included any other mapping category (i.e. Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland, Urban and Built-Up Land, etc.).

According to the Riverside County 2014-2016 Land Use Conversion, provided by the California Department of Conservation, approximately 118,077 acres of Prime Farmland was recorded in 2014. In 2016, approximately 117,484 acres of Prime Farmland was inventoried in Riverside County. Between 2014 and 2016, approximately 593 acres (or approximately 0.5 percent) of Prime Farmland in Riverside County was converted to different uses. Approximately 22.66 acres of the project site is designated as Prime Farmland due to the project’s previous operation as a date palm grove. The site has not operated as agricultural uses for over a decade, and farming is unlikely to be utilized onsite in the future. The project proposes to convert this area for commercial and residential uses. This area accounts for approximately 0.019 percent of the total inventoried Prime Farmland in 2016. Therefore, the development of the project will not remove a significant amount of Prime Farmland in Riverside County.

The Riverside County General Plan Environmental Impact Report (EIR) states that the land use designations in the County’s General Plan would potentially make small amounts (approximately 32 acres) of Prime and State-Important Farmlands unavailable for agricultural uses. Per the General Plan EIR, the project site is designated for residential uses. Agricultural uses are not designated within the project property. The proposed project is intended to provide affordable housing to farmworkers and their families as well as necessary commercial uses (medical clinic, daycare facility, market and retail areas) for the area. However, the land use designations for Farmlands of Local Importance gains in agricultural designated lands changes offset those lost elsewhere, resulting in an overall net gain of 74 acres. Therefore, the General Plan EIR states that impacts would be less than significant.

The State of California has determined that the lack of water availability and agricultural market conditions are driving the trend towards agricultural lands being fallow, where the term fallow is typically seen in agricultural areas as an “interim” use in the transition of an area from active agricultural production to eventual urban, non-agricultural uses. For these reasons, lands

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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previously used as agricultural land are being converted to uses such as residential and commercial to serve the needs of the population.

With the findings of the California Department of Conservation, the Riverside County General Plan EIR, and the findings of the State, the project's conversion of Prime Farmland to residential and commercial uses will result in less than significant impacts.

- b) The California Land Conservation Act, also known as the Williamson Act, was adopted in 1965 to encourage the preservation of the State's agricultural lands and to prevent its premature conversion to urban uses. The Act creates an arrangement where private land owners' contract with counties and cities to voluntarily restrict land to agricultural and open-space land uses. Under the Williamson Act, an agricultural preserve must consist of no less than 100-acres, any development on the property must be related to the primary use of the land for agricultural purposes, and development must be in compliance with local uniform rules or ordinances. Williamson Act contracts are estimated to save agricultural landowners from 20 to 75 percent in property taxes each year.

The vehicle for these agreements is a rolling-term, 10-year contract (i.e., unless either party files a "notice of nonrenewal," the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value (California Department of Conservation, 2006). If a "notice of nonrenewal" is filed by a landowner, a nine-year nonrenewal period commences. Over this period of time, the annual tax assessment gradually increases. At the end of the nine-year nonrenewal period, the contract is terminated. Only the landowner can petition to cancel a Williamson Act contract.

The project site is not located in an enrolled Williamson Act contract area. As such, the project would not conflict with Williamson Act contract land. Additionally, the project site is not located within a County designed agricultural zone (i.e. A-1, A-P, A-2, A-D or C/V zones). The Controlled Development (W-2) zone currently defines the project's zoning designation and allows for various residential and agricultural uses. The project's land use is designated as Medium Density Residential (MDR), as established in Figure 3, Land Use Map, of the Eastern Coachella Valley Area Plan. MDR land uses are intended for single family detached and attached residences (2 to 5 dwelling units per acre) and permits limited agricultural and animal keeping. As a part of the entitlement process, the project will submit a Change of Zone from W-2 to General Residential (R-3) and General Commercial (C1/CP) zoning designations to allow for the proposed 160 residential units and 23,000 square feet of commercial buildings. A General Plan Amendment (GPA) will also be submitted as a part of the entitlement process to change the land use designation from MDR to High Density Residential (HDR) and Commercial Retail (CR). Further discussion is provided in the Land Use/Planning Section of this environmental document. Overall, the project is not anticipated to impact Williamson Act contract lands, or existing agricultural zones or land uses within Riverside County. Less than significant impacts.

- c) According to Riverside County Ordinance No. 625 (amended by 625.1), it is the intent of Riverside County to conserve, protect and encourage the development, improvement and continued viability of its agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the County's residents. Ordinance 625.1 intends to "reduce the loss to the County of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project property occupies approximately 26 acres south of 66th Avenue and north of Middleton Street in the unincorporated community of Oasis. A portion of project site previously operated as a date palm grove; however, the project proposes the development of affordable housing, commercial uses and associated improvements as a part of project implementation. As stated in the previous discussion, the project proposes a change of zone from the existing W-2 zoning to General Residential (R-3) and General Commercial (C1/CP). This change of zone will allow the project to develop 160 residential units and 23,000 square feet of commercial buildings on the project property.

Land uses surrounding the project property includes vacant land and scattered residential units to the north, and agricultural fields with scattered residential to the east, south and west. A school campus is located to the northeast. The properties north of the project site lie within the County's A-1-10 (Light Agriculture) zone. Light Agriculture zones permits uses such as one-family dwellings, nurseries, greenhouses, orchards, grazing, farms for small animals, etc., according to Riverside County Municipal Code (RCMC) Chapter 17.120. The north-lying properties also lie within the County's Tribal Lands land use designation. The properties west and south of the project site are located within the County's W-2 zoning designation. W-2 zones allows for residential and agricultural uses similar to Light Agricultural zones, however, W-2 zones allow for a larger variety of permitted uses (RCMC Chapter 17.144). As stated previously, the properties immediately east, south and west of the project site are characterized by residential units and agricultural uses, including row crops and date palm trees. Two parcels, east of the project, and east of Tyler Street, occupy approximately 18.66 acres A-1-10 zoned land. These parcels currently display a vacant undeveloped character with scattered residential units, similar to the north-lying properties. These parcels also lie within the Tribal Lands land use designation.

The project will develop non-agricultural uses within the project boundaries; however, the project site is not anticipated to impact the surrounding properties zoned for agricultural purposes. Less than significant impacts are expected.

- d) A portion of the project site previously operated as a date palm grove near the southwest corner of 66th Avenue and Middleton Street in the community of Oasis. However, the project site is not currently used for the production of agriculture and proposes the development of 160 multi-family affordable units, 23,000 square feet of commercial buildings and associated improvements.

As stated in the previous discussions, a portion of the project site is located in a designated Prime Farmland, which according to the California Department of Conservation, includes lands with soil quality, growing season, and moisture supply needed to produce sustained high yields. The project will convert some land previously used for agriculture, but currently not active agricultural land, to non-agricultural uses that will serve the community and provide needed affordable housing. However, the approximately 22.6-acre portion of the project property accounts for approximately 0.02 percent of the total inventoried Prime Farmland in 2016 currently designated for residential use. Therefore, the development of the project will not remove a significant amount of Prime Farmland in Riverside County. The proposed project will provide affordable housing for farmworkers and their families, as well as necessary commercial uses for existing area residents and future residents of the project.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,"

Findings of Fact: There will be no impacts.

a-c) No lands within the project site are zoned for forest land, timberland or timberland zoned Timberland production. Therefore, the project would have no potential to conflict with forest land, timberland or timberland zoned Timberland Production, nor would the project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. As a result, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Final 2016 Air Quality Management Plan (AQMP), by SCAQMD, March 2017; Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP), by SCAQMD, August 2003; Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan, by the California Air Resources Board, February 2010; California Emissions Estimator Model (CalEEMod), Version 2016.3.2.

Setting:

The project site is located in the Coachella Valley, which is situated within the Riverside County portion of the Salton Sea Air Basin (SSAB), under jurisdiction of the South Coast Air Quality Management District (SCAQMD). Existing air quality in relation to the applicable air quality standards for criteria air pollutants is measured at established air quality monitoring stations throughout the SCAQMD jurisdiction. The three permanent ambient air quality monitoring stations in the Coachella Valley are located in Palm Springs (AQS ID 060655001), Indio (AQS ID 060652002), and Mecca (Saul Martinez - AQS ID 060652005). The project site is located approximately 25.8 miles southeast of the Palm Springs station, 10 miles southeast of the Indio station, and approximately 5.5 miles west of the Mecca (Saul Martinez) station.

To comply with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted an Air Quality Management Plan (AQMP), which is updated regularly in order to more effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy. The most current version of the AQMP (2016 AQMP) was released in March of 2017 to continue serving as a regional blueprint for achieving the federal air quality standards. The 2016 AQMP includes the most current strategies to meet the air quality standards and ensure that public health is protected to the maximum extent feasible. It also includes a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The 2016 AQMP also provides local guidance for the State Implementation Plans (SIP) for attainment of the applicable ambient air quality standards.

As indicated in the 2016 AQMP, the Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). In the Coachella Valley, there are two primary sources of PM10: natural sources consisting of sea salts, volcanic ash, and pollens, and man-made or anthropogenic sources. Man-made sources originate from direct emissions, such as industrial facilities, fugitive dust sources (e.g., construction sites) and paved and unpaved road dust. The Clean Air Act (CAA) requires those states with nonattainment areas to prepare and submit State Implementation Plans (SIPs) to demonstrate how these areas will attain the National Ambient Air Quality Standards (NAAQS). The strategy includes modeling, rules, regulations, and programs designed to provide the necessary air pollutant emissions reductions.

The Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP) was approved by the U.S. Environmental Protection Agency (EPA) on December 14, 2005. It incorporated updated planning assumptions, fugitive dust source emissions estimates, mobile source emissions estimates, and attainment modeling with control strategies and measure commitments. Some of those measures are also reflected in SCAQMD Rules 403 and 403.1, which have a purpose to reduce or prevent the amount of fine particulate matter (PM10) entrained in the ambient from man-made fugitive dust sources. The CVSIP established the controls needed to demonstrate expeditious attainment of the standards such as:

- Additional stabilizing or paving of unpaved surfaces, including parking lots;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- A prohibition on building new unpaved roads;
- Requiring more detailed dust control plans from builders in the valley that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development (as opposed to mass grading) to minimize fugitive dust;
- Designating a worker to monitor dust control at construction sites; and
- Testing requirements for soil and road surfaces.

On February 25, 2010, the ARB approved the 2010 Coachella Valley PM10 Maintenance Plan and transmitted it to the U.S. EPA for approval. With the recent data being collected at the Coachella Valley monitoring stations, consideration of high-wind exceptional events, and submittal of a PM10 Re-designation Request and Maintenance Plan, a re-designation to attainment status of the PM10 NAAQS is deemed feasible in the near future according to the 2016 AQMP.

Moreover, the Coachella Valley portion of the Salton Sea Air Basin (SSAB) was previously designated by the California Air Resources Board as nonattainment for ozone (8-hour standard). Coachella Valley is unique in its geography in that it is located downwind from the South Coast Air Basin. As such, when high levels of ozone are formed in the South Coast Air Basin, they are transported to the Coachella Valley. Similarly, when ozone precursors such as nitrogen oxides (NOx) and volatile organic compounds (VOCs) are emitted from mobile sources and stationary sources located in the South Coast Air Basin, they are also transported to the Coachella Valley. SCAQMD deems that local sources of air pollution in the Coachella Valley have a limited impact on ozone levels. The U.S. EPA classifies areas of ozone nonattainment (i.e., Extreme, Severe, Serious, Moderate or Marginal) based on the extent to which an area exceeds the air quality standard for that pollutant. The higher the exceedance level, the more time is allowed to demonstrate attainment in recognition of the greater challenge involved. However, nonattainment areas with the higher classifications are also subject to more stringent requirements. Given that additional time is needed to bring the Coachella Valley into attainment of the ozone standard, SCAQMD has submitted a formal request to the United States Environmental Protection Agency (U.S. EPA) to reclassify the Coachella Valley from Severe-15 to Extreme nonattainment, with a new attainment date of June 15, 2024. The reclassification ensures that the Coachella Valley will be given the needed extension to make attainment feasible and prevent the imposition of the non-attainment fees on major stationary sources. This process would also require SCAQMD to develop or update the State Implementation Plan (SIP) documentation to demonstrate how the area will meet the standard on or before June 15, 2024.

South Coast AQMD continues to reduce ozone and improve air quality in the Coachella Valley, in part by providing more than \$50 million in grant funding towards paving dirt roads and parking lots, clean energy projects and cleaner vehicles. In addition, the agency continues to enforce the Fugitive Dust Rule through compliance and training programs that ensures facilities are using best available control measures for dust mitigation. Future emission reductions anticipated to occur in the South Coast Air Basin associated with current and planned regulations on mobile and stationary sources are expected to contribute to improvements in ozone air quality in the Coachella Valley and lead to attainment of the standard.

Regional Significance Threshold Criteria:

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause regional and/or localized exceedances of the federal and/or state ambient air quality standards, such as the NAAQS and CAAQS. To assist lead agencies in determining the significance of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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air quality impacts, SCAQMD has established suggested short-term construction-related and long-term operational impact significance thresholds for direct and indirect impacts on air quality. Table VI-1 displays the established construction and operational daily significance thresholds to which the air emissions results are measured against. The project-specific construction and operational emissions results are subsequently analyzed and quantified.

**Table VI-1
SCAQMD’s Air Quality Significance Thresholds (Pounds/Day)**

Emission Source	CO	VOC	NOx	SOx	PM10	PM2.5
Construction or Operation	550	75	100	150	150	55

Source: Air Quality Analysis Guidance Handbook, Chapter 5.
Prepared by the South Coast Air Quality Management District. www.aqmd.gov/ceqa/hndbk.html

Localized Significance Threshold Criteria:

The South Coast Air Quality Management District (SCAQMD) has developed and published the Final Localized Significance Threshold (LST) Methodology to identify potential impacts that could contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). LST methodology was developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. The purpose of analyzing LSTs is to determine whether a project may generate significant adverse localized air quality impacts in relation to the nearest exposed sensitive receptors, such as schools, churches, residences, hospitals, day care facilities, and elderly care facilities. LST thresholds represent the maximum emissions from a project that will prevent an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project, size, and distance to the sensitive receptor. Therefore, meeting the lowest allowable emissions thresholds translates to meeting the most stringent air quality standards for a project locality.

As part of the LST methodology, SCAQMD has divided its jurisdiction into 37 source receptor areas (SRAs) which can be used to determine whether a project may generate significant adverse localized air quality impacts. The proposed development is located in SRA 30, which covers the Coachella Valley and City of Cathedral City. LSTs only apply to certain criteria pollutants: carbon dioxide (CO), oxides of nitrogen (NOx) particulate matter equal to or less than 10 microns in diameter (PM10), and particulate matter equal to or less than 2.5 microns in diameter (PM2.5).

Geographic Information Systems (GIS) mapping analysis was used to delineate the project area and identify the nearest sensitive receptors using the distance intervals established by the LST methodology, which are 25 meters (82 feet), 50 meters (164 feet), 100 meters (328 feet), 200 meters (656 feet), and 500 meters (1,640 feet). The project surroundings include various residential structures and a multi-school campus (Desert Mirage High School, Toro Canyon Middle School and Las Palmitas Elementary School). Since the project’s immediate surroundings include residential development to the west and east, the shortest and most conservative distance interval of 25 meters (82 feet) serves as the basis for this analysis. The shortest distance interval to the nearest sensitive receptor establishes the strictest threshold with the lowest emissions allowances needed to maintain compliance. It is worth noting that in accordance with SCAQMD Rules 403 and 403.1, the project proponent is required to implement proper soil stabilization and maintain a temporary wind fence during construction to prevent or control fugitive dust emissions. The LST analysis results are subsequently quantified and analyzed.

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

In November of 2017, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the California Emissions Estimator Model™ (CalEEMod™) Version 2016.3.2. CalEEMod serves as an adopted platform to calculate both construction emissions and operational emissions from land use projects. CalEEMod can be used to calculate criteria pollutants and greenhouse gases. CalEEMod utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available. Sources of these methodologies and default data include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle. In addition, some local air districts provided customized values for their default data and existing regulation methodologies for use for projects located in their jurisdictions.

For this project, the model input accounted for a mixed-use development with 160 multi-family dwelling units configured in one- and two-story structures and 23,000 square feet (SF) of commercial/retail uses. The commercial/retail uses include a day care facility of 3,500 SF, a medical clinic of 4,000 SF, and a 15,500-SF building to accommodate a market and possible divisible spaces for retail, self-service laundry services, and restaurant. The corresponding parking spaces reflected in the most current site plans were also accounted.

Findings of Fact: Impacts will be less than significant.

- a) The proposed development involves a General Plan Amendment (GPA) that would change the land use designation from Medium Density Residential (MDR) to Commercial Retail (CR) for a northwest portion of the project site, adjacent to 66th Avenue. For the remainder of the site, the GPA would change the land use designation from MDR to High Density Residential (HDR), allowing for the development of 160 affordable housing units. The corresponding Change of Zone would also be processed to meet the project’s mixed-use development objectives. Although implementation of the proposed project would result in an increase in development intensity compared to the current land use policies and growth assumptions, the proposed diversity of housing and commercial establishments would also result in effectiveness pertaining to vehicle miles traveled (VMT) and therefore a reduction in operational air emissions. Based on the California Air Pollution Control Officers Association (CAPCOA) publication on Quantifying Greenhouse Gas Mitigation Measures, Land Use Strategy No. 3 (LUT-3), having different types of land uses near one another can result in a decrease in VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport. Moreover, when residential areas are in the same neighborhood as retail and office buildings, residents are less likely to travel outside of their neighborhoods to meet their needs. LUT-3 indicates that integrating certain facilities or services, such as day care, restaurants, and shopping, help minimize the need for external trips, therefore reducing in pollutant emissions from mobile sources. The proposed mixed-use development complies with the accepted land use strategy by incorporating day care, medical, retail, market, and restaurant services to serve future project residents and other nearby residential uses. As such, the proposed land use composition would not result in conflict with the air quality plan or its land use strategies.

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CalEEMod version 2016.3.2 was utilized to estimate the short-term construction-related and long-term operational emissions of criteria air pollutants and greenhouse gases associated with project implementation. Short-term construction-related emissions are calculated for demolition, site preparation, grading (earth movement), vertical construction, paving, and architectural coating. Long-term operational emissions are attributed to mobile sources (vehicle trips, vehicle emissions, fleet mix and road dust), land use area sources, energy use, solid waste disposal, and water use. Based on the most current project information, the project parameters entered in CalEEMod included 160 multi-family dwelling units and up to 23,000 square feet (SF) of commercial/retail uses. The commercial/retail component includes a day care facility of 3,500 SF, a medical clinic of 4,000 SF, and a 15,500-SF building to accommodate a market and possible divisible spaces for retail, self-service laundry services, and restaurant. The model input also includes the fugitive dust control measures which are a requirement under Riverside County Ordinance No. 742 (as amended through 742.1). These measures under a required dust control plan are designed to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. Being a requirement in the Coachella Valley, dust control practices are not deemed mitigation.

As demonstrated in the modeling results included in Table VI-2, construction related emissions resulting from demolition, site preparation, grading, utilities/building construction, paving, and architectural coating would not exceed the applicable SCAQMD regional thresholds of significance for any criteria pollutants, including PM10 and Ozone precursors. Thus, a less than significant impact would occur for project-related construction-source emissions.

**Table VI-2
Short Term Air Pollutant Emissions
Associated With Construction of the Proposed Project (Unmitigated)
(Pounds/Day)**

	ROG/VOC	NOx	CO	SO2	PM10	PM2.5
Total Emissions Resulting from Site Demolition, Site Preparation, Grading, Building Construction, Paving, and Architectural Coating	58.4370 (Summer)	50.2594 (Winter)	32.7598 (Summer)	0.0642 Summer	7.6394 (Winter)	4.9698 (Winter)
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

Note: CalEEMod does not directly calculate ozone (O3) emissions. Instead, the emissions associated with ozone precursors are calculated. VOC and ROGs are summed in the CalEEMod report under the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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header ROG. The PM10 and PM2.5 emissions are based on the CalEEMod mitigated results due to the local standard requirement to implement SCAQMD Rule 403 and 403.1 to control fugitive dust.

CalEEMod was also utilized to estimate the long-term operational air pollutant emissions that would occur during the life of the project. These operations include mobile (vehicular) and energy use. As shown in Table VI-3, the project-related emissions of criteria pollutants are not expected to exceed any of the SCAQMD recommended significance threshold criteria for operational impacts.

**Table VI-3
Long Term Operational Air Pollutant Emissions
Associated With Development of the Project (Unmitigated)
(Pounds/Day)**

Emission Source	ROG/VOC	NOx	CO	SO2	PM10	PM2.5
Total Area Sources, Energy Use, Mobile Sources	8.7874 (Summer)	28.2982 (Summer)	48.6637 (Summer)	0.1528 (Summer)	10.2855 (Summer)	2.9097 (Summer)
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

Note: CalEEMod does not directly calculate ozone (O3) emissions. Instead, the emissions associated with ozone precursors are calculated. VOC and ROGs are summed in the CalEEMod report under the header ROG.

In summary, the project is not expected to result in growth or land use changes that would interfere with the County or region’s ability to comply with the most current air quality plans including the 2016 AQMP, CVSIP for PM10, and the ozone level attainment efforts. Moreover, the project’s short-term construction and long-term operational emissions would not exceed the established regional thresholds for criteria air pollutant emissions. Pertaining to the obstruction of an applicable air quality plan, less than significant impacts are anticipated.

- b) As previously discussed, the Coachella Valley portion of the Salton Sea Air Basin (SSAB) was recently classified as “Severe-15” nonattainment for the 1997 8-hour ozone national ambient air quality standard with an attainment deadline of June 15, 2019. Over the past 15 years, the air quality in the Coachella Valley has steadily improved because of the implementation of emission control measures by SCAQMD and California Air Resources Board (CARB). However, in 2017 and 2018, higher ozone levels were experienced throughout the State of California due to changes in meteorology, biogenic emissions, and/or anthropogenic emissions. As a result of the higher ozone experienced in 2017 and 2018, it was determined that the Coachella Valley could not practically attain the 1997 8-hour ozone standard by the June 15, 2019 deadline. The inability to attain the standard is largely due to weather conditions that are impacting not only the Coachella Valley and the South Coast Air Basin, but the entire State of California and Western United States. As a result, SCAQMD requested a reclassification that would extend the attainment deadline to June of 2024. The reclassification has allowed South Coast AQMD up to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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five years to reach attainment. The U.S. EPA classifies areas of ozone nonattainment (i.e., Extreme, Severe, Serious, Moderate or Marginal) based on the extent to which an area exceeds the standard. The higher the exceedance level, the more time can be used to demonstrate attainment in recognition of the greater challenge involved. However, nonattainment areas with the higher classifications are also subject to more stringent requirements. SCAQMD has prepared additional documentation and will be implementing additional measures to comply with the June 2024 deadline. Current and planned regulations on mobile and stationary sources are expected to contribute to improvements to ozone air quality in the Coachella Valley and lead to attainment of the standard.

As demonstrated in tables VI-2 and VI-3, project-related short-term construction and long-term operational emissions are not expected to exceed the daily thresholds of significance established by SCAQMD for ozone precursors, such as NOx and ROG/VOC. By complying with the adopted thresholds, the proposed development is also complying with the overall attainment strategies reflected in the currently adopted AQMP.

Furthermore, it was previously introduced that the Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). The U.S. EPA-approved Coachella Valley PM10 State Implementation Plan is in place with an attainment strategy for meeting the PM10 standard. Some of the existing measures include the requirement of detailed dust control plans from builders that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development to minimize fugitive dust. Appropriate air quality measures to prevent fugitive dust are required by the County's dust control policies, which are consistent with SCAQMD Rules 403 and 403.1 that apply to the Coachella Valley strategy for reducing fugitive dust emissions.

The project proponent is required to adhere to Riverside County Ordinance No. 742 (as amended through 742.1) relating to the control of fugitive dust and the corresponding PM10 emissions from construction activities. The purpose of Ordinance 742 is to establish the minimum requirements for construction and demolition activities and other specified sources in order to reduce man-made fugitive dust. Under this ordinance, a Fugitive Dust Control Plan must be prepared and approved prior to any earth-moving operations. Consistent with SCAQMD Rules 403 and 403.1, implementation of the Fugitive Dust Control Plan is required to occur under the supervision of an individual with training on Dust Control in the Coachella Valley. The plan will include methods to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. The most widely used measures include proper construction phasing, proper maintenance/cleaning of construction equipment, soil stabilization, installation of track-out prevention devices, and wind fencing. Since Project-related emissions would be consistent with the Air Quality Management Plan, the Coachella Valley PM10 SIP, and all SCAQMD Air Quality Significance Thresholds, long-term operational air quality impacts associated with the project should not be considered cumulatively considerable. Less than significant impacts are anticipated.

- c) As introduced previously, a sensitive receptor is a person in the population who is particularly susceptible (i.e. more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air

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contaminants, or odors. Land uses considered by the SCAQMD to be sensitive receptors include residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities. The project site is located within close proximity to existing residential structures. Construction-related emissions resulting from the project are not expected to reach or exceed the SCAQMD regional thresholds of significance and therefore would not expose sensitive receptors to substantial pollutant concentrations at a regional level.

The CalEEMod results were also compared to the most stringent Localized Significance Threshold (LST) Methodology to identify potential impacts that could contribute or cause localized exceedances of the federal and/or state ambient air quality standards. To conduct this analysis, Geographic Information Systems (GIS) was used to identify the nearest sensitive receptor(s) to the project limits. Although the project surroundings include multiple residential units and a multi-school campus (Desert Mirage High School, Toro Canyon Middle School and Las Palmitas Elementary School), the LST analysis was based on the nearest residential structures to the site, which are located within the 25-meter (82 feet) distance interval. As previously mentioned, the shortest distance interval establishes the strictest threshold with the lowest emissions allowances needed to maintain compliance.

**Table VI-4
Localized Significance Thresholds (LSTs) Associated with Construction of the
Proposed Project with Receptors at 25 Meters (82 Feet), 5-Acre Area
Increments (In Pounds/Day)**

Emission Source	NOx	CO	PM10	PM2.5
Maximum Unmitigated Emissions Resulting from Site Preparation, Grading, Building Construction, Paving and Architectural Coating	50.26	32.76	7.64	4.97
Operational Emissions Resulting from Area, Energy and Mobile Sources	27.75	46.66	9.57	2.71
SCAQMD LST Threshold for SRA 30	304	2,292	14	8
LST Threshold Exceeded?	No	No	No	No
Sources: CalEEMod Results and AQMD LST Look-Up Tables Note: The PM10 and PM2.5 emissions are based on the CalEEMod mitigated results due to the local standard requirement to implement SCAQMD Rule 403 and 403.1 to control fugitive dust.				

The emissions results provided in Table VI-4 demonstrates that the construction and operational activities would not generate emissions in excess of the site-specific LSTs; therefore, site-specific impacts during construction of the project would be less than significant. Furthermore, as discussed below, the proposed uses of the overall project are not anticipated to result in the types of uses that create significant air quality risks once operational, and as detailed prior, operational emissions are well below the regional criteria pollutant thresholds. Based on the SCAQMD LST methodology literature, if the calculated emissions for the proposed construction

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or operational activities are below the LST emission levels, then the proposed construction and operation activity is not expected to be significant for air quality. Therefore, pertaining to the exposure of sensitive receptors to substantial pollutant concentrations, the project's construction and operational activities would be less than significant, following the required SCAQMD Rule 403 and 403.1 compliance. Any impacts related to the exposure of sensitive receptors to substantial pollutant concentrations at a regional and localized level are anticipated to remain less than significant.

- d) Implementation of the proposed mixed-use development is not expected to result in emissions that would exceed the South Coast AQMD Air Quality Significance Thresholds pertaining to construction or operation. Moreover, the project emissions would not exceed the Localized Significance Thresholds applicable to the project setting in relation to the existing residences near the project.

The proposed residential complex will not include the types of facilities commonly known to generate odors, such as wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, or food packaging facilities. As such, the project is not expected to result in odor emissions adversely affecting nearby neighbors. Pertaining to other emissions adversely affecting a substantial number of people, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Biological Resource Assessment and Environmental Impact Analysis for Oasis Villas, prepared by BIOCON2, October 2018 (Appendix I)

Findings of Fact: There will be no impacts OR Impacts will be less than significant OR Impacts will be less than significant with the incorporated mitigation

a) The project site has been disturbed by human activity and date palm groves from the early 1950s to the present time. The project lies within the boundary of the CVMSHCP, which outlines policies for conservation of habitats and natural communities. However, the project is not located within or adjacent to a designated Conservation Area under this plan. Therefore, it is not subject to CVMSHCP requirements regarding lands adjoining Conservation Areas. The CVMHSCP implements a Local Mitigation Development Fee (LDMF) from all new development to support the acquisition of conservation lands. The applicable fees would be collected by the County and the project is expected to comply with the provisions of the CVMSHCP. Less than significant impacts would result from project implementation.

b-c) As previously discussed, the site has previously been used for date palm groves and heavily impacted by human activity. The field survey shows evidence of construction, grading, refuse and old agriculture machinery. BIOCON2 prepared a project-specific biological report and surveys were conducted to determine the presence of sensitive plant or wildlife species. No known special, federal or state status, sensitive plant species were observed during the field survey. In addition to the date groves, the site supports a mix of invasive weeds, native and non-native plants, grasses and trees. Development of the site while nesting birds are present would have a significant environmental impact. The federal MBTA makes it unlawful to "take" any migratory bird including their nests, eggs, or products. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many others. Therefore, mitigation is required to reduce the impact to nesting birds to less than significant levels. Vegetation removal activities should be conducted outside the general bird nesting season (January 15 through August 31) to ensure compliance within California Fish and Game Code and to avoid potential impacts to nesting birds. Any construction activities that occur during the nesting season will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete.

The field survey did not detect the presence of any sensitive species. A concentrated effort was made to locate the Western Burrowing owl, the owl was not observed on site and no active burrows were discovered. The owl is protected by the Migratory Bird Treaty Act (MBTA), which prohibits the harm or take of this species. The project site contains suitable habitat for the owl

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which can take up residence at any time. Therefore, pursuant to the MBTA, a clearance survey is required not more than 30-days prior to site disturbance. This is a standard condition for any project where potential Burrowing owl may be present.

No observations of the Coachella Valley fringe-toed lizard were made, although the site contains suitable habitat. The Coachella Valley fringe-toed lizard is a threatened and endangered species and has been reported in the vicinity in previous surveys done in the area. The project biological report states that the culmination of these factors warrant caution and it is recommended that a focused presence and absence survey for the Coachella Valley fringe-toed lizard be conducted within 30-days of any earth moving disturbance.

A significant effort was made to locate the desert tortoise. The tortoise is officially listed as federally protected and endangered. No sign or firsthand observations were of any kind was found on or near the site. The disturbance of the site is unsuitable habitat for the tortoise. No further action regarding the desert tortoise is required.

Less than significant impacts are expected to species identified as candidate, sensitive or special status species in local or regional plans, policies, regulations, or by the CDFW or USFWS. Nonetheless, additional mitigation related to surveys for the Burrowing owl and the Coachella Valley fringe-toed lizard have been included as part of the project. With the implementation of the Mitigation Measures BR-1 through BR-4, the already less than significant impacts will be further reduced.

- d) Per the Project-specific biological report, no migratory wildlife corridors or native wildlife nursery sites were found on the project or adjacent properties. As previously discussed, the project has been highly disturbed and impacted by humans. The project biologist conducted brushes of surfaces to yield tracks on his site visits to determine if important wildlife corridors existed on the site. Tracks of ravens, jack rabbits and coyotes were recorded. However, no discernable and routinely used corridors were identified. No impacts to movement of any native resident or migratory fish or wildlife species or wildlife nursery sites are expected.
- e) The biological survey performed on the Project site did not find any on-site naturally occurring springs, aquatic habitats, drainages, or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or the USFWS. No blue-line stream corridors or desert washes were found within the project boundaries nor are there botanical indicators of such corridors. Because of the absence of significant wash or riparian vegetation, and the absence of other sensitive natural communities, no impacts are expected.
- f) Per the project-specific biological report, the project site does not contain, nor is it adjacent to federally protected wetlands, marshes, or other drainage features. No blue-line stream corridors or dry washes were found within the project boundary. Project implementation would not result in the direct removal, filling or other hydrological interruption to any of these resources. The proposed on-site storm drain improvements shall include facilities to prevent the direct discharge and hydro modifications impacts of runoff to any adjacent land. A Project Specific Water Quality Management Plan (WQMP) is expected to be prepared to ensure that the Project does not contribute pollutants of concern in any project storm runoff. No impacts to federally protected wetlands are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project would not conflict with any local policies or ordinances protecting biological resources or with any provisions of the CVMSHCP. The project will be required to pay the CVMSHCP mitigation fee to mitigate the loss of habitat for covered species prior to construction. There are no other local, regional, or state habitat conservation plans currently in place other than the CVMSHCP that are applicable to the proposed project. Development of the proposed project will require the removal of non-native date palm groves located on the east, center and western portions of the property. All trees and vegetation debris will be hauled off to an approved green waste facility. The proposed project will provide landscaping improvements in a manner consistent with local development standards. The project will not conflict with the County's tree preservation ordinance (Ordinance No. 559). Therefore, less than significant impacts are expected.

Mitigation:

MM BR-1: A focused and presence survey for the Coachella Valley fringe-toed lizard (CVFTL) shall be conducted within 30-days of ground disturbance. If no CVFTL's are detected during the survey, then it will be assumed that the site is unoccupied, and no incidental take permit is required from California Department of Fish and Wildlife (CDFW). If CVFTL are found on the property, an incidental take permit will be required prior to site disturbance.

MM BR-2: Not more than 30 days before land disturbance or issuance of a grading permit by the County of Riverside, the applicant/project proponent shall have a biological clearance survey conducted at the project site to determine presence/absence of Burrowing owls. If no active burrows or owls are found during the clearance survey, the applicant shall provide evidence to the County biologist before the issuance of a grading permit.

MM BR-3: Grading shall take place outside of the breeding season of the Western Burrowing owl from February 1 through August 31 of each year. In the event this is not possible, the Riverside County Planning Department would need to approve grading timing and a County approved biological monitor shall be on-site during all clearing, grubbing and grading operations. Should any Western Burrowing owls be located, a suitable plan for relocation and/or avoidance shall be submitted to the County of Riverside in compliance with updated California Department of Fish and Wildlife regulations.

MM BR-4: To ensure compliance with California Fish and Game Code and to avoid potential impacts to nesting birds, the vegetation removal activities shall be conducted outside the general bird nesting season (January 15 through August 31). Any construction activities that occur during the nesting season will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified and/or other recommendations proposed as determined appropriate by the biological monitor to minimize impacts.

Monitoring: A qualified biological monitor with the authority to halt or redirect grading, should be present during all grading or when construction vehicles are present and operating on the project site. The function of the monitor is to protect burrowing owls that arrive on or near the project site after the clearance survey and during the clearing, grubbing, and earth moving construction period.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:

8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeological Report (Appendix II) (PDA) No.8023 submitted for (GPA190017, PPT190037, TPM37950) was prepared by Bai "Tom" Tang of CRM Tech and is entitled: "Update to historical/Archaeological and Paleontological Resources Studies Oasis Villas Project, Assessor's Parcel Nos. 751-160-004, -007, -009, -012, and -014 Valerie Area, Riverside County, California", dated September 25, 2018.

Findings of Fact: There will be no impacts.

a) No buildings, structures, or objects more than 50 years of age are currently present in the project area. Two groups of rural residences recorded on the property in 2007 were evaluated as not significant and have been demolished sometime in between 2007 and 2012. Based on the above, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): County Archaeological Report (Appendix II) (PDA) No.8023 submitted for (GPA190017, PPT190037, TPM37950) was prepared by Bai "Tom" Tang of CRM Tech and is entitled: "Update to historical/Archaeological and Paleontological Resources Studies Oasis Villas Project, Assessor's Parcel Nos. 751-160-004, -007, -009, -012, and -014 Valerie Area, Riverside County, California", dated September 25, 2018.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There will be no impacts OR Impacts will be less than significant OR Impacts will be less than significant with the incorporated mitigation

- a. Based upon analysis of records and a survey of the property by CRM Tech, a County approved Cultural Resource consultant, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, there will be no impacts in this regard.
- b) Based upon analysis of records and a survey of the property it has been determined that there are no significant archaeological resources as defined in California Code of Regulations, Section 15064.5 present on the property. However, historical and ethno historical sources indicate that the project area lies in close proximity to the village of Martinez, an important desert Cahuilla settlement since the last recession of ancient Lake Cahuilla in the 17th century. Previous studies in the vicinity have resulted in the identification of several archaeological sites just to the east of the project area. The project area is considered to be sensitive for subsurface archaeological deposits despite the lack of surface manifestation of such deposits. Archaeological monitoring will be required in order to mitigate potential impacts to previously unidentified cultural resources that may be discovered during ground disturbing activities associated with this project. Therefore impacts would be less than significant with incorporation of mitigation measure CUL-1.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation:

MM CUL-1: Cultural Resource Monitoring Program (CRMP)

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural and Tribal Cultural Sensitivity Training - The Project Archaeologist and a representative designated by the consulting Tribe(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

Monitoring: none

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): CalEEMod Version 2016.3.2; Riverside County General Plan, December 2015; Riverside County General Plan EIR, March 2014; California Energy Consumption Database, provided by the California Energy Commission, 2019; Riverside County Municipal Code; Riverside County Climate Action Plan, July 2018; Riverside County Climate Action Plan Update, November 2019.

Findings of Fact: Impacts will be less than significant.

- a) The project proposes the development of a mixed-use community composed of residential, commercial and recreational uses on approximately 26 acres on the southwest corner of 66th Avenue and Middleton Street, in the community of Oasis. As stated throughout this document, the commercial component will occupy the northwest corner of the site, providing a day care facility, attached market and retail services, and a medical clinic. The residential portion of the project will occupy the remainder of the site and proposes 160 units varying from one- to four-bedrooms. A community building, multiple recreational areas and landscaped retention areas are also proposed as part of project development. Associated improvements include pedestrian walkways and sidewalks, and paved drive aisles and roadways.

According to the Riverside County General Plan, most of the energy resources used within the County are non-renewable. Non-renewable energy comes from sources that will run out or will not be replenished within a lifetime (or many lifetimes) and includes sources such as oil, petroleum, fossil fuels (i.e. coal), natural gas. Electricity and natural gas are the primary sources of household energy, while fossil fuels are the primary source of energy for most modes of transportation. The consumption of non-renewable resources contributes to greenhouse gas (GHG) emissions, and according to the Riverside County Climate Action Plan (CAP), the County contributed a total of 7,012,938 MTCO₂e GHG emissions. Transportation emitted the largest portion of the County’s 2008 emissions (41 percent), followed by agriculture (29 percent), and electricity and natural gas use in buildings (22 percent).

Electricity is provided to the community of Oasis by the publicly owned power utility company, Imperial Irrigation District (IID). IID provides electricity generated via a variety of sources, including combustion of natural gas and coal, nuclear, large hydroelectric and renewable sources (wind, solar, etc.). The Southern California Gas Company (SoCalGas or the Gas Company) provides natural gas to the community of Oasis. Natural gas is the primary source of energy used for space and water heating, as well as cooking. Most of California’s natural gas customers are residential and small commercial customers, who accounted for approximately 40 percent of the natural gas delivered by California utilities.

The project is expected to consume energy in the form of electricity, natural gas and petroleum during project construction and operation. The latest version of CalEEMod 2016.3.2 was utilized to calculate construction-source and operational-source criteria pollutant and GHG emissions from direct and indirect sources and quantify applicable air quality and GHG reductions achieved from mitigation measures. The projected project-related energy consumption via electricity, natural gas and petroleum was evaluated in the analysis of this section and is discussed further below.

Electricity

As previously stated, electricity is provided to the community of Oasis and the project site by IID. IID provides electrical service to the southeastern end of the Coachella Valley, all of Imperial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County and parts of San Diego County. IID is the sixth largest electrical utility in California, serving more than 145,000 customers and controls more than 1,100 MW of energy. Roughly 30 percent of its power is produced locally via hydroelectric facilities along the All-American Canal. According to the California Energy Consumption Data Management System the residential sector within IID's service area consumed approximately 1,789.98 kWh of electricity in 2018.

Construction

Temporary electrical power for lighting and electronic equipment, such as computers inside interim construction trailers, would be provided by IID. Electricity consumed for onsite construction trailers, which are used by managerial staff during the hours of construction activities, as well as electrically powered hand tools are expected to use a minimal amount of electricity. However, the electricity used for such activities would be temporary and negligible. Most energy used during construction would be from petroleum consumption (discussed further below).

Operation

The project proposes the operation of a 160-unit residential community and a 3.50-acre commercial component on a total of approximately 26 acres. The project would not result in the use of excessive amounts of fuel or electricity and would not result in the need to develop additional sources of energy. While energy use at the project would not be excessive, the project would incorporate several measures directed at minimizing energy use. These measures include applying energy efficient design building shells and building components, such as windows, roof systems, electrical lighting systems, and heating, ventilating and air conditioning systems to meet 2019 Title 24 Standards which expects 30 percent less energy for non-residential buildings and 53 percent less energy for residential use due to energy efficiency measures combined with rooftop solar electricity generation. Therefore, reducing the use of electricity during project operation.

According to the CalEEMod calculations, the project is expected to generate the demand of approximately 777,642 kWh of annual electricity use for the residential component (apartment low rise), and approximately 563,655.5 kWh of annual electricity use for the entire commercial component. These figures represent unmitigated electricity use. However, as stated previously, the project shall be required to implement energy efficient design and building components to decrease the consumption of electricity during operation. The total mitigated value for the residential component was calculated to be 756,896 kWh/yr, and approximately 531,138.5 kWh/yr for the commercial component. The mitigated value is approximately 53,263 kWh/yr less than the unmitigated figure. The projected unmitigated and mitigated energy consumption values are depicted below.

Table X-1 Operational Electricity Demand

	Electricity Use (Unmitigated)	Electricity Use (Mitigated)
Land Use	kWh/yr	kWh/yr
Apartments Low Rise	777,642	756,896
Day-Care Center	25,550	23,853.2
Medical Office Building	38,080	35,737.6

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Parking Lot	66,360	55,742.4
Regional Shopping Center	72,622.5	67,461.3
Supermarket	361,043	348,344
Total	1,341,297.5	1,288,034.5

Natural Gas

As previously determined, the project site lies within Southern California's Gas Company's (SoCalGas or The Gas Company) service area for natural gas. According to the California Energy Commission, the agricultural/water pumping sector and residential sector within The Gas Company's service area consumed approximately 77.73 million therms and 2,192.85 million therms of natural gas in 2018. Commercial buildings within the Gas Company's service area consumed approximately 937.88 million of therms in 2018.

Construction

Natural gas is not anticipated to be required during construction of the project. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed under the petroleum subsection. Any minor amounts of natural gas that may be consumed because of project construction would be temporary and negligible and would not have an adverse effect.

Operation

The consumption of natural gas typically is consumed during building heating, water heating and cooking, which will occur during project operation. The project's expected natural gas consumption was calculated using CalEEMod default values. Based on the CalEEMod calculations, the project is estimated to consume a total of approximately 2,737,010 thousand British thermal units (kBTU) of natural gas annually during project operation. The proposed land uses and their projected natural gas consumption during operation is displayed in Table X-2, Operational Natural Gas Demand, below.

Table X-2 Operational Natural Gas Demand

	Natural Gas Use
Land Use	kBTU/yr
Apartments Low Rise	2,491,920
Day-Care Center	30,660
Medical Office Building	13,880
Parking Lot	0
Regional Shopping Center	12,765
Supermarket	187,785
Total	2,737,010

As such, the project would result in a long-term increase in demand for natural gas. However, the project would be designed to comply with Title 24, Part 6 of the California Code of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regulations (CCR). Natural gas consumption would be appropriate and not place a significant burden on SoCal Gas services.

Petroleum

Petroleum is the largest U.S. energy source according to the U.S. Energy Information Administration (EIA). Petroleum products are used to fuel vehicles and produce electricity. U.S. petroleum consumption in 2017 was primarily used by the transportation sector (71 percent). The industrial sector accounted for 24 percent petroleum consumption, the residential sector consumed 3 percent, commercial consumed 2 percent, and finally, electric power consumed 1 percent.

Gasoline is the most consumed petroleum product in the United States. In 2017, consumption of finished motor gasoline averaged about 392 million gallons per day, which was equal to about 47 percent of total U.S. petroleum consumption, according to the U.S. EIA. Gasoline and other vehicle fuels are commercially provided commodities and would be available to the project via commercial outlets.

Construction

Petroleum would be consumed throughout construction of the project. Fuel consumed by construction equipment would be the primary energy resource expended over the course of construction, while VMT associated with the transportation of construction materials and construction worker commutes would also result in petroleum consumption. Heavy-duty equipment used for project construction would rely on diesel fuel, as would haul trucks involved in off-hauling materials from excavation. Construction workers are expected to travel to and from the project site in gasoline-powered passenger vehicles. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or use of equipment that would not conform to current emission standards (and related fuel efficiencies).

Heavy-duty construction equipment of various types would be used during each phase of construction. CalEEMod was used to estimate construction equipment usage. Fuel consumption from construction equipment was estimated by converting the total CO2 emissions from each construction phase to gallons using the conversion factors shown in the tables included below.

Table X-3 Construction Worker Gasoline Demand

Phase	Days	Trips	Miles	VMT	KgCO2e	Kg/CO2/Gallon	Gallons
Demolition	20	15	14.60	4,380	1,371.1	8.89*	154
Site Preparation	10	18	14.60	2,628	822.6	8.89	93
Grading	30	20	14.60	8,760	2,742.1	8.89	308
Building Const.	300	203	14.60	889,140	272,953.8	8.89	30,703
Paving	20	15	14.60	4,380	1,325.2	8.89	149
Arch. Coating	20	41	14.60	11,972	3,622.1	8.89	407
Total							31,814

*<https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references>
<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table X-3, Construction Worker Gasoline Demand (above), illustrates the demand of gasoline fuel for construction worker trips to and from the site. Construction worker gasoline demand equals a total of 31,814 gallons of gasoline.

Table X-4, Construction Vendor Diesel Fuel Demand (below), illustrates the demand of diesel fuel for construction vendor trips to and from the site. These trips are associated with the delivery of construction materials during the construction phase. Construction vendor demand equals a total of 17,432 gallons of diesel fuel.

Table X-4 Construction Vendor Gasoline Demand

Phase	Days	Trips	Miles	VMT	KgCO2e	Kg/CO2/Gallon	Gallons
Demolition	20	0	0	0	0	10.18*	0
Site Preparation	10	0	0	0	0	10.18	0
Grading	30	0	0	0	0	10.18	0
Building Const.	300	52	6.20	96,720	177,453.3	10.18	17,432
Paving	20	0	0	0	0	10.18	0
Arch. Coating	20	0	0	0	0	10.18	0
Total							17,432

*<https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references>
<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

Table X-5, Construction Equipment Diesel Fuel Demand (below), displays the demand of diesel fuel for construction vehicles on-site during the various construction phases. Construction equipment diesel demands equals a total of 49,680 gallons of diesel fuel.

Table X-5, Construction Equipment Diesel Fuel Demand

Phase	Days	Equipment Units	KgCO2e	Kg/CO2/Gallon	Gallons
Demolition	20	6	34,238.5	10.18	3,362
Site Preparation	10	7	16,850.5	10.18	1,655
Grading	30	8	82,387.2	10.18	8,093
Building Const.	300	9	349,544.1	10.18	34,336
Paving	20	6	20,185.4	10.18	1,983
Arch. Coating	20	1	2,557.6	10.18	251
Total					49,680

Overall, the project is estimated to consume approximately 49,246 gallons of gasoline and 49,680 gallons of diesel fuel during the project's construction phases. In total, the project will consume approximately 96,926 gallons of petroleum. Petroleum use is necessary to operate construction equipment. The US EPA applied a Tier 3 program in order to reduce the impacts of motor vehicles on air quality and public health. The vehicle emissions standards will reduce both tailpipe and evaporative emissions from passenger cars, light-duty trucks, medium duty passenger vehicles, and some heavy-duty vehicles. The construction equipment will utilize Tier 3 engines or higher, therefore the equipment would be newer off-road equipment units.

The energy used during the construction of the project would be limited to the development of the project and would not require long-term petroleum use. Additionally, there are no unusual

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project characteristics or construction processes that would require the use of equipment that would be more energy intensive that is used for comparable activities or use of equipment that would not conform to current emissions standards (and related fuel efficiencies). Thus, project construction would not consume petroleum in a wasteful or inefficient manner.

Operation

According to the figures provided by the CalEEMod calculations, the project would have and estimated annual VMT of 5,639,758 (unmitigated) and 5,250,687 (mitigated), as depicted in Table X-6. Project-specific mobile mitigation includes increased transit accessibility, an improved pedestrian network, an increased density, and the implementation of a school bus program. The average daily trip rate for weekdays is 2,700.5 VMT, 3,222.01 on Saturdays, and 2,765.73 on Sundays. Total mobile source CO2e is 2,784.287 MT per year, or 2,784,287 kg per year. CalEEMod assumes 92.5 percent of VMT burns gasoline, while the remaining 7.5 percent burn diesel. Thus, of the 2,784,287 kg of mobile emissions, 2,691,465.5 kg is generated by gasoline combustion and 208,821.5 kg is generated by diesel combustion. The project would have an annual gasoline demand of 586,813.9 gallons and an annual diesel demand of 41,550.2 gallons, as displayed in Table X-7.

Table X-6, Operational Petroleum Demand

Land Use	Annual VMT (unmitigated)	Annual VMT (mitigated)
Apartments Low Rise	3,575,647	3,362,896
Day-Care Center	212,878	146,707
Medical Office Building	227,175	213,658
Parking Lot	0	0
Regional Shopping Center	403,898	379,866
Supermarket	1,220,159	1,147,560
Total	5,639,758	5,250,687

Table X-7 Operational Annual Petroleum

	Annual VMT	Kg/CO2/Gallon	Annual Gallons
Gasoline	5,216,776.1	8.89	586,813.9
Petroleum	422,981.8	10.18	41,550.2
Total			628,364.1

$5,639,758 \times 0.925 = 3,388,709.8$; $5,639,758 \times 0.075 = 422,981.8$

*Note: The unmitigated annual VMT values were used to calculate the annual petroleum gallons to provide a conservative value.

Over the lifetime of the project, the fuel efficiency of vehicles in use is expected to increase, as older vehicles are replaced with newer more efficient models. Therefore, it is expected that the amount of petroleum consumed due to the vehicle trips to and from the project site during operation would decrease over time. Additional advancement of technology includes the use of plug-in hybrid and zero emission vehicles in California, which will also decrease the amount of future petroleum consumed in the state. With the foregoing, operation of the project is expected to use decreasing amounts of petroleum over time, due to advances in fuel economy. Additionally, as a part of project implementation, the proposed commercial component will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provide the community with a day care, market, retail spaces and medical clinic in proximity to the proposed residential units. This will introduce uses necessary for the existing residents of the area and future residents of the proposed project, therefore reducing potential VMTs.

Although the project would result in an increase in petroleum use during construction and operation compared to the existing conditions, the project would implement state- and county-wide measures required regarding VMT reduction. Additionally, the regional VMTs and associated vehicular-source emissions are reduced by the following project design features/attributes: pedestrian connections providing access to commercial, residential and recreational areas. The project would provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site and will encourage people to walk instead of drive. Project-related mobile use is expected to be mitigated by the increased density, diversity and transit accessibility, as well as the potential implementation of a school bus program that is proposed as a part of project operation. Given these considerations, petroleum consumption associated with the project operation would not be considered excessive.

In conclusion, the project would increase demand for energy in the project area and in the service areas of IID and SoCal Gas Company. However, based on the findings described above, project construction and operation are not anticipated to result in potentially significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. Less than significant impacts are expected.

- b) The approximately 26-acre project proposes the development of a 160-unit multiple family residential community and approximately 23,000 square feet of commercial buildings. As stated in the previous discussion, project development and operation are not anticipated to use an unnecessary amount of energy resources. To ensure the conservation of energy, the State of California and the County of Riverside implements various regulations in order to be more energy efficient and reduce the amount of GHG emissions. Some of the State-wide and local regulations are listed below.

State Regulations

Assembly Bill 32

Assembly Bill 32 (AB 32) was signed in 2006 to establish and reduce the amounts of greenhouse gases being emitted on a state-wide level. Specifically, AB 32 requires a reduction of emissions to 1990 levels by 2020. It plans to do this by establishing an annual reporting program for significant sources. Energy efficiency goals listed in AB 32 includes maximizing energy efficiency building and appliance standards, and pursuing additional efficiency efforts including new technologies, and new policy and implementation mechanisms.

Executive Order S-3-05

Executive Order (EO) S-3-05, passed in 2005, established reduction targets of an 80 percent of 1990 levels reduction by 2050, and created agencies to achieve these targets. The passage of this regulation requires the use of more energy efficient practices regarding building development and operation in order to reduce the amount of GHGs produced.

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Title 20: Appliance Efficiency Standards

The California Code of Regulations (CCR), Title 20: Division 2, Chapter 4, Article 4, Sections 1601-1608 (Appliance Efficiency Regulations) regulates the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and non-federally regulated appliances. 23 categories of appliances are included in the scope of these regulations. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the state and those designed and sold exclusively for use in recreational vehicles or other mobile equipment.

Title 24: Building Energy Efficiency Standards and CALGreen Building Standards Code

In addition to Title 20 (Sections 1601-1608) of the CCR, Title 24, parts 6 and 11, also outlines energy efficient building designs for new development. The CCR’s 2019 Building Energy Efficiency Standards (Title 24, Part 6), and the CALGreen Building Standards Code (Title 24, Part 11), establish mandatory guidelines and standards requiring more energy efficient new and existing developments. The California Energy Commission adopted the Building Energy Efficient Standards for all new residential and nonresidential construction to reduce greenhouse gases, as a part of the California Building Code, Title 24. This requires new homes to include at least 50 percent of kitchen lighting to be LED, compact fluorescent or similar high efficiency fixtures, double pane windows, cool roofs, and other design techniques to reduce heat loss. Title 24, Part 11, establishes design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. The proposed project will be required to comply with the state implemented standards for energy efficient new developments.

County Regulations

Riverside County Climate Action Plan

The 2018 Riverside County Climate Action Plan (CAP) establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The goal is to use energy more efficiently, harness renewable energy to power buildings, recycle waste, conserve and recycle water and enhance access to sustainable transportation modes in order to reduce greenhouse gas (GHG) emissions.

Following the State’s adopted AB 32 GHG reduction target, Riverside County has set a goal to reduce emissions back to 1990 levels by the year 2020. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used in the General Plan, are 12,129,497 MT CO₂e. In order to reach the reduction target, Riverside County must offset this growth in emissions and reduce community-wide emissions to 5,960,998 MT CO₂e by the year 2020.

Various state policies have enacted programs that will also contribute to the reduction of GHG emissions in Riverside County by the year 2020. Some of these policies include updated building

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codes for energy efficiency, the low carbon fuel standard, Pavley vehicle emissions standards and the Renewables Portfolio Standard for utility companies. By supporting the state in the implementation of these measures, Riverside County will experience substantial GHG emission reductions. The GHG reductions from the state measures are accounted for in the reduced inventories.

To fulfill the purposes of the CAP, the County of Riverside identified the following goals to be achieved:

1. Provide a list of specific actions that will reduce GHG emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefits the community at the least cost;
2. Reduce emissions attributable to Riverside County to levels consistent with the target reductions of AB 32;
3. Establish a qualified reduction plan for which future development within Riverside County can tier and thereby streamline the environmental analysis necessary under the California Environmental Quality Act (CEQA).

The County CAP strives to reach these goals by implementing GHG emissions reduction programs and regulations under the following categories: transportation, energy, area source emissions, purchased water, solid waste, agriculture and industrial. Mitigation measures and the reduction strategies area discussed in depth in the County CAP.

Riverside County Climate Action Plan Update

The Riverside County Climate Action Plan Update (CAP Update) was published in 2018 as an update document to the County’s 2018 Climate Action Plan. The CAP Update describes Riverside County’s GHG emissions for the year 2017, projects how these emissions will increase into 2020, 2030, and 2050, and includes strategies to reduce emissions to a level consistent with the State of California’s emission reduction targets. These strategies complement the Riverside County’s General Plan policies and are consistent with Riverside County’s vision for a more sustainable community. The primary purposes of the CAP Update include:

- Present the County’s Updated GHG inventory, forecasts, and target setting for achieving sustainability by utilizing resources, effectively, reducing GHG emissions, and preparing for potential climate-related impacts.
- Identify how the County will effectively implement this CAP Update to comply with State and local GHG reduction policies by promoting economic competitiveness, obtaining funding for program implementation, and tracking and monitoring the progress of Plan implementation over time.
- Allow streamlined California Environmental Quality Act (CEQA) compliance for new development by completing CEQA compliance for the CAP Update and developing screening tools that provide clear guidance to developers and other project proponents.

The CAP Update identifies opportunities for the County to increase energy efficiency and lower GHG emissions in a manner that is most feasible in the community. Reducing energy consumption through increasing the efficiency of energy technologies, reducing energy use, and

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using alternative sustainable sources of energy are effective ways to reduce GHG emissions. Energy efficiency also provides opportunities for cost savings.

Riverside County General Plan

According to the Riverside County General Plan, energy resources provide the power necessary to maintain the quality of life enjoyed by most Riverside County residents. Many of the energy resources used within the County are non-renewable, including electricity and natural gas for household energy and fossil fuels for transportation. However, energy conservation and the substitution of renewable resources are encouraged if resources are to be reserved for the County’s future generations. Energy conservation is achieved through lowering energy demand and using energy resources in an efficient manner. The County General Plan provides 14 policies that specifically address energy conservation in Riverside County in conjunction with the strategies proposed by the South Coast Association of Government’s Regional Air Quality Management Plan. Some policies include:

- Continued implementation of Title 24 of the California Code of Regulations, Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code).
- Specifying energy efficient materials and systems, including shade design technologies, for buildings.
- Implementing public transportation systems that utilize alternative fuels when possible.
- Promoting coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles and design structures to enhance mass transit, bicycle and pedestrian use.

Riverside County General Plan Environmental Impact Report

The Energy Resources Element of the County General Plan Environmental Impact Report (EIR) discusses the potential impacts on energy resources, including electricity and natural gas consumption as a result of the construction and operation of future development of Riverside County. The EIR states that in addition to complying with state regulations, Riverside County has engaged in a series of local activities that will further California’s long-term energy efficiency goals by off-setting demand for energy, especially natural gas and electricity. Some of these Riverside County activities include: Wind Implementation Monitoring Program (WIMP), Board of Supervisors (BOS) Policy H-29 (Sustainable Building Policy), BOS Policy H-4 (Conservation of Energy in County Facilities), County Weatherization Program, and Low Income Energy Assistance Program.

After analyzing the potential impacts development in the County may have on energy resources, the General Plan EIR concluded that the impacts would be less than significant on demand for and consumption of energy resources, such as electricity and natural gas. Additionally, the compliance of existing regulatory programs, standards, policies and existing mitigation measures would further reduce the potential development impacts.

Riverside County Municipal Code

Similar to the Riverside County General Plan and GP EIR, the Riverside County Municipal Code (RCMC) also includes provisions that encourage energy and water efficient landscaping as well

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as the use of alternative transportation means that reduce non-renewable energy consumption. The following list includes some of these provisions:

- 17.276, Water Efficient Landscape Requirements: establishes provisions for water management practices and water waste prevention for landscaping.
- 10.36, Transportation Demand Management Program: intends to meet the requirements of the Riverside County congestion management program and the air quality management plan as well as to promote consideration of transportation demand management objectives early in the review process.

The project property proposes a mixed-use development, including residential and commercial uses on the southwest corner of 66th Avenue and Middleton Street in the community of Oasis. The project will comply with state-implemented building standards such as those outlined in Title 20 and Title 24 of the California Code of Regulations. Energy efficient appliances will be utilized during project operation. As stated in the previous discussion, project-related energy consumption and VMTs created by the project are not anticipated to be substantial. Construction activities would require the use of equipment that would be more energy intensive that is used for comparable activities. However, construction equipment will comply with the Tier 3 program engines or higher. Newer off-road equipment units will be utilized on-site.

The commercial component proposed by the project will include a day care facility, market, multiple retail spaces and a medical clinic. The residential component will introduce 160 units consisting of one- to four-bedroom units. The project will provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site. Additionally, the commercial uses in close proximity to the residential units will assist in reducing potential project-related VMTs.

The project property will comply with all applicable State and local guidelines and regulations regarding energy efficient building design and standards. Therefore, the proposed project is not anticipated to conflict or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Eastern Coachella Valley Area Plan, 2016; Riverside County General Plan, 2016; *Geotechnical Report*, prepared by LandMark Consultants, Inc., August 2020 (Appendix III).

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Findings of Fact: Impacts will be less than significant.

- a) According to Riverside County’s Eastern Coachella Valley Area Plan, the San Andreas Fault traverses the northeast portion of the Eastern Coachella Valley, thus, making the region susceptible to seismic events. Secondary hazards from seismic events may include fault rupture, liquefaction, and landslides, discussed subsequently in this geotechnical section. According to the California Division of Mines and Geology (CDMG), the closest Alquist-Priolo Earthquake Fault Zone is the San Andreas Fault, located approximately 7 miles northeast of the project site. The Earthquake Fault Study Zones Map (Figure S-2), provided in the Safety Element of the Riverside County General Plan, does not designate the project site as being on or near an Alquist-Priolo Earthquake Fault Zone.

Additionally, a project-specific Geotechnical Report, prepared by Landmark Consultants, Inc., indicates that the project site does not lie within an Alquist-Priolo Earthquake Fault Zone. The Geotechnical Report determined that surface rupture is considered to be unlikely at the project site because of the well-delineated fault lines through the Coachella Valley, as shown on United States Geological Survey (USGS) and CDMG maps. However, because of the high tectonic activity and deep alluvium of the region, it is difficult to predict the potential for surface rupture on undiscovered or new faults that may underlie the site. Therefore, the implementation of County and State building standards will ensure the safety of the project. The construction of the proposed commercial and residential structures will comply with County standards, as well as the most current standards outlined in the California Building Code (CBC). The CBC serves as the basis for the design and construction of buildings in California which includes improved safety, sustainability, and new technology and construction methods. Therefore, enforcing building techniques and standards compliant with the County and the most current CBC standards will ensure the safety of the property, residents, and guests. Conclusively, the project site is not located within or in close proximity to an existing fault, County designated Fault Zone, or Alquist-Priolo Earthquake Fault Zone, therefore impacts are expected to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

- a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” 2016; Geotechnical Report, prepared by LandMark Consultants, Inc., August 2020 (Appendix III).

Findings of Fact: Impacts will be less than significant

- a) According to the 2016 Riverside County General Plan, liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is within approximately 50 feet of the surface. When a long duration of seismic shaking occurs, the shallow groundwater saturates the soil and causes the soil to lose strength and act like a liquid. Figure S-3, Generalized Liquefaction Map, provided in the Riverside County General Plan,

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indicates that the project site is located in an area with moderate to high liquefaction susceptibility due to the shallow groundwater and liquefaction susceptible sediments.

The project-specific Geotechnical Report, provided by Landmark Consultants, Inc., analyzed the project site's susceptibility to liquefaction. The soil encountered at the points of exploration included silty sands, sandy silts and traces of silty clay that could liquefy during a CBC Design Basis Earthquake. Based on the Report's findings, there are no induced settlements, should liquefaction occur. Additionally, historic groundwater records in the vicinity of the project site indicate that groundwater has fluctuated between 6 to 30 feet below ground surface over the last 60 years. However, groundwater was not encountered during Landmark Consultant's six boring tests, reaching depths of 21.5 to 51.5 feet below the existing ground surface. As stated previously, shallow groundwater depths of approximately 50 feet below ground surface is required for liquefaction to occur.

The Geotechnical Report, concluded that the potential of liquefaction at the project site is unlikely, due to the dense soil conditions and depth to groundwater, therefore, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), *Geotechnical Report*, prepared by LandMark Consultants, Inc., August 2020 (Appendix III)

Findings of Fact: Impacts will be less than significant.

- a) The project site is located in a seismically active region where earthquakes originating on local and regional seismic faults can produce severe ground shaking. Like most of the Coachella Valley, the project site has likely been subjected to past ground shaking by nearby faults. According to the project-specific Geotechnical Report provided by LandMark Consultants, Inc., in February 2016, the project site is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region. Ground motions are dependent primarily on the earthquake magnitude and distance to the seismogenic (rupture) zone. Acceleration magnitudes also are dependent upon attenuation by rock and soil deposits, direction of rupture and type of fault; therefore, ground motions may vary considerably in the same general area.

In order to reduce hazards associated with ground shaking impacts on people and buildings, the project shall implement the latest seismic safety design standards outlined in the 2019 edition of the updated California Building Code (CBC). According to the project-specific Geotechnical Report, the engineered design and earthquake-resistant construction are the common solutions to increase safety and development of seismic areas. Designs should comply with the latest edition of the CBC for Site Class D using the seismic coefficients provided in the Geotechnical Report.

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The buildings and structures proposed for the project will be required to follow all applicable building standards outlined in the CBC and the project-specific Geotechnical Report, in order to ensure the safety of the residents and structures. All grading and construction plans will be reviewed by the County of Riverside. Therefore, project-related impacts associated with seismic ground shaking are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): Riverside County General Plan, December 2016; Geotechnical Report, prepared by LandMark Consultants, Inc., August 2020 (Appendix III).

Findings of Fact: Impacts will be less than significant.

a) According to the Riverside County General Plan, the project site is not located in an area susceptible to seismically induced landslides and rockfalls. The Regions Underlain by Steep Slopes Map (Figure S-5), provided in the Riverside County General Plan, determines that the project site and surrounding area has a slope angle less than 15 percent. The closest slope to the project site is located approximately 2.25 miles west, at the foot of the Santa Rosa Mountain. With the foregoing, the project site is not susceptible to landslides or rockfalls due to its distance from areas with steep slopes, and the project's relatively flat topography. Less than significant impacts from landslides or rockfalls are anticipated.

As stated in discussion 12. a) of this geotechnical discussion, the project site is not susceptible to liquefaction due to the dense soil conditions found at the project site. Lateral spreading is a secondary effect of liquefaction, however, since liquefaction is not anticipated to occur at the project site, the potential for lateral spreading is also unlikely. Less than significant impacts.

The project-specific Geotechnical Report states that there is a slight risk of collapse upon inundation at the site. However, Landmark Consultants determined that mitigating collapse caused by soil saturation from landscape irrigation or broken utility lines is not required at the project site. Less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,”; *Geotechnical Report*, prepared by Landmark Consultants, Inc., August 2020 (Appendix III).

Findings of Fact: Impacts will be less than significant.

- a) The Riverside County General Plan defines subsidence as the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human activities, such as the over-extraction of groundwater, and natural activities, including earthquakes. The Documented Subsidence Areas Map (Figure S-7) within the County General Plan, indicates that the project site is located in an area where subsidence has occurred, potentially due to the groundwater use for agricultural activities popular in the Eastern Coachella Valley.

According to the project-specific Geotechnical Report, the Coachella Valley has experienced up to 12 inches of regional subsidence between 1996 and 2005. The Geotechnical Report concluded that the risk of regional subsidence at the project site is considered moderate. Therefore, less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): Geotechnical Report, prepared by Landmark Consultants, Inc., August 20202 (Appendix III)

Findings of Fact: Impacts will be less than significant.

- a) The project site is located in a Special Flood Hazard Area (SFHA) subject to inundation by the one percent annual chance flood (100-year flood), as delineated by the Federal Emergency Management Agency (FEMA). The zone in which the project site is located within is Zone A, which does not have a determined base flood elevation. Per the project-specific Geotechnical Report, the property does not lie near any large bodies of water, therefore the threat of tsunami, seiches or other seismically-induced flooding is unlikely. Additionally, the project site is not located in proximity to any known volcanically active area and, according to the Geotechnical Report, the risk of volcanic hazards is considered very low. Less than significant impacts to geologic hazards, such as seiches, mudflows or volcanoes are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Geotechnical Report, prepared by Landmark Consultants, Inc., August 2020 (Appendix III); Riverside County General Plan, December 2016.

Findings of Fact: There will be no impacts and less than significant impacts.

- a) The project site is characterized by relatively flat topography, with a gentle slope descending from the southwest corner of the property to the northeast corner due to the Santa Rosa Mountain, approximately 2.25 miles west of the site. The project site is currently characterized by rows date palm trees and scattered agricultural equipment and building foundations. Project implementation will require clearing of vegetation, and grading of the property. However, project design and implementation are not expected to change the topography, or any existing ground surface relief features onsite. Less than significant impacts are expected.
- b) Per the site design, the proposed project does not intend to create cut or fill slopes greater than 2:1, or higher than 10 feet. No impacts are anticipated.
- c) The project developer proposes to connect to an existing sewer main along Polk Street and 66th Avenue, and bring sewer along the project frontage, down Middleton Street and then a series of private sewer lines will be installed to provide wastewater service to the project. The installation of offsite sewer improvements would occur in Phase 1 and prior to occupancy. The project will undergo review by CVWD and County staff to ensure wastewater capacity and compliance with the current wastewater treatment requirements. Further discussion provided in the Utilities Section of this Initial Study. The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Geotechnical Report, prepared by Landmark Consultants, Inc., August 2020; Riverside County General Plan, December 2016.

Findings of Fact: Impacts will be less than significant.

- a) The Riverside County General Plan Wind Erosion Susceptibility Areas Map (Figure S-8) identifies the site as being in an area with a High Wind Erodibility Rating. Natural erosion processes, such as windborne and waterborne erosion, are often accelerated through human activities, such as agricultural and land-development, therefore implementing soil stabilization during earthmoving activities will assist in the reduction of project-induced soil erosion. Additionally, the development of the project will include paved surfaces and landscaping, reducing the possibility for wind erosion.

During project development, the project site is required to develop and implement a Fugitive Dust Control Plan, in accordance with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1. The implementation of the Fugitive Dust (PM10) Control Plan requires the project site to establish temporary perimeter controls and soil stabilization measures to prevent erosion and sediment track-out. Windborne erosion is further discussed in the Air Quality section, and subsequently in discussion 20. a) in this document.

In addition to the Fugitive Dust Control Plan, the project is also expected to implement standard construction best management practices (BMPs) to reduce potential erosion impacts during the period of grading and construction. In accordance with the State's most current Construction General Permit (CGP) (Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ) the project is required to implement a Storm Water Pollution Prevention Plan (SWPPP) at the project site. The SWPPP requires the project site to implement the use of best management practices (BMPs), such as the use of concrete washouts, secondary containment areas, storm drain inlet protection, etc. The implementation of the BMPs will ensure waterborne erosion does not occur at the project site. Waterborne erosion is discussed further in the Hydrology and Water Quality section of this document, and subsequently in section 19. b).

Project operation will include both hardscaped and landscaped features to ensure soil stabilization. The hardscape surfaces will include the paved areas (roadways, sidewalks, etc.), as well as the proposed commercial and residential buildings. The landscaped surfaces will include the grass-covered recreational fields, landscaped retention basins and various landscaped areas throughout the property. Moreover, the implementation of the Fugitive Dust Control Plan and the SWPPP during project construction, and paved and landscaped surfaces post-construction, will prevent soil erosion from occurring at the project property. Less than significant impacts are expected.

- b) According to the project-specific Geotechnical Report, provided by Landmark Consultants, Inc., the soils at the project site consists of silty sands, sandy silts, and traces of silty clays with near surface silty sands. The soils near the project surface are expected to be non-expansive, therefore, less than significant impacts are expected.
- c) As stated previously, the project site is planned to connect to a future gravity pipeline on 66th Avenue. According to the Oasis Villas Hydraulic Modeling Technical Memorandum, this future gravity main is proposed to flow east and connect to the recently constructed 18-inch sewer main on Polk Street, approximately one mile east of the project. The proposed sanitation system for the property consists of 8-inch gravity mains, and the hydraulic modeling results indicate that

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the proposed mains are capable of meeting the CVWD DDM criteria. The project will not use septic tanks or alternative wastewater disposal systems. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: Impacts will be less than significant.

a) As stated previously, the project site is located in an area with a high wind erodibility rating according to the Riverside County General Plan (Figure S-8). During development, the proposed project site will be required to develop and implement a Fugitive Dust Control Plan in order to comply with the SCAQMD Rule 403 and 403.1. Per the Fugitive Dust Control Plan, the project shall implement BMPs that establish temporary perimeter controls and soil stabilization measures to prevent erosion and sediment track-out during construction activities. The Fugitive Dust Control Plan is further discussed in the Air Quality section of this document.

The project property is currently characterized by previous agricultural land uses with scattered residential related foundations. The completion of project development will consist of both hardscape and landscaped features, which are intended to stabilize the soil. The hardscape elements include paved roads, sidewalks and buildings; while the landscaped features include parks, grass-covered fields, landscaped retention basins and landscaped frontages throughout the property. Therefore, project implementation will not increase wind erosion or blowsand on- or off-site. Less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Final 2016 Air Quality Management Plan (AQMP), by SCAQMD, March 2017; California Emissions Estimator Model (CalEEMod), Version 2016.3.2.; California Air Resources Board Press Release No. 18-37, July 2018. County of Riverside Climate Action Plan, November 2019.

Setting:

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth's atmosphere, preventing it from becoming too cold and uninhabitable. Common greenhouse gases in the Earth's atmosphere include: water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and chlorofluorocarbons to a lesser extent. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO₂ as byproducts, thereby impacting the levels of GHG in the atmosphere. Carbon dioxide equivalent (CO₂e) is a metric used to compare emissions of various greenhouse gases. It is the mass of carbon dioxide that would produce the same estimated radiative forcing as a given mass of another greenhouse gas. Carbon dioxide equivalents are computed by multiplying the mass of the gas emitted by its global warming potential. Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity.

To address the long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB 32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions. On July 11, 2018, CARB announced in a press release (No. 18-37) that greenhouse gas pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. Moreover, according to the CARB report on California Greenhouse Gas Emissions for 2000 to 2016, which tracks the trends of GHG emissions, California's GHG emissions have followed a declining trend between 2007 and 2016. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the State's climate policies.

Findings of Fact: Impacts will be less than significant.

- a) CalEEMod Version 2016.3.2 was used to quantify GHG emissions associated with the project. As previously mentioned, CalEEMod utilizes widely accepted methodologies for estimating emissions. Sources of these methodologies and default data include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle. The project's total number of residential units and commercial/retail building areas were factored into the model to evaluate whether the estimated criteria pollutants and GHG emissions would exceed the established thresholds and therefore conflict with the plans and efforts of reducing the emissions of greenhouse gases. Construction-related GHG emissions were amortized over a 30-year

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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period and added to the project’s annual operational GHG emissions. The operational GHG emissions can be attributed to the following sources:

Area Sources: Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the developed site.

Energy Sources: GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions.

Mobile Sources: GHG emissions will also result from mobile sources associated with the project, which include the typical daily operation of motor vehicles by employees and visitors. Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the project on peak hour traffic volumes and traffic operations in the local vicinity.

Solid Wastes: The proposed land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the estimated disposal of solid waste generated by the proposed project were calculated by the CalEEMod model using default parameters.

Water Supply, Treatment and Distribution – Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water.

As shown in Table XX-1, there are various strategies quantified by CAPCOA with effectiveness at reducing GHG emissions. These strategies are based on the site design and project location and are therefore project design features, rather than mitigation. The GHG reduction measures, range of effectiveness, and justification are included below.

**Table XX-1
GHG Reduction Strategies as Project Design Features**

Measure Number	Strategy	Range of Effectiveness per CAPCOA Quantifications	GHG/VMT Reduction Basis
LUT-1	Increase Density	0.8 – 30.0% vehicle miles traveled (VMT) reduction and therefore a 0.8 – 30.0% reduction in GHG emissions	The proposed mixed-use project will allow for an increase in terms of persons, jobs, and dwellings for this property compared to a lower density or single-use area.
LUT-3	Increase Diversity (Mixed-Use)	9 – 30.0% vehicle miles traveled (VMT) reduction and therefore a 9– 30.0% reduction in GHG emissions	Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport. When residential areas are in the same neighborhood as retail and office buildings, a resident does not need to travel outside of the neighborhood to meet his/her trip needs.

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

			The project will include attached dwelling units and commercial/retail areas that will include day care, medical clinic, market, and divisible spaces for retail uses, which will serve the project and other nearby residential areas.
LUT-5	Increase Transit Accessibility	0.5 – 24.6% VMT reduction and therefore 0.5-24.6% reduction in GHG emissions	The project is located adjacent to Sunline Transit Agency Route 91, which occurs on 66th Avenue with destinations that include Downtown Indio and Coachella. This proximity will facilitate the use of public transit by project residents.
LUT-6	Integrate Affordable and Below Market Rate Housing	0.04-1.2 % VMT reduction and therefore 0.04-1.2 % reduction in GHG emissions	Based on CAPCOA resources, income has a statistically significant effect on the probability that a commuter will take transit or walk to work. BMR housing provides greater opportunity for lower income families to live closer to jobs centers and achieve jobs/housing match near transit.
LUT-9	Improve Design of Development (Improve Walkability Design)	3.0 – 21.3% vehicle miles traveled (VMT) reduction and therefore 3.0-21.3% reduction in GHG emissions.	The project will enhance on-site walkability and connectivity with an improved on-site pedestrian network. The project also includes sidewalk connectivity to the commercial/retail areas.
SDT-1	Improve Pedestrian Network	0 - 2% vehicle miles traveled (VMT) reduction and therefore 0 - 2% reduction in GHG emissions	Providing a pedestrian access network to link areas of the project site encourages people to walk instead of drive. This mode shift results in people driving less and thus a reduction in VMT. The project includes sidewalk connectivity to the commercial/retail areas.
LE-1	Install Higher Efficacy Public Street and Area Lighting	16-40% of outdoor lighting	Lighting sources contribute to GHG emissions indirectly, via the production of the electricity that powers these lights. Public street and area lighting includes streetlights, pedestrian pathway lights, area lighting for parks and parking lots, and outdoor lighting around public buildings. Installing more efficacious lamps will use less electricity while producing the same amount of light, and therefore reduces the associated indirect GHG emissions. The proposed lighting plan for the project identifies high efficiency LED lighting for the outdoor areas.

The currently applicable GHG thresholds for local lead agency consideration are referenced from the SCAQMD Draft Local Agency Threshold supporting documentation, which establishes an interim tiered approach. Under this guidance, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year has been an acceptable approach for non-industrial projects, while industrial projects have higher screening level of 10,000 MTCO_{2e} per year. As a conservative measure, the GHG analysis for this project aims to meet the lowest screening level of 3,000 MTCO_{2e} per year, as shown below.

**Table XX-2
Total Project Greenhouse Gas Emissions**

Unmitigated Emission Source	Emissions (metric tons per year)
	Total CO _{2e}
Annual Construction Emissions Amortized Over 30 Years	16.2126
Area	1.9969
Energy	890.9077

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mobile Sources	1,841.5062
Waste	22.9298
Water Usage	141.0759
Total CO2E (All Sources)	2,914.629
SCAQMD Threshold for Non-Industrial Projects	3,000
SCAQMD Threshold for Industrial Projects	10,0000
Threshold Exceeded?	NO

As shown in XXII-2 resulting from the CalEEMod calculations, the project is expected to generate approximately 2,914.6 MTCO₂e per year from construction, area, energy, mobile sources, waste, and water usage sources. As such, the project GHG emissions would not exceed the lowest threshold of significance set at 3,000 MTCO₂e per year. Having been evaluated against the regionally accepted thresholds, which are part of the State's regulations aimed at addressing climate change, the project is not expected to interfere with the plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Less than significant impacts are anticipated.

- b) As previously mentioned, under Assembly Bill 32 passed in 2006, California must reduce its emissions to 1990 levels (431 million metric tons) by 2020. Senate Bill 32, signed in 2016, requires the state to go even further than AB 32 and cut emissions 40 percent below 1990 levels by 2030—the most ambitious carbon goal in North America. California's primary programs for reducing greenhouse gases to 1990 levels by 2020 are the Renewables Portfolio Standard, the Advanced Clean Cars Program, the Low Carbon Fuel Standard and the Cap-and-Trade Program. Additional programs address a variety of greenhouse gas sources. These include the Short-Lived Climate Pollutants Strategy, the Sustainable Communities Strategy and the Sustainable Freight Action Plan. The 2030 Scoping Plan, adopted by CARB, lays out how these initiatives work together to reduce greenhouse gases to achieve California's 2030 target of 260 million metric tons and also to reduce smog-causing pollutants. This target will require California to more than double the rate at which it has been cutting climate-changing gases. Future reductions will occur against a backdrop of natural sources of GHGs which are increasingly variable because of the climate change California is already witnessing. The SCAQMD adopted the interim GHG significance threshold for stationary/industrial sources on December 5, 2008 which applies to Projects where the SCAQMD is the lead agency. Less than significant impacts are anticipated.
- c) On July 11, 2018, CARB announced in a press release (No. 18-37) that greenhouse gas pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. The 2016 Greenhouse Gas Emissions Inventory published by CARB shows that California emitted 429 million metric tons of climate pollutants in 2016, a drop of three percent from 2015. These findings are also supported in the California Greenhouse Gas Emissions for 2000 to 2016 report by CARB, which indicate that California's GHG emissions have followed a declining trend between 2007 and 2016. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the State's climate policies. The transportation sector, the state's largest source of greenhouse gases, saw a 2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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percent increase in emissions in 2016 because of increased fuel consumption. The state has also documented the increased use of biofuels as a result of the state's Low Carbon Fuel Standard. These low-carbon alternative fuels, consisting mostly of biodiesel, renewable diesel, and ethanol, reduced emissions by 14 million metric tons of carbon dioxide, when compared to what would have been generated if conventional fossil fuels had been used.

On December 8, 2015, Riverside County adopted a Climate Action Plan (CAP) outlining the policies and goals that guide land use decisions in an effort to reduce the County's Greenhouse Gas (GHG) emissions. The CAP coincides with Riverside County's general plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state's adopted AB 32 GHG reduction target. The CAP was subsequently updated in November 2019. As part of the CAP, Riverside County adopted a screening threshold of 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year on new development Projects to determine level of significance. Projects that exceed this threshold would be required to use Screening Tables or a Project-specific technical analysis to quantify and mitigate Project emissions. This approach is a widely acceptable screening threshold used by the County of Riverside and various other cities in the South Coast Air Basin, as provided by the CARB AB 32 Scoping Plan, where the South Coast Air Quality Management District is the lead agency.

As previously discussed, the mixed-use project is expected to result in GHG emissions totaling 2,914.6 MTCO_{2e} at full operation of the built-out condition, which is below the established 3,000 MTCO_{2e} threshold. As such, the proposed residential and commercial development is not expected to conflict with the applicable plans and strategies for the purposes of reducing greenhouse gas emissions. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): California Department of Public Health; California Health and Safety Code; Eastern Coachella Valley Area Plan, December 2016; Riverside County General Plan, December 2016.

Findings of Fact: Impacts will be less than significant.

- a) The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxicity properties. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, State and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer’s specifications also dictate the proper use, handling and disposal methods for the specific substances.

Construction of the proposed project is expected to involve the temporary management and use of oils, fuels and other potentially flammable substances. The nature and quantities of these products would be limited to what is necessary to carry out construction of the project. Some of these materials would be transported to the site periodically by vehicle and would be stored in designated control areas on a short-term basis. When handled properly by trained individuals and consistent with the manufacturer’s instructions and industry standards, the risk involved with handling these materials is considerably reduced. The contractor will be required to identify a controlled staging area within the project limits for storing materials and equipment and will be required to implement best management practices (BMPs) to assure that impacts are minimized and that any minor spills are immediately and properly remediated.

The approximately 26-acre project proposes commercial and residential uses at the corner of 66th Avenue and Middleton Street in the community of Oasis. The proposed commercial uses include a childcare facility, a market with attached retail spaces, and medical clinic. The residential component will include a 160-unit farmworker development. Commercial and residential uses do not typically involve the routine transport, use or disposal of hazardous materials in quantities or a manner that would pose a threat to the project and surroundings. Operation of the proposed facilities would involve the handling and application of cleaning agents, building maintenance products, paints and solvents, and similar items would be stored on-site. These potentially hazardous materials would not be present in sufficient quantities to pose a significant hazard to public health and safety or the environment. Less than significant impacts are anticipated.

- b) As noted previously, hazardous materials are not typically present in large quantities for commercial or residential uses. The storage and use of these materials would be subject to existing federal, State and local regulations, including the California Health and Safety Code, and Title 19 California Code of Regulations Section 2729, which establish minimum requirements for business emergency plans. Such regulations require that businesses provide emergency response plans, procedures, training, recordkeeping and disclosure of materials stored or used on-site. Therefore, accident conditions involving the release of hazardous materials are unlikely.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The 4,000-square-foot medical clinic, proposed in the second phase of project development, may be subjected to generate potentially infectious disease-causing agents upon project operation. According to the California Department of Public Health, the Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). MWMA Section 117705 of the California Health and Safety Code considers any person whose act or process produces medical waste to be a “medical waste generator” in California. The proposed medical clinic shall follow all State, federal and industrial standards regarding the handling and disposal of waste produced by the facility.

The residential portion of the proposed project is not expected to use a substantial amount of hazardous materials upon operation, other than the use of household cleaners. Therefore, the project’s compliance of California Health and Safety Code, Title 19 California Code of Regulations Section 2729, and the California Department of Public Health’s Medical Waste Management Program, the project is not anticipated to create a significant hazard to the public or the environment involving the release of hazardous materials. Less than significant impacts are expected.

- c) According to the Eastern Coachella Valley Area Plan, Interstate 10 is a key east-west corridor within Riverside County. The project site is located at the corner of Middleton Street and 66th Avenue, approximately 10 miles south of Interstate 10. State Routes 111 and 86 are considered the main north-south connector routes within Eastern Coachella Valley, approximately 4 and 5 miles east of the project site, respectively. It is expected that the neighborhoods located around and within the community of Oasis would use these roadways for evacuation purposes.

The Riverside County General Plan designates 66th Avenue, which abuts the northern property boundary, as an urban arterial. Urban arterials are designated primarily for through traffic where anticipated traffic volumes exceed four-lane capacity. However, the segment of 66th immediately north of the project site is a two lane, paved road. The project proposes street improvements on the existing 66th Avenue and Middleton Street frontages, as well as the addition of Middleton Avenue, a north-south trending street proposed in the center of the project property. According to the Traffic Report, provided by Urban Crossroads, the project is anticipated to experience acceptable levels of service (LOS) under E+P, EAP, and EAPC conditions, meaning that the project is not anticipated to negatively attribute to traffic in the area to intolerable levels. Refer to the Traffic Section of this Initial Study for further discussion.

The closest fire station to the project site is the Riverside County Fire Department Station 39, at 86911 58th Avenue, approximately 5 driving miles northeast of the project. Riverside County Fire Department Station 40, at 91350 66th Avenue, lies approximately 5.50 driving miles east of the project. The Riverside County Sheriff Department, is located approximately 6.50 driving miles northeast of the project site, at 86625 Airport Boulevard. The development of the project may create more demand for fire department and police services due to the increase in housing and services proposed, however, it is not anticipated to impair or physically interfere with emergency response or evacuation in the area. Less than significant impacts are anticipated.

- d) The proposed project, situated on 66th Avenue and Middleton Street, is located approximately 450 feet southwest of the closest public-school property boundary. The public-schools in proximity to the project include: Desert Mirage High School, Toro Canyon Middle School, and Las Palmistas Elementary School, where the closest school building to the project boundary is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 800 feet northeast. As stated in the previous discussion, the project site does not intend to use substantial amounts of materials that may emit hazardous emissions. The project shall adhere to local, State, federal and industry standards when handling hazardous materials, substances or waste, therefore, less than significant impacts are anticipated.

- e) The project proposes a commercial and residential mixed-use property on approximately 26 acres in the community of Oasis. Pursuant to Government Code 65962.5 and its subsections, record searches on the project property were performed within multiple database platforms. The resources consulted included GeoTracker, EnviroStor, and the EPA Enforcement and Compliance History Online (ECHO).

GeoTracker is a database maintained by the State of California Water Resources Control Board that provides online access to environmental data. It serves as the management system for tracking regulatory data on sites that can potentially impact groundwater, particularly those requiring groundwater cleanup and permitted facilities, such as operating underground storage tanks and land disposal sites.

EnviroStor is a database maintained by the State of California Department of Toxic Substances Control (DTSC). The EnviroStor database identifies sites with known contamination or sites for which there may be reasons to investigate further. It includes the identification of formerly contaminated properties that have been released for reuse; properties where environmental deed restrictions have been recorded to prevent inappropriate land uses; and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

The EPA Enforcement and Compliance History Online (ECHO) database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA), and Resource Conservation and Recovery Act (RCRA) and also includes the Safe Drinking Water Act (SDWA) and Toxic Release Inventory (TRI) data.

On October 1, 2019, a search was performed on all three database platforms. No Leaking Underground Storage Tank (LUST) Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks are registered on the project property. The results of the records search are described below.

The project site was not registered in the GeoTracker database, however, the database search revealed one registered site located approximately 0.75 miles northwest of the project property, at 65959 Highway 86. The site, Apple Market Two, is listed in the database as a LUST Cleanup Site, however the status of the project is Completed-Case Closed, as of October 2005.

The EnviroStor database listed on property within a mile radius of the proposed project. This property is the K-12 Educational Center, located approximately 450 feet northeast of the project at the northeast corner of 66th Avenue and Tyler Street. This site is registered as a School Investigation site; however, it currently holds a status of no further action is action as of November 2000.

Similar to the GeoTracker and EnviroStor databases, the project property was not listed within the ECHO database. ECHO did however list three sites within a mile radius of the project property. The first site listed within the registry was CVWD Well #7802 located at 65922 Tyler

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Street, approximately 450 feet from the project. The site is listed within the ECHO database as an Active Small Quantity Generator (SQG) and does not hold any current violations. Spates Fabricators Inc. is the second closest listed facility located approximately 0.25 miles southwest of the project property, at 85435 Middleton Street. The third site is Apple Markets Inc. DBA Apple Recycling, located approximately 0.75 miles northwest of the property at 65959 Harrison Street. Spates Fabricators Inc. and Apple Markets Inc are both listed under the Clean Water Act as a minor general permit covered facility and does not hold any violations.

On September 18, 2018, RM Environmental, Inc. provided a Phase I Environmental Site Assessment (ESA). The purpose of the investigation was to assess the potential for the presence or likely presence of hazardous substances or petroleum products on the property under conditions which indicate an existing release, a past release, or material threat of a release of hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water in connection with the property. The scope of work completed for this investigation included a field reconnaissance of the site and surrounding areas, record and document review, historic map and aerial photo review, and submittal of this report.

Per the ESA, a portion of the project site previously operated as an agricultural field and date palm groves prior to 1949. By 1959, the agricultural field onsite appears to be fallow, according to historical aerial imagery. Between 1959 and 2012 the project underwent a variety of changes including the appearance of mobile home structures and changes in vegetation densities. Some date palms remained onsite, although agricultural operation has stopped onsite. Agricultural activities typically include the storage and periodic application of pesticides, herbicides and fertilizers, as well as the storage and use of toxic fuels and solvents. The Phase I ESA investigation included limited soil assessments for asbestos, arsenic, total and soluble lead, and organochloride pesticides (OCPs) contamination. The findings indicated that the maximum concentrations found in the soil for the listed contaminants did not exceed concentrations established by state and federal regulatory committees. Hazardous materials associated with agricultural uses were not discovered onsite, and no actions were recommended.

An investigation of the project site was conducted on August 29, 2018. During the field survey RM Environmental found debris piles consisting of vegetation, concrete rubble, used tires, wood debris, and household waste throughout the project area. However, the overall findings of RM Environmental, Inc.'s Phase I ESA, came to the conclusion that there were no notable hazardous materials at the project site. Therefore, they did not recommend action.

As a result of the database searches, it was concluded that the project property is not listed within the three search registries pursuant to Government Code Section 65932.5. The registries listed multiple sites within a mile of the project property, however their distance and current status as either "completed-case closed" or "no violation" do not render them a threat to the project property. This, in addition to the Phase I ESA conducted for the project site, concludes that less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Eastern Coachella Valley Area Plan, December 2016.

Findings of Fact: There will be no impacts.

a-c) The proposed project site is located on approximately 26 acres at the corner of Middleton Street and 66th Avenue. The closest airport to the project is the Jacqueline Cochran Regional Airport, located approximately 3 miles north of the property. Due to the project's distance from the Airport, the project site does not lie within the Airport's Master Plan and does not require review by the Airport Land Use Commission. Additionally, the project site does not lie within the Airport's Influence Area, or land use plan, therefore the project will not result in a safety hazard for people residing or working in the project area. No impacts are anticipated.

d) The project site is not located within the vicinity of a private airstrip, or heliport, therefore the project is not expected to result in a safety hazard for people residing or working in the project area. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Flood Insurance Rate Map #06065C2910H, Federal Emergency Management Agency, March 6, 2018; Water Quality Control Plan for the Colorado River Basin Region, January 2019; Coachella Valley Water District, 2015 Urban Water Management Plan, Final Report, July 2016; Eastern Coachella Valley Stormwater Master Plan (Public Review Copy), April 2015.

Setting:

The Clean Water Act (CWA) of 1972 was enacted to restore and maintain the chemical, physical, and biological integrity of the nation's waters by regulating the discharge of pollutants to waters of the U.S. from point sources. As part of the National Pollutant Discharge Elimination System (NPDES) program, subsequent amendments to the CWA established a framework for regulating non-point source discharges from urban land runoff and other diffuse sources that were also found to contribute to runoff pollution. Under CWA, the Environmental Protection Agency (EPA) authorized the NPDES permit program to various state, tribal, and territorial governments, enabling them to perform many of the permitting, administrative, and enforcement aspects of the program. California is a delegated NPDES state and has authority to administer the NPDES program within its limits.

The Porter-Cologne Act is the principal law governing water quality regulation for surface waters in California. It established a comprehensive program to protect water quality and the beneficial uses of water. Presently in the state of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) regulate and protect water quality pursuant to NPDES. Their regulations encompass storm water discharges from construction site, municipal separate storm sewer systems (MS4s), and major industrial facilities.

The approved Colorado River Basin Water Quality Control Plan (Basin Plan) identifies the beneficial water uses, describes the water quality which must be maintained to support such uses, and describes the programs, projects, and other actions necessary to achieve the standards and protect water quality. The proposed project is located within the Whitewater River Watershed in the Colorado River Region (Region 7). As a component of Region 7, the Whitewater River Watershed MS4 established a compliance program that covers approximately 1,645 square miles, including the Coachella Valley portion of Riverside County. Based on the project's location and setting, the nearest receiving water to the project is the Coachella Valley Stormwater Channel (CVSC), located approximately 3.4 miles east of the project site. CVSC is the primary regional flood control facility in the eastern Coachella Valley.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As an unlined, engineered extension of the Whitewater River, CVSC accepts agricultural irrigation return water and conveys treated wastewater, urban runoff, and stormwater runoff to the Salton Sea.

Water bodies where the assessed water quality does not meet the standards to support the beneficial uses are regionally listed pursuant to Section 303(d) of the CWA. The most current 2014 and 2016 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report) indicates that portions of the CVSC are impaired by DDT (Dichlorodiphenyltrichloroethane), Dieldrin, Indicator Bacteria, PCBs (Polychlorinated Biphenyls), and Toxaphene. These water quality impairments are not known to be associated with or caused by new development and therefore are not expected to be associated with the proposed project.

Findings of Fact: Impacts will be less than significant.

- a) In its current condition, the project site is characterized as a residential and agricultural setting absent of any natural drainage courses or fully developed stormwater management facilities. Historically, the site has operated primarily as a date palm grove, resulting in land modifications to fit the irrigation system. In the Thermal and Oasis floor area where the project is situated, earlier agricultural development resulted in the construction of various conveyances consisting of earthen canals and ditches designed to drain agricultural runoff and stormwater to CVSC. These drainages have been operated and maintained for many decades. The closest agricultural canal to the project conveys runoff northerly along the unimproved alignment of Tyler Street, then easterly along the south side of 66th Avenue before being conveyed to CVSC. The closest distance from the project to this channel is approximately 240 feet, but none of the proposed improvements associated with the project will physically disturb or drain into this drainage feature. As subsequently explained, the proposed development will include on-site storm drain facilities and retention basins to prevent hydromodification and water quality impacts to the nearest receiving channels.

The size and nature of the proposed development prompts compliance with the existing regulations pertaining to water quality standards and waste discharge requirements during and after construction. As a result, the project proponent must comply with the State's most current Construction General Permit (CGP), Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ. Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality during the period of construction. The required plan will identify the limits of disturbance during construction, indicating specific locations where activities will require implementation of storm water Best Management Practices (BMPs). Storm water BMPs refer to a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent, eliminate, or reduce the pollution of water of the receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff spillage or leaks. Consistent with Section XIV of the CGP, the required SWPPP will also specify the necessary recordkeeping, relevant good site housekeeping requirements, proper waste management, proper handling and storage within the allowable construction limits.

Based on the project location and setting, the compliant SWPPP is expected to identify temporary sediment track-out prevention BMPs at each construction entrance/exit point that eventually exits to a public street. This type of BMP will provide temporary stabilization to prevent sediment track-out and fugitive dust emissions from exiting the site. Linear sediment barriers

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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may be warranted along portions of the construction perimeter to prevent soil erosion impacts and sediment impacts. As construction progresses, any on-site catch basin inlets that become operational will require temporary protection to prevent sediment or pollutants from entering the on-site storm drain system. As a standard condition, any ground surface area disturbed by construction activities must be entirely covered by the SWPPP and must be properly re-stabilized to satisfy the County and NPDES requirements. Compliance with the State's CGP during construction will be regulated and enforced as part of the local agency site inspection protocols.

During construction, the project will also be required to comply with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1 and Riverside County Ordinance 742 (as amended through 742.1) pertaining to fugitive dust control. Implementation of Fugitive Dust Control Plan primarily pertains to air quality, but also supports water quality protection through the requirement of soil stabilization measures aimed at preventing sediment erosion and track-out. The concurrent implementation of the required SWPPP and Dust Control Plan plans will prevent the potential construction-related impacts to water quality at the site and its surroundings, therefore, resulting in less than significant impact.

The proposed mixed-use development will include 160 attached dwelling units configured in one- and two-story structures with the corresponding parking lots, pedestrian facilities, recreational open space, and community building. The northwest portion of the project site fronting 66th Avenue will accommodate the proposed commercial/retail land use consisting of three buildings consisting of a total of 23,000 square feet (SF) with the associated parking facilities. The site design is expected to have approximately 48 percent of impervious cover consisting of buildings, hardscape, and asphalt while the remaining 52 percent will be pervious open space.

As required by Riverside County, the proposed storm drain system has been sized to properly handle the controlling 100-year storm event and provide sufficient retention storage to contain the incremental increase in runoff due to development. As a standard requirement, the project proponent must develop and implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the *Whitewater River Region Water Quality Management Plan for Urban Runoff* and the *Whitewater River Watershed MS4 Permit*. The project-specific WQMP will identify a strategy of site design, source controls, and treatment controls with a required operation and maintenance program to address post-construction runoff quality and quantity. The project design and WQMP will be subject to County review and approval.

In summary, during construction and operation, project implementation will be required to comply with CWA, NPDES, and local regulations to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters. As proposed, the stormwater capture and management strategy will prevent urban runoff and waste discharge violations through the properly sized retention facilities. Less than significant impacts are expected.

- b) The Coachella Valley Groundwater Basin is the primary groundwater source for the project region, with Coachella Valley Water District (CVWD) being the domestic water purveyor serving the project site. The Coachella Valley Groundwater Basin has an estimated storage capacity of 40 million acre-feet (AF) of water within the upper 1,000 feet and is divided into four subbasins:

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Indio, Mission Creek, Desert Hot Springs, and San Geronio. The project site is specifically underlain by the Indio Subbasin.

CVWD works with other local water agencies and other Coachella Valley stakeholders to implement water conservation, water reuse, and groundwater recharge strategy to ensure water availability and system capacity to meet the growing needs of the Coachella Valley. CVWD collaborates with the operation and maintenance of three replenishment facilities serving the Indio Subbasin: Whitewater River Groundwater Replenishment Facility, the Thomas E. Levy Groundwater Replenishment Facility, and the Palm Desert Groundwater Replenishment Facility. The nearest of these facilities (Thomas Levy) is located approximately 5 miles to the northwest. The source of water used for replenishment is primarily imported.

In 2014, the California Legislature signed a three-bill legislative package into law, collectively known as the Sustainable Groundwater Management Act (SGMA). SGMA allows local agencies to manage groundwater resources in a sustainable manner, with management efforts tailored to the resources and needs of their specific communities. Groundwater management is described as the planned and coordinated monitoring, operation, and administration of a groundwater basin sustainability. The Coachella Valley Groundwater Basin is designated by DWR as a medium priority basin. CVWD is the Groundwater Sustainability Agency (GSA) for the majority of the eastern portion of the Indio Subbasin, including the area that underlies the project area. Since groundwater management has been a historic effort in the Coachella Valley, local agencies have been able to adapt their current measures as part of their sustainability plan.

Local groundwater resources are managed under the 2015 City of Coachella Urban Water Management Plan (2015 UWMP). The 2015 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands. The 2015 UWMP indicates that the Coachella Valley groundwater basin historically has been in a state of overdraft. An overdraft condition occurs when the outflows (demands) exceed the inflows (supplies) to the groundwater basin over a period of time. The previously described groundwater recharge facilities are part of the replenishment effort to stabilize the groundwater levels and eliminate the overdraft condition.

Artificial replenishment, or recharge, is recognized by the water districts as one of the most effective methods available for preserving local groundwater supplies, reversing aquifer overdraft and meeting demand by domestic consumers. According to the CVWD web site on Ground Replenishment and Imported Water, local agencies have percolated over 650 billion gallons of water back into the aquifer to date. In the eastern Coachella Valley, Thomas E. Levy Groundwater Replenishment Facility is the primary site for groundwater recharge. This facility operates by recharging water obtained from the Coachella Canal at a capacity of 40,000 acre feet per year (AFY). Combined with water conservation and efficiency requirements, individual development projects can contribute to groundwater sustainability by implementing the required stormwater runoff retention and infiltration facilities.

The project's location and setting will not impede with any existing or planned groundwater recharge facility, such that it would impede sustainable groundwater management in this manner. The proposed project aligns with the local and regional groundwater recharge strategies by implementing on-site retention, infiltration and low impact development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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improvements as part of the site design. Project's stormwater management design includes a system of on-site retention basins designed to collect and infiltrate project runoff. Based on the preliminary engineering plans and hydrology report, the on-site retention basins will have a combined capacity of approximately 57,738 cubic feet, an amount which will be percolated on-site and will contribute to groundwater recharge.

Moreover, the project will implement water conservation measures in accordance with the applicable landscape ordinance requirements pertaining to water efficient irrigation systems and drought-tolerant plant selection. Interior fixtures are also expected to be water efficient, thus complying with the local water conservation strategies. Therefore, the project is not expected to interfere with the regional groundwater recharge efforts or groundwater sustainability for the regional basins. Less than significant impacts are anticipated.

- c-d) As discussed previously, a portion of the project site has historically served as a date palm grove, resulting in land modifications and maintenance as part of the irrigation system and previous structures. The project limits are absent of any historic or current natural drainage features or courses attributed to any stream or river. The site also lacks any curb and gutter improvement along its street frontages. In its current condition, runoff resulting from precipitation events would be controlled by the on-site berms and irrigation ditches serving the date palm grove.

The proposed development will convert the undeveloped property into a mixed-use development, which will introduce impervious land cover (buildings, hardscape, asphalt) into an area which was largely pervious (undeveloped). The increase in impervious land cover would normally result in an increase in the rate and amount of surface runoff produced by a site. However, as a project design feature and in compliance with the local drainage requirements, the project will include an on-site stormwater retention system that during the life of the project will capture and infiltrate the incremental increase in runoff from the development. Two on-site surface retention basins will accept flows from throughout the project and corresponding street frontages. The estimated stormwater capacity is approximately 57,738 cubic feet. Erosion and sedimentation will be prevented through the properly designed runoff conveyances and landscaped coverage. The existing unimproved frontage condition along 66th Avenue and Middleton Street will be replaced with engineered curb/gutter and the necessary storm drain inlets to accept street runoff. Pertaining to erosion or siltation, on- or off-site, less than significant impacts are anticipated.

- e) In compliance with the hydrologic requirements set forth by the County of Riverside, the project's storm drain system has been designed to safely and adequately convey the entirety of the 100-year storm through the inlets and drainage conveyances leading to the on-site retention basins sized to handle the incremental increase due to development. As such, implementation of the proposed project will not result in a substantial increase in the rate or amount of surface runoff in a condition which would result in flooding on-or off-site. Less than significant impacts are anticipated.
- f) As previously discussed, the project site and immediate surroundings are absent of any formal storm drain system. Regional storm drainage facilities consist of small earthen channels designed to convey agricultural and stormwater runoff into CVSC, which is the primary regional flood control facility in the Eastern Coachella Valley. The proposed development includes an on-site storm drain system designed to convey project runoff into on-site retention facilities sized to

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handle the incremental increase in runoff. Moreover, the project is also designed to accept off-site runoff from a portion of 66th Avenue to the north and Middleton Street to the south, further contributing to local stormwater management. Only runoff in excess of the basin capacity would leave the site in a controlled condition. This represents an actual improvement from the existing runoff that occurs from the project area.

The project site is located within the coverage area of the planned Eastern Coachella Valley Stormwater Master Plan Project (Master Plan), which is designed as a long-term, comprehensive plan identifying the conceptual locations, alignments, and sizes for primary stormwater facilities within a study area of 167 square miles. It is anticipated that these future facilities will be constructed by CVWD and other contributors as urban development takes place. Specifically, the project site is situated within the Oasis/Valley Floor Area Stormwater Master Plan. This master plan sub-area has conceptually identified "Line O01" along the alignment of 66th Avenue, carrying flows from west to east with a discharge point at CVSC. In relation to the project, "Line O01" is identified on the north side of 66th Avenue from its origin point to Tyler Street. From east of Tyler Street, this line transitions to the south side of 66th Avenue. Moreover, "Line O01-01" is identified southeast of the project connecting to "Line O01" at the intersection of Tyler Street and 66th Avenue. As currently identified and planned, no portion of the proposed "Line O01" or "Line O01-01" locations are physically affected by the project implementation. Due to the on-site retention facilities, the project would not rely on the planned storm drain lines or interfere with their future capacity to serve the region. Therefore, less than significant impacts are expected on existing or planned stormwater facilities.

- g) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (Panel 06065C2910H), entire project property is located within Zone X, which applies to areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood. Furthermore, this flood zone is categorized as an area of minimal flood hazard. As such, the proposed development is not situated in an area where flood flows could be impeded, redirected, or increased as a result of project implementation. The site's proposed storm drain system will meet the local MS4 and County requirements by including the properly sized retention facilities that meet the local hydrologic requirements. Therefore, less than significant impacts are anticipated.
- h) Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying potential flood hazards. According to FIRM Panel 06065C2910H, effective March 6, 2018, the entire Subject Property is located within Zone X, which applies to areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood. Furthermore, this flood zone is categorized as an area of minimal flood hazard. The project is not located near any coastal areas and therefore is not prone to tsunami hazards. The project is not located near any body of water and therefore is not prone to seiche hazards. The project's storm drain system is designed to properly capture the site's urban runoff to prevent any risk of uncontrolled pollutant discharge. Being a proposed mixed-use development, the project site will not host the storage of pollutants, petroleum products, or other hazardous materials in conditions which would be deemed a risk of release in an inundation condition. Therefore, no impacts are anticipated.
- i) As discussed previously, the project proponent is required to implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the *Whitewater*

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River Region Water Quality Management Plan for Urban Runoff, Whitewater River Watershed MS4 Permit. The WQMP will incorporate grading, hydrology, and other plans to document the site design, source controls, and treatment controls with a required operation and maintenance program to comply with the hierarchy water quality objectives. Moreover, the project's storm water retention facilities will ensure that urban runoff is recharged into the ground via infiltration. Combined with the required water conservation practices, the project is expected to contribute to the groundwater sustainability efforts implemented for the Coachella Valley region. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Eastern Coachella Valley Area Plan, Land Use Plan, December 2016.

Findings of Fact: There will be no impacts and less than significant impacts.

- a) The project site is located on the southwest corner of 66th Avenue and Middleton Street in the community of Oasis. The project site is currently partially occupied by a date palm grove, foundations from structures previously located on the property and associated agricultural equipment. The project sits within the Medium Density Residential (MDR) land use designation as delineated by the Land Use Plan in the Eastern Coachella Valley Area Plan. The project is surrounded to the north, south, east, and west by uses similar to the project site, agricultural and scattered residential and a school campus to the northeast. The properties to the west and southeast of the project have the land use designation of Medium Density Residential, while the property north of the project is designated Tribal Land.

The project proposes the development of residential and commercial uses in three phases on approximately 26 acres. The first phase of the project will occupy the eastern portion of the site and include the 80 residential units, the landscaped retention basin and a 3,500-square-foot community building. The second phase of the project will develop the commercial uses on the northwest corner of the project site, and will consist of a childcare facility, a market and retail space, and medical clinic. The third phase will include the development of the remaining residential units and a landscaped retention area in the western portion of the site. Since the commercial element of the project is not permitted within the existing Medium Density Residential land use designation, the project proposes to change approximately 3.50 acres in the northwest corner of the project from MDR designation to Commercial Retail (CR) to allow the commercial uses. The project also proposes a change in land use from MDR to High Density

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Residential (HDR) for the remainder of the property in order to allow the 160 units of affordable housing.

The land use change from the Medium Density Residential to Commercial Retail and High Density Residential is not expected to result in a substantial alteration of the present or planned land use of the area. The development of the commercial uses will provide various services to the community, including a childcare facility, market, retail services and medical clinic, and the HDR will allow for the 160 affordable residential units. Less than significant impacts are anticipated.

- b) The project site, located at the southwest corner of 66th Avenue and Middleton Street, previously operated as a residential and agricultural operation. Properties north of the project site includes both disturbed vacant land and scattered residential lots. The properties southwest and southeast of the project, display similar characteristics to the project site, as they operate as agricultural land with scattered residential uses. The property to the northeast contains a school campus. Each property operates separately from each other, and project implementation will not physically disrupt or divide an established community, therefore less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): California Department of Conservation, Mines and Mineral Resources Maps; Riverside County Environmental Impact Report, February 2015; Eastern Coachella Valley Area Plan, December 2016.

Findings of Fact: There will be no impacts.

- a) The Surface Mining and Reclamation Act of 1975 (SMARA) was established to create and maintain an effective and comprehensive surface mining and reclamation policy, with regulation of surface mining operations. The intent of SMARA is to promote production and conservation of mineral resources, minimize the environmental effects of mining and ensure mined lands are reclaimed to conditions suitable for alternative uses (Riverside County Environmental Impact Report 2015). In compliance with SMARA, Mineral Land Classification Maps were created to identify sites where significant mineral resources are found. After consulting the Mineral Land Classification Map, it was concluded that the project site, and surrounding area, is located in an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“Unstudied” area. Unstudied areas, as delineated by the Mineral Resources section in the Riverside County EIR, are areas where no information is available and would not have impacts to known mineral resources. Therefore, no impacts are anticipated at the project site.

- b) As previously stated, the project site, and surrounding area, is not located in an area where known mineral resources occur. Additionally, the approximately 26-acre project site currently lies within the Medium Density Residential land use designation and operates as agricultural and scattered residential land. With this context, the project is not anticipated to result in the loss of an available or locally-important mineral resource recovery site delineated on the General Plan, or land use plan. No impacts are expected.
- c) The project site is not located near or adjacent to a State classified or designated area or existing surface mine according to the mines map corroborated by the California Department of Conservation. The closest mines to the project site are the Keller Pit and the Thermal Mine. Both mines lie approximately 7 miles northwest and northeast from the project site, respectively. Additionally, the project site is not located near existing or abandoned quarries or mines. Therefore, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map; Riverside County Airport Land Use Commission.

Findings of Fact: There will be no impacts.

- a) The closest public airport to the project is the Palm Springs International Airport, located approximately 25 miles northwest of the property. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport. No impacts are anticipated.
- b) The closest private airport to the project is the Jacqueline Cochran Regional Airport, located approximately 3 miles north of the property. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport. No impacts are anticipated.

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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan (2015); FTA: Transit Noise and Vibration Impact Assessment Manual (September 2018); Caltrans: Transportation and Construction Vibration Guidance Manual (September 2013)

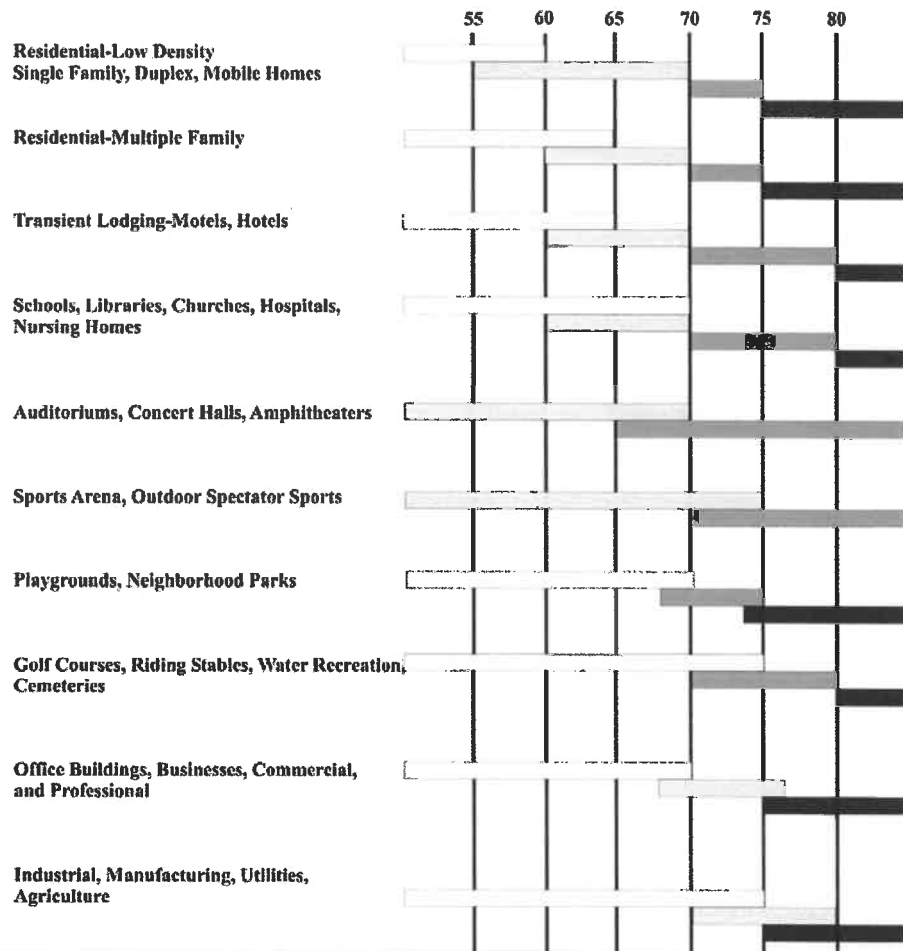
Setting:

Noise is simply defined as “unwanted sound.” When interfering with normal activities, causing physical harm or causing adverse effects on health, sound becomes unwanted. Noise is measured on a logarithmic scale of pressure level known as a decibel (dB). An A-weighted decibel (dBA) is an expression of the relative loudness of sounds in air as perceived by the human ear. In an A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency. Excessive noise or prolonged exposure to noise can contribute to temporary and permanent impairments, such as hearing loss, fatigue, stress, sleep deprivation, anxiety and annoyance. Although noise has been accepted as a necessary by-product of urban development, it can become an environmental hazard. A variety of components of the urban environment generate noise; these include construction equipment and activities, motor vehicles, air traffic, mechanical equipment, household appliances, and other sources.

The State of California requires each city and county to adopt Noise Elements as a part of their General Plan. In addition to the Land Use Categories included in the Noise Element, there are 4 Community Noise Equivalent Level’s (CNEL), utilized to interpret the compatibility of the Land Use Categories. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas in excess of 65 dBA CNEL and are conditionally acceptable in areas below 65 dBA CNEL. Recreational land uses, such as open space areas with horseback riding trails, are generally acceptable in areas up to 65 dBA CNEL and generally unacceptable in areas above 70 dBA CNEL. The four zones of compatibility are dependent on the Land Use Categories and displayed in Table XXVII-1 below (provided by the Riverside County General Plan).

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Table XXVII-1
Land Use Compatibility for Community Noise Exposure
 Community Noise Exposure Level
 Ldn or CNEL, dBA



Normally Acceptable:	Conditionally Acceptable:	Normally Unacceptable:	Clearly Unacceptable:
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.	New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.	New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Findings of Fact: Impacts will be less than significant.

- a) The project proposes the construction and operation of a mixed-used development consisting of residential and commercial uses on approximately 26-acres in the unincorporated community of Oasis. The project will be developed in three phases and at buildout, consist of 160 multi-

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family units, 23,000 square feet of commercial space, landscaped retention areas, recreational areas, a 3,500-square-foot community building and associated improvements.

The project site is currently occupied by rows of date palm trees, representative of the property's previous operation as agricultural land. Scattered residencies existed onsite, however, these residential structures were removed, leaving only concrete foundations, household rubble and human refuse onsite.

Surrounding land uses includes vacant and scattered residential units north of the project property, and agricultural and residential uses to the south and west of the project site. A public-school facility including Las Palmitas Elementary School, Toro Canyon Middle School and Desert Mirage High School sits northeast of the project site, at the northeast corner of the 66th Avenue and Tyler Street.

Construction

Construction of the project will be completed in three phases. Phase one will occupy the eastern portion of the project property and will develop the 3,500-community building, an approximately 2.4-acre landscaped basin and 80 residential units. Phase one, would involve the excavation of earth materials and replacement with properly compacted fill materials. Phase two will develop the proposed commercial uses on the northwest portion of the project property. Phase two will include the development of three commercial buildings consisting of the childcare facility, market and attached retail uses, and medical clinic. The final phase, phase three, will occur on the western portion of the site, south of the commercial component, and will develop the approximately 2.4-acre open space area (recreational and retention) and the final 80 residential units.

Grading activities would involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which would be stored on the site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities would involve the use of standard construction equipment, such as hoist, cranes, mixer trucks, concrete pumps, laser screeds and other related equipment.

During construction activities, construction traffic and equipment would generate noise along access routes to the proposed development areas. The larger pieces of heavy equipment would be moved onto the development only one time for each construction activity (i.e., demolition, grading, etc.). Daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels from such trips would be less than peak hour noise levels generated by project trips during project operation.

Equipment used during the construction phases would generate both steady state and episodic noise that would be heard both on and off the project site. Noise levels generated during construction would primarily affect the residential land uses adjacent to the project site to the south, and to the east. Construction activities associated with the project could occur at approximately 100 feet from the existing residential uses. Noise levels generated during each of the project phases are presented in the Table XXVII-2, Typical Maximum Noise Levels for Construction Phases, below. Equipment estimates used for the analysis for grading and building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction noise levels are representative of worse-case conditions, since it very unlikely that all the equipment contained on site would operate simultaneously.

**Table XXVII-2
Typical Maximum Noise Levels for Construction Phases**

Construction Phase	Approximate Leq dBA without Noise Attenuation			
	25 Feet	50 Feet	100 Feet	200 Feet
Clearing	90	84	78	72
Excavation	94	88	82	78
Foundation/Conditioning	94	88	82	78
Laying Subbase/Paving	85	79	73	67

Source: U.S. Department of Transportation, Construction Noise Handbook, Chapter 9.0, August 2006.

Private construction projects located within 0.25 mile from an inhabited dwelling are exempt from the County's noise standards, provided that: construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. The project would adhere to this requirement and implement several mitigation measures to alleviate construction noise.

To evaluate whether the project will generate potentially significant temporary construction noise levels at off-site sensitive receiver locations, a construction-related noise level threshold was identified from the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3 dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day.

As indicated in Table XXVII-2, noise levels generated by construction can range from approximately 79 to 88 dBA Leq when measured at 50 feet and without noise attenuation. Based on the stages of construction, the noise impacts associated with the proposed project are expected to create temporarily high noise levels at the nearby existing residential structures west and southeast of the project. The closest existing structures to the project site are located approximately 45 feet west and south of the site and may be subject to project-related construction noise. However, the project will abide by the construction hours established by the County. Project construction will not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Additionally, construction activities are anticipated to be temporary.

In addition to above requirement, the County established construction best management practices (BMPs) in Riverside County Noise Ordinance No. 847. These BMPs, listed below, shall be implemented at the project site to reduce construction noise levels:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition;
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible;
- Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption on sensitive uses;
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources;
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible;
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners to contact the job superintendent. If the city or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
- Construction staging areas along with the operation of earthmoving equipment within the project area shall be located as far as from vibration-and noise-sensitive sites as possible.

Due to the project's proximity to the school facility, the project proponent may also be required to coordinate with representatives from Coachella Valley School District, Las Palmitas Elementary School, Toro Canyon Middle School and Desert Mirage High School to ensure that the construction activities do not disrupt school operations through the generation of noise. Coordination can consider construction scheduling and location of construction staging areas to minimize noise impacts.

Operation

Sensitive land uses require a serene environment as part of the overall facility or residential experience. Many of these facilities depend on low levels of schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, places of worship, libraries and passive recreation areas. Activities conducted in proximity to these facilities must consider the noise output and ensure that they do not create unacceptable noise levels that may unduly affect the noise-sensitive uses. Among the various land uses, schools and single-family/multi-family residential uses are normally unacceptable in areas in excess of 70 dBA CNEL and are normally acceptable in areas below 65 dBA CNEL. Recreational land uses, such as open space areas with horseback riding trails, are normally acceptable in areas up to 70 dBA CNEL and normally unacceptable in areas above 70 dBA CNEL.

As previously stated, the project site proposes the operation of a mixed-used development consisting of 160 multi-family residential units and 23,000 square feet of commercial buildings. The property is bounded by 66th Avenue to the north, and Middleton Street to the south. The traffic from these surrounding roadways currently generate noise levels within an acceptable range to the surrounding uses due to the minimal traffic volumes carried on these roadways

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

under existing conditions. However, the operation of the project site may increase the amount of vehicular noise generated in the area due to the increased use of the project property.

The proposed project is anticipated to generate a net total of approximately 2,420 external trip-ends per day on a typical weekday with 172 external vehicles per hour (VPH) during the weekday AM peak hour and 221 external VPH during the weekday PM peak hour. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) in their published Trip Generation Manual, 10th Edition, 2017.

Table XXVII-3, below, outlines the typical noise levels for traffic volumes at a given speed. The table displays noise level (dBA Leq) per hour at 50 feet generated by various volumes of vehicles per hour and designated speed limits. According to the project-specific Traffic Impact Analysis, existing vehicular traffic in the area varies from 300 to 653 vehicles per hour, depending on the time of day and street. As a worst-case scenario, 1,000 vehicles per hour is the volume referenced in to analyze the noise levels generated by existing traffic. At speed limits of 35 to 55, the existing ambient noise levels generated vehicle traffic ranges from 66.2 dBA to 70.9 dBA Leq at 50 feet.

**Table XXVII-3
Typical Noise Levels for Traffic Volumes at a Given Speed**

Volume (vehicles/hour)	125	57.3	58.5	59.7	60.9	62.0	63.1	63.8	64.1	64.5	65.1	65.2	66.1	Sound Level (dBA Leq (hour)) at 50 feet
	250	60.2	61.4	62.6	63.8	64.9	66.0	66.7	67.0	67.4	68.0	68.2	69.0	
	500	63.2	64.4	65.6	66.8	67.9	69.0	69.7	70.0	70.4	71.0	71.2	72.0	
	1,000	66.2	67.4	68.6	69.8	70.9	72.0	72.7	73.0	73.5	74.0	74.2	75.0	
	2,000	69.2	70.4	71.6	72.8	73.9	75.0	75.7	76.1	76.5	77.0	77.2	78.0	
	3,000	71.0	72.2	73.4	74.6	75.7	76.8	77.5	77.8	78.2	78.8	79.0	79.8	
	4,000	72.2	73.4	74.6	75.8	76.9	78.0	78.7	79.1	79.5	80.1	80.2	81.0	
	5,000	73.2	74.4	75.6	76.8	77.9	79.0	79.7	80.0	80.4	81.0	81.2	82.0	
	6,000	74.0	75.2	76.4	77.6	78.7	79.8	80.5	80.8	81.2	81.8	82.0	82.8	
		35	40	45	50	55	60	65 / T60	65	70 / T60	70	75 / T60	75	
		Speed (miles/hour)												

*T is the speed limit for truck traffic when it is posted differently from other vehicle traffic.
Source: Construction Noise Impact Assessment, Washington State Department of Transportation.

Traffic generated by the operation of the project will influence the traffic noise levels surrounding off-site areas. Based on standards provided by the Federal Interagency Committee on Noise (FICON), off-site traffic noise will be significant when the noise levels at existing and future noise-sensitive land uses already exceed 65 dBA ambient noise level, and the project creates a community noise level increase of greater than 1.5 dBA. When using Table XXVII-3, the existing ambient noise level is greater than 65 dBA.

As previously stated, the proposed project will generate 172 VPH during the day and 221 VPH at night. In order for the noise level to increase 1.5 dBA, the number of vehicles per hour,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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generated by the project would have to be 500 vehicles. The project will not increase the vehicles by 500, therefore, the noise level will not be increased to greater than 1.5 dBA. Although the project will lead to the increase of traffic along the surrounding roadways, these increases would not result in the noise compatibility guideline being exceeded. Additionally, the proposed project will be designed to include the necessary setbacks, construction materials, sound walls, berms or other features necessary to ensure external noise levels meet the applicable standards. Impacts from traffic generated noise are considered to be less than significant.

Future residents of the project, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area. New noise generated from project operation may be produced by the residents of the project site, as well as the residents using the proposed onsite amenities and open space areas (i.e. sports courts, sports field, tot lots, playground areas, outdoor eating areas, etc.). Potential residential-type noise sources include people talking, door slamming, stereos, and other noises associated with human activity. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. However, the County of Riverside established exterior noise standards within the various land uses in the County (County Municipal Code, Title 7, Noise Control). Maximum exterior noise levels in residential land uses at night (10:00 p.m. to 7:00 a.m.) is 45 dBA, and during the day (7:00 a.m. to 10:00 p.m.) is 55 dBA. People talking at a normal level typically has a noise level of 60 dBA. Meanwhile, louder activities such as operating HVAC equipment and car alarms typically lie within the moderately loud range of 65 to 80 dBA, and garbage trucks can be very loud at 100 dBA. These activities are common in residential neighborhoods, and typically occur for short periods of time. Per the County Municipal Code, maximum exterior noise standards in office and commercial uses is 65 dBA.

Solid barriers, such as walls, can reduce noise levels between properties. The distance between the project property and the existing residential uses ranges from approximately 45 to over 100 feet. Therefore, the utilization of perimeter block walls can be expected to reduce noise impacts. The project proposes a 6-foot block wall around the perimeter of the proposed residential areas. Fencing will be utilized around the proposed commercial component and at some areas along the western property boundary, adjacent to project parking areas. As stated previously, existing residents adjacent to the property may be subjected to noise sources listed above (i.e. opening and closing of vehicle doors, car alarms, people talking, etc.), however, these activities occur for short periods of time and are typical of residential neighborhoods. The proposed block walls will assist in reducing project-generated noise levels from surrounding properties, resulting in less than significant impacts.

Overall, less than significant impacts are anticipated.

- b) Ground-borne vibration and/or ground-borne noise would be generated during construction of the proposed project, which could be felt by adjacent land uses. The primary source of ground-borne vibration will be operation of heavy equipment, such as bulldozers; however, the impacts will be temporary and will end once construction is complete. Construction of the project will involve the temporary operation of vehicles and equipment which could result in localized, short-term vibration increases during the permitted hours of construction established by the County. All construction equipment staging will be located within the temporary construction limits, while vehicular and equipment access to the construction site would be restricted to only the approved entry points that minimize disturbance to local traffic. Impacts are anticipated to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The transport of workers, equipment, and building materials to and from the construction site will incrementally increase noise levels along the roadways leading to and from the site. The increase, although temporary in nature, could be audible to noise receptors located along the roadways utilized for this purpose.

The County does not have established vibration standards for temporary construction, however, the County’s General Plan Noise Element does contain the human reaction to typical vibration levels. Vibration levels with peak particle velocity of 0.787 inches per second are considered readily perceptible and above 0.1968 in/sec are considered annoying to people in buildings. Riverside County General Plan policy 15.3 identifies a motion velocity perception threshold for vibration due to passing trains of 0.01 inches per second (in/sec) over the range of one to 100 Hz. The project will conform with required construction hours. This compliance is expected to reduce impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Environmental Impact Report, March 2014; Update to Historical/Archaeological and Paleontological Resources Studies, September 2018.

Findings of Fact: Impacts will be less than significant with the incorporated mitigation.

a) According to the Riverside County General Plan Environmental Impact Report (EIR), paleontological resources are fossilized biotic remains of ancient environments. They are valued for the information they yield about the history of the earth and its past ecological settings. Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources. Lands with high, low or undetermined potential for finding paleontological resources throughout the County are mapped in Figure 4.9.3, Paleontological Sensitivity, in the Riverside County General Plan Environmental Impact Report (EIR).

Per the Paleontological Sensitivity Resources Map, the project site is determined to be located in an area with “High Sensitivity A”. High Sensitivity A, as defined by the Riverside County EIR, “is based on geologic formations or mapped rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. These include rocks of Silurian or Devonian age and younger that have potential to contain remains of fossil fish, and Mesozoic and Cenozoic rocks that contain fossilized body elements and trace fossils such as tracks, nests and eggs.”

In September 2018, CRM Tech provided a project-specific Update to Historical/Archaeological and Paleontological Resources Study (Update Cultural Report). The Update Cultural Report was conducted to re-examine and confirm the findings of a Phase I cultural resource survey and a paleontological resources assessment completed by CRM Tech in 2007. The 2007 study was

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prepared for the project site and included a scope similar to that of the Update Study. However, since the 2007 cultural study is more than 10 years old, it is considered to be outdated for statutory compliance purposes today.

During the 2007 cultural study, no fossil localities were identified in or near the project boundaries, but the proposed project's potential to impact subsurface paleontological remains was found to be moderate to high, especially for Holocene-age invertebrate fossils. Therefore, the 2007 study recommended paleontological monitoring for all earth-moving operations that would reach beyond the top two feet of disturbed soils.

A paleontological resources records search service for the project was conducted on August 17, 2018. The results of the 2018 records search found that no known paleontological localities within the project area or a one-mile radius were reported, similar to the 2007 study. The paleontological resources records search indicate that the project area lies upon Holocene to late-Pleistocene Young Alluvial Fan Deposits, which overlies Quaternary lake deposits. The Young Alluvial Fan Deposits are considered to be low in potential for significant, nonrenewable paleontological resources, but the Lake Cahuilla beds, and the Pleistocene sediments have demonstrated a high sensitivity for such resources. CRM Tech's Update Cultural Report of the project property concluded that the paleontological sensitivity of the subsurface sediments in the project area, as noted in the 2007 studies, remained unchanged. Therefore, they recommended that deeper excavations reaching the subsurface Lake Cahuilla beds and Pleistocene sediments and beyond the depth of two feet be monitored by a qualified paleontologist, similar to the conclusion of the 2007 study.

With the implementation of the Mitigation Measure PALEO-1, impacts to paleontological resources would be reduced to less than significant levels.

Mitigation:

MM PALEO-1: All earth-moving operations in the project area be monitored for archaeological deposits of prehistoric and early historical origin, and beyond the depth of two-feet, for paleontological remains by a qualified paleontologist.

Monitoring: Qualified Paleontologist, Project Proponent.

POPULATION AND HOUSING Would the project:

29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Source(s): County of Riverside General Plan: Housing Element (2017). Project Site Plan, E-5 Population and Housing Estimates prepared by the California Department of Finance; SCAG: Profile of the County of Riverside; 2010-2014 American Community Survey; American Community Survey, 2017.

Setting:

According to the California Department of Finance's E-5 Population and Housing Estimates for Cities, Counties and the State, the Unincorporated Areas of Riverside County has a population of 394,200, and an average household size of 3.29 persons. According to the 2013-2017 American Community Survey (5-Year Estimates), the population at Oasis CDP was 3,240. The proposed 160 residential units are estimated to support a tenant population of 512 persons, which represents approximately 0.13% of the current population of the County of Riverside and approximately 15% of Oasis's population.

Findings of Fact: There will be no impacts and less than significant impacts.

- a) The proposed project involves the construction and operations of a mixed-use, residential and commercial community on approximately 26 acres in the unincorporated community of Oasis. The project site is currently vacant and characterized by agricultural uses, including rows of date palm trees and equipment, and evidence of scattered residences, including concrete foundation, household waste and refuse, etc. the project proposes the development of 160 multiple family residential units, approximately 23,000 square feet of commercial building space, landscaped retention areas, and various outdoor recreational areas.

The project property, currently characterized by previous agricultural uses, proposes the development of approximately 23,000 square feet of commercial building space, and 160 multi-family residential units. The project will introduce affordable housing units to the existing residents and future residents of Oasis. Therefore, the proposed project will not displace a substantial number of existing housing or result in the construction of replacement housing elsewhere. No impacts are anticipated.

- b) The project proposes the development of 160 multi-family residential units that will be marketed at affordable housing rates. Therefore, the project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. No impact would occur.
- c) The proposed project involves the construction and operation of a 160-unit multiple family residential community on approximately 26 acres in the community of Oasis. The site is currently located within the Medium Density Residential (MDR) land use designation, as established by Figure 3 in Riverside County's Eastern Coachella Valley Area Plan Land Use Map. MDR land use allows single-family detached and attached residential units with a density range of 2 to 5 dwelling units per acre. As a part of the entitlement process, the project will submit a General Plan Amendment (GPA) to change the land use designation from MDR to Commercial Retail (CR) and High Density Residential (HDR). The CR land use will occupy approximately 3.50 acres in the northwest corner of the property and allow for local and regional service retail and service uses. The proposed HDR land use will occupy the remaining project area and, according to the Eastern Coachella Valley Area Plan, is intended for single-family attached and detached residences allowing 8 to 14 dwelling units per acre. The proposed land use change from MDR to HDR will increase the number of dwelling units per acre allowed within the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although the project could potentially contribute to growth within the community of Oasis, significant growth to population, housing and employment is currently anticipated in the County of Riverside, including the community of Oasis. Moreover, the project property is located in an area with the existing land use designated for residential development. Overall, the proposed residential project will not induce substantial unplanned population growth in the area. The project will provide affordable housing to farmworkers and their families and less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element; Riverside County Municipal Code.

Findings of Fact: Impacts will be less than significant.

The Riverside County Fire Department (RCFD), in cooperation with CAL FIRE, provides services to the residents of unincorporated areas of Riverside County, including the community of Oasis. These services include 24-hour fire protection and emergency medical services. The RCFD is staffed with a combination of County and State of California Department of Forestry & Fire Protection employees. They operate 96 stations that serve 1,360,000 residents over 6,970 miles of Riverside County. The project property lies within proximity to two fire stations. The closest station being the Riverside County Thermal Fire Station No. 39, located at 86911 58th Avenue, approximately 5 driving miles north of the project property. The second closest station is Riverside County Fire Department Station No. 40, located at 91350 66th Avenue, approximately 5.50 driving miles east of the project site.

The project proposes a mixed-use development comprised of residential, commercial, and recreational uses on approximately 26 acres in the community of Oasis. Development of the project is proposed to occur in three phases. Phase I will include 3.50 acres of commercial uses on the northwest corner of the property. Phase one will develop half of the residential component on the eastern portion of the property and phase three will develop the remaining residential component on the western portion of the property. Phase one and three will develop 80 residential units each, totaling in 160 units. Landscaped retention areas will also be completed during phase one and three of the project.

It is anticipated that the development of the project would result in an incremental increase in the demand for fire services. It is the goal of the RCFD fire service to have the first engine company arrive on the scene within 5 minutes 90 percent of the time. The project lies outside of Fire Station No. 39 and No. 40's 5-minute response time, however, project development will not require the construction of a new fire station. Additionally, at a pre-application meeting with Riverside County held on June 14, 2018, CAL FIRE indicated that fire services would be provided to the project property.

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According to Riverside County Ordinance No. 659, new developments are required to comply with the County’s Development Impact Fees at the time of construction. Payment of these fees helps offset impacts by providing revenue for necessary improvements to ensure acceptable fire facilities, response times, equipment and personnel are maintained. However, the residential portion of the project is exempt from these fees according to Section 18, *Exemptions*, in Ordinance No. 659, which states:

“Residential Units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code. Exemption shall be applied upon review and approval of the project’s eligibility for the exemption.”

Although the residential portion of the site is exempt from the payment of Development Impact Fees, the commercial portion of the project would be required to comply with Development Impact Fees in place at the time of construction. Payment of these fees goes towards the funding of public facilities including but not limited to fire stations, park and recreational facilities, and other public buildings. The County enacts a development fee on all new development within the unincorporated areas in the County to finance public facilities which goes towards the funding of fire services.

The project shall be required to implement fire safety construction features and design standards, per Policy S 5.1 in the Safety Element of the Riverside County General Plan. Policy S 5.1 states that all proposed development and construction in the County are required to meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy and use. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, the County will continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors. Fire safety requirements, such as the installation of fire hydrants, sprinkler systems and construction provisions contained in Title 14 of the California Building Code, will also be included in project design.

With the foregoing, project implementation is not anticipated to impact fire services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County Sheriff Department, website; Riverside County General Plan

Findings of Fact: Impacts will be less than significant.

Law enforcement services are provided to the Community of Oasis through a contractual agreement with Riverside County Sheriff’s Department. The Sheriff’s Department provides 24-hour municipal police services associated with a City police department. The Sheriff’s (Thermal) station is located at 86-625

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Airport Boulevard, approximately 5 miles northeast of the subject property. The Thermal Station serves the eastern half of the Coachella Valley and provides law enforcement to the unincorporated areas of Riverside County, including the community of Oasis.

Project development will increase calls and demand for police and emergency services. However, this demand is not expected to hinder the county's ability to provide police services or create demands that would require the construction of a new police station. The proposed project would be developed in an area already served by the Riverside County Sheriff's Department. Riverside County Ordinance No. 659 requires new development to pay Development Impact Fees at the time of construction. These fees on new development allows the County to continue to finance public facilities which goes towards the funding of various public services, including police. It also assists in offsetting impacts by providing enough revenue for necessary emergency service improvements to ensure acceptable police and fire response times, equipment, and personnel are maintained. However, as stated in the previous discussion, the residential portion of the project is exempt from these development impact fees due to the project's proposed operation as an affordable housing community (Ordinance No. 659 Section 18, *Exemptions*). Although the residential portion of the site is exempt from the payment of Development Impact Fees, the commercial portion of the project would be required to comply with Development Impact Fees in place at the time of construction. Payment of these fees goes towards the funding of public services. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): CVUSD Fee Justification Study for New Residential and Commercial/Industrial Development, September 7, 2018;

Findings of Fact: Impacts will be less than significant.

Public education services are provided to the community of Oasis by the Coachella Valley Unified School District (CVUSD). The project proposes the development of a mixed-use community consisting of commercial and residential uses. The residential component proposes to develop 160, one- to four-bedroom multifamily units. A public-school facility is located approximately 450 feet northeast of the project site providing education for children from kindergarten to 12th grade. The schools include Las Palmitas Elementary School, Toro Canyon Middle School and Desert Mirage High School. Per the 2019 CA Department of Finance, the average persons per household (PPH) is 4.79 persons. At full buildout, the project has the potential to generate approximately 159 new students based on the District's Student Generation Rate (Table XXXII-1).

**Table XXXII-1
CVUSD District Wide Student Generation Rate**

School Type	Dwelling Units	Generation Rate*	Students Generated**
Elementary School	160	0.5682	91
Middle School	160	0.1517	25
High School	160	0.2661	43

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Total New Students	159
*Source: 2008 CVSUSD Fee Justification Study for New Residential and Commercial/Industrial Development, March 7, 2008	
**Values were rounded up to receive a conservative figure	

Education funding comes from a combination of federal, state, and local sources. Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect "development fees" for all new construction for residential/commercial and industrial use. At the time of writing, development fees for residential is \$3.79/sq.ft., and \$0.61/sq.ft. for commercial. Monies collected are used for construction and reconstruction of school facilities. Moreover, school age children may also attend several private schools located in the Coachella Valley. The project will comply with CVUSD development fees and less than significant impacts to local schools are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County Municipal Code; Riverside County Ordinance Number 659.

Findings of Fact: Impacts will be less than significant.

As stated throughout this document, the project proposes a mixed-use development on approximately 26 acres in the community of Oasis. The project proposes a 160-unit multiple-family residential development, a commercial component, and various recreational areas for residents. The closest library to the project property is Mecca Library, located approximately 5.20 miles east of the project at 91260 66th Avenue. Riverside County's Development Impact Fee Ordinance No. 659 requires new development to pay fees for library services, which is intended to offset any incremental increase in need for libraries. However, the residential portion of the project is exempt from this fee according to Section 18, *Exemptions*, in Ordinance No. 659 stating:

"Residential Units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code. Exemption shall be applied upon review and approval of the project's eligibility for the exemption."

The project proposes an affordable housing community; therefore, the residential portion of the project is exempt from paying the Development Impact Fee. Although the residential portion of the site is exempt from the fees, the commercial portion of the project would be required to comply with Development Impact Fees in place at the time of construction. Payment of these fees goes towards the funding of public facilities. With the payment of these fees, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Clinicas de Salud del Pueblo, Inc., website.

Findings of Fact: Impacts will be less than significant.

The closest existing health service facility to the proposed project is the Mecca Health Clinic and Dental Clinic located at 91275 66th Avenue, approximately 5.20 miles east. The Health Clinic operates between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and offers a wide range of health services for adults and children including asthma treatment, immunizations, well and sick exams and more. The Mecca Dental Clinic operates between the hours of 8:30 a.m. and 6:00 p.m. and offers a broad range of affordable dental services for both adults and children, including exams, cleanings, gum disease treatment, fillings, extractions and more.

The approximately 26-acre project proposes a mixed-use community consisting of 160 multifamily residential units, commercial uses and open space/recreational uses. The commercial component, located on 3.50 acres in northwest corner of the site, proposes three buildings, including a day care facility, a market with attached retail spaces, and a 4,000-square-foot medical clinic. The proposed medical clinic will provide health services to the future residents of the proposed project and existing residents in the area. The commercial component will be developed during the first phase of project implementation.

Therefore, the medical clinic, proposed as part of project development, will not impact health services. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source(s): County of Riverside General Plan, 2015

Setting:

Parks and open space areas provide for the preservation, continued growth and enhancement of Riverside County's parklands, recreational areas and surrounding open spaces. Open space areas are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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intended to remain essentially open with limited or no development. This includes spaces used for passive recreation, resource protection and / or hazard avoidance. Parks include greenways, developed parks and other areas primarily used for recreation. Typically, these areas are characterized by a high degree of open area and a limited number of buildings. Parks frequently include sports fields, playground equipment, and picnic areas, sitting areas, concession businesses, open turf, natural areas, trails and public golf courses.

Findings of Fact: Impacts will be less than significant.

- a) The project would include the development of approximately 26 acres on the south of 66th Avenue and north/west of Middleton Street. Development of the project will consist of approximately 23,000 square feet of commercial buildings in the northwest portion of the site, and 160 multi-family residential units on the remainder of the project site. Project implementation will also include a 3,500-square-foot community building, paved pedestrian pathways and roadways, landscaped retention areas, and multiple recreational areas. The recreational areas proposed for the project site will consist of playgrounds/tot lots, a grass sports field, sports courts, outdoor gathering areas (barbecue areas), and an internal network of walking paths that connects the proposed recreational areas. The development of the recreational facilities will provide new spaces for outdoor activities for the future residents of the project. The recreational facilities are not anticipated to have an adverse physical effect on the environment. Less than significant impacts are expected.
- b) The project property and the surrounding area is not served by an existing neighborhood or regional park. The closest parks to the project property are located in the City of Coachella, approximately 7 miles north of the project. As stated in the previous discussion, the project proposes commercial uses on the northwest corner of the project and 160 multi-family residential units. In addition to the commercial and residential uses, the project also proposes the development of an approximately 3,500-square-foot community building, multiple sports fields and courts, playgrounds/tot lots, gathering areas and pedestrian walking paths to connect the recreational uses. These proposed recreational uses would meet the future resident's needs for neighborhood parks, therefore, the increased use of existing park facilities associated with the project would not be so substantial as to accelerate their physical deterioration. Less than significant impacts are expected.
- c) All residential projects are required to pay parks and recreation fees to the Desert Recreation District which would mitigate impacts on use of existing neighborhood or regional parks. Payment of the park fees are required to new projects and would result in a less than significant impact. This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

- a) Include the construction or expansion of a trail system?

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2015.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There will be no impacts

- a) According to Figure 9, Trails and Bikeways Systems, in the Riverside County’s Eastern Coachella Valley Area Plan, the project is located adjacent to a Class I Bike Path located on 66th Avenue. Per Figure 9, a trail path or system is not located adjacent, or in proximity to the project property. The project proposes pedestrian sidewalks and walking paths to be installed as part of the project development. No impacts to recreational trails are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project’s construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan: Circulation (2017); Urban Crossroads: Oasis Villas Community Traffic Impact Analysis (2018) (Revised 2019 and June 17, 2020) (Appendix IV)

Setting:

As mentioned throughout this document, Coachella Valley Housing Coalition is proposing a commercial/retail and multi-family residential mixed-use development on approximately 26-acres of farmland at the southwest corner of 66th Avenue and Middleton Street in the Community of Oasis. The project proposes the development of five lots that will include residential buildings, a medical clinic, a market, childcare facility, retail, laundromat and restaurant. The project is proposed to be developed in three phases. The proposed mixed-use project consists of 160 apartment units, a 3,500 square foot day care facility, a 4,000 square foot medical clinic, 10,500 square foot grocery store, 3,500 square feet of commercial retail use, and 1,500 square feet of fast-food without drive-through window use.

SB 743

As of July 1, 2020, the principle metric in the CEQA guidelines for transportation impacts is VMT in accordance with the Senate Bill 743 (SB 743, Steinberg, 2013). The legislative intent of SB 743 is to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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balance the needs of congestion management with statewide goals for infill development, promotion of public health through active transportation and reduction of greenhouse gas emissions.

With the implementation of SB 743, intersection Level of Service (LOS) is no longer used to determine transportation impacts, however it provides information regarding intersection capacity and general plan consistency for the County.

The LOS assessment was performed by analyzing intersection operating conditions in the study area. Conditions were evaluated using the Highway Capacity Manual (HCM) 6th Edition Transportation Research Board (TRB) methodology, which is considered the state of the practice methodology for evaluating intersection operations and is consistent with the County of Riverside Standards.

LOS Analysis Methodology

A detailed traffic impact analysis (TIA) was prepared for the proposed project by Urban Crossroads, October 2, 2018 and revised on July 18, 2019 and June 17, 2020. The TIA was prepared in accordance with the County of Riverside Transportation Department Traffic Impact Analysis Guide (April 2008.) Urban Crossroads, Inc. prepared a traffic study scoping package for review by County staff prior to report preparation. Trips generated by the Project’s proposed land uses have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017 for the proposed land uses. See TIA in Appendix IV for further information related to LOS and congestion management.

Consistent with other studies performed in the area, an ambient growth rate of 2% per year was proposed for the study area intersections to approximate background traffic growth not identified by nearby cumulative development projects. The rate was compounded over a 2-year period at 4.04% for 2020 conditions.

The potential impacts to traffic and circulation were evaluated for each of the following conditions:

- Existing (2018) Conditions
- Existing plus Project Conditions (E+P)
- Existing plus Ambient Growth Plus Project (EAP) (2020)
- Interim Year / Existing plus Ambient Growth plus Project Plus Cumulative (EAPC) (2020)
- Horizon Year (2040) Without Project
- Horizon Year (2040) With Project

The TIA indicates that traffic counts were obtained in September 2018. Two peak hours of traffic were extrapolated from the collected counts:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

Study Intersections

The following study area intersections listed in Table XXXVII-1 were selected for the TIA based on consultation between County of Riverside staff, and Urban Crossroads.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table XXXVII-1

ID	Intersection Location	ID	Intersection Location
1	Harrison Street / 66 th Avenue	11	Tyler Street – Middleton Street / 66 th Avenue
2	Harrison Street / Middleton Street	12	Polk Street / 66 th Avenue (<i>future</i>)
4	Middleton Avenue / 66 th Avenue (<i>Project</i>)	13	Fillmore Street / 66 th Avenue
5	Middleton Avenue / Driveway 2 (<i>Project</i>)	14	Pierce Street (West) / 66 th Avenue
6	Middleton Avenue / Driveway 3 (<i>Project</i>)	15	Pierce Street (East) / 66 th Avenue
7	Middleton Avenue / Driveway 4 (<i>Project</i>)	16	SR-86S / 66 th Avenue
8	Middleton Avenue / Middleton Street (<i>Project</i>)		

Level of Service (LOS)

As mentioned previously, with the implementation of SB 743, intersection LOS is no longer used to determine transportation impacts, however it provides information regarding intersection capacity and general plan consistency for the County.

Level of Service (LOS) is a qualitative measure of several factors which includes speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience and operating costs. The volume-to-capacity ratio (V/C) indicates the overall performance of the roadway segment or intersection and corresponds to a rating of A through F identifying its level of capacity utilization and relative level of congestion. The average delay that is calculated is used to judge the LOS of the intersection or roadway segment. The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. Table XXXVII-2, Roadway Level of Service Descriptions, describes LOS definitions for intersections.

**Table XXXVII-2
Roadway Level of Service Descriptions**

Level of Service	Volume/Capacity Ratio
A	0.00 – 0.60
B	0.61 – 0.70
C	0.71 – 0.80
D	0.81 – 0.90
E	0.91 – 1.00
F	Not Meaningful
Source: Highway Capacity Manual, Transportation Research Board – Special Report 209, National Academy of Science, Washington, D.C. 2000.	

TUMF

The Transportation Uniform Mitigation Fee (TUMF) Ordinance became effective July 1, 1989. The TUMF program is a component of the twenty-year Measure A, sales tax program managed by the Coachella Valley Association of Governments (CVAG) and approved by voters in November 1988. In 2002, a thirty-year extension was approved by Riverside County voters and resulted in an expiration date of 2039.

Under the TUMF, developers of residential, industrial and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. The regional program was put into place to ensure that developments pay their fair share of funding to finance the construction of facilities needed to maintain an acceptable level of service for the regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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transportation system. Since TUMF is a regional mitigation fee program, fees are calculated using either number of dwelling units (for residential) or 1000 sq. ft of gross floor area (for commercial) and are determined using the transportation engineers (ITE) average daily trips (ADT) rates for the specific land use.

Fair Share Contribution

For General Plan Consistency, a project may be required to contribute toward a combination of fee payments to established programs, construction of specific improvements, payment of a fair share contribution toward future improvements or a combination of these approaches. Improvements constructed by development should be eligible for a fee credit or reimbursement through the program where appropriate (to be determined at the County's discretion).

Existing (2018) Conditions

The intersection analysis for Existing conditions indicates that all 7 existing study area intersections are currently operating at an acceptable LOS during the peak hours.

- 66th Avenue – 66th Avenue is an east-west oriented paved roadway located along the project's northern boundary. It currently has two lanes and no curb or gutter. It is designated as an Urban Arterial with a 152 foot right of way in the Riverside County General Plan.
- Middleton Street – Middleton Street is a northeast-southwest oriented paved roadway located along the project's southeastern boundary. It currently has two lanes and no curb or gutter. It is designated as a Collector with a 74 foot right of way in the Riverside County General Plan.

**Table XXXVII-3
Intersection Analysis – Existing Conditions (2018)**

#	Intersection	Traffic Control (Note 3)	Intersection Approach Lanes (Note 1)				Delay (Secs) (Note 2)		Level of Service (Note 2)				
			Northbound	Southbound	Eastbound	Westbound	AM	PM	AM	PM			
			L/T/R	L/T/R	L/T/R	L/T/R							
1	Harrison St./ 66 th Av.	TS	1/2/0	1/2/0	0/1/0	0/1/0	18.9	16.9	B	B			
2	Harrison St. / Middleton St.	CSS	1/1/d	1/1/d	0/1/0	0/1/0	11.2	16.0	B	C			
4	Middleton Av. / 66 th Av.		Intersection Does Not Exist										
5	Middleton Av. / Driveway 2												
6	Middleton Av. / Driveway 3												
7	Middleton Av. / Driveway 4												
8	Middleton Av./ Middleton St.												
11	Tyler St. / 66 th Av.	AWS	0/1/0	1/1/0	1/1/0	1/1/d	9.8	8.6	A	A			
12	Polk St. / 66 th Av.		Intersection Does Not Exist										
13	Fillmore St. / 66 th Av.	CSS	0/0/0	0/1/0	0.5/0.5/0	0/1/0	10.1	10.4	B	B			
14	Pierce St. (W) / 66 th Av.	AWS	0/1/0	0/1/0	0/1/0	0/1/0	9.0	8.6	A	A			
15	Pierce St. (E) / 66 th Av.	CSS	0/0/0	0.5/0/0.5	0.5/0.5/0	0/1/0	10.1	10.1	B	B			
16	SR-865 / 66 th Av.	TS	1/2/1	1/2/1	0.5/0.5/1	0.5/0.5/1	16.5	20.9	B	C			

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right; 1! = Shared Left/Through/Right Lane; d = Defacto Right Turn Lane
2. Per the Highway Capacity Manual 6th Edition (HCM6), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control.
For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
Delay and level of service is calculated using Synchro 10.1 analysis software.
3. TS = Traffic Signal; CSS = Cross-street Stop; AWS = All-Way Stop

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

The alternative transportation network adjacent to the project site is limited. There are no bicycle facilities adjacent to the project site. Per the Riverside County General Plan, 66th Avenue is designated to have a Class I bike path west of Tyler Street. The proposed project roadway frontages include proposed sidewalk improvements as required per County Street Design Standards. Sunline Transit Agency provides bus transit services throughout the Coachella Valley, including the unincorporated areas of Riverside County. According to the TIA, there are no current bus services within the project study area. However, Line 91 currently runs along Harrison St and 66th Ave. Transit services is reviewed and updated periodically to address ridership, budget and community demand needs. The nearest bus stop to the project property is Stop 3, at the southeast corner of 66th Avenue and Middleton Street.

Findings of Fact: Impacts will be less than significant.

- a) The proposed mixed-use Project will include 160 apartment units, a 3,500 square foot community facility, a 4,000 square foot medical clinic, 10,500 square foot grocery store, 3,500 square feet of commercial retail use, and 1,500 square feet of fast-food use. The current Eastern Coachella Valley Area Plan (ECVAP) land use designation for the site is Medium Density Residential. Access to the project site will be directly by future driveways 2 through 4 will be accessible in the future through Middleton Avenue. Emergency access will be provided along Middleton Street. Driveways 2 and 4 are full access driveways. Driveway 4 is assumed to be a gated residential entry, and driveway 3 is restricted to residential exit only. The project will incorporate adequate line of sight for turning movements in accordance with Caltrans and County of Riverside guidelines. The construction of new or altered roads could cause a temporary increase in traffic. A traffic signal is anticipated to be ultimately warranted at the Middleton / 66th Avenue intersection. However, according to the TIA, the proposed conditions of the project site will not require the installation of a traffic signal.

Project Trip Generation

The TIA evaluates the potential circulation system deficiencies that may result from the development of the project and recommends improvements to ensure consistency with the Riverside County General Plan. As mentioned previously, the Analysis was prepared in accordance with the County of Riverside Transportation Department Traffic Impact Analysis Preparation Guide (April 2008) and discussions with City staff. Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017) rates were used to determine trip generation of the proposed project.

The proposed project is anticipated to generate a net total of approximately 2,420 external trip-ends per day on a typical weekday with 172 external vehicles per hour (VPH) during the weekday AM peak hour and 221 external VPH during the weekday PM peak hour. The trip generation rates are based upon data collected by the ITE for the proposed land uses (along with their associated Land Use Codes): 565 – Day Care Center; 820 – Shopping Center; 850 – Supermarket; 933 – Fast Food without drive through window.)

According to the County of Riverside’s traffic study guidelines, trip generation estimates for the Project were determined by utilizing the published rates for the peak hour of the generator, rather than for the peak hour of adjacent street traffic, where possible.

The following tables illustrate ITE Trip Generation Rates and Projected Trip Generation associated with the proposed project to be utilized by the County for planning purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table XXXVII-4
Project Trip Generation Summary
Projected Trip ITE Trip Generation Rates**

Land Use	ITE LU Code	Quantity (note 2)	Weekday Peak Hour Trips						Daily
			AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
Multi-Family Housing (Low-Rise)	220	160 DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32
Day Care Center	565	3.5 TSF	5.83	5.17	11.00	5.23	5.89	11.12	47.62
Medical-Dental Office	720	4 TSF	2.17	0.61	2.78	0.97	2.49	3.46	34.80
Shopping Center	820	3.5 TSF	0.58	0.36	0.94	1.83	1.98	3.81	37.75
Supermarket	850	10.5 TSF	2.29	1.53	3.82	4.71	4.53	9.24	106.78
Fast Food w/o Drive Thru	933	1.5 TSF	15.06	10.04	25.10	14.17	14.17	28.34	346.23

**Table XXXVII-5
Projected Trip ITE Trip Generation Results**

Land Use	ITE LU Code	Quantity	Weekday Peak Hour Trips						Daily
			AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
OFFICE & DAY CARE USE									
Medical-Dental Office	720	4 TSF	9	2	11	4	10	14	139
Day Care Center	565	3.5 TSF	20	18	38	18	21	39	167
Total Office Trips			29	20	49	22	31	53	306
<i>Interaction with Project Commercial</i>			2	2	4	4	4	8	89
<i>Interaction with Project Residential</i>			1	1	2	1	2	3	15
<i>Office & Day Care External Trips</i>			26	17	43	17	25	42	202
COMMERCIAL USE									
Supermarket	850	10.5 TSF	24	16	40	49	48	97	1,121
Shopping Center	820	3.5 TSF	2	1	3	6	7	13	132
Fast Food w/o Drive Thru	933	1.5 TSF	23	15	38	21	21	42	519
Total Commercial Trips			49	32	81	76	76	152	1,772
<i>Interaction with Project Office</i>			2	2	4	4	4	8	89
<i>Interaction with Project Residential</i>			2	2	4	4	4	8	89
<i>Pass-By Trips (Commercial Use)³</i>			6	6	12	18	18	36	443
<i>Commercial/Retail External Trips</i>			39	22	61	50	50	100	1,151
RESIDENTIAL USE									
Multifamily	220	160 DU	18	56	74	56	34	90	1,171
<i>Interaction with Project Office</i>			1	1	2	2	1	3	15
<i>Interaction with Project Commercial</i>			2	2	4	4	4	8	89
<i>Residential External Trips</i>			15	53	68	50	29	79	1,067
Project Trips Subtotal			96	108	204	154	141	295	3,249

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

<i>Interaction between Project commercial, office, and residential uses</i>	10	10	20	19	19	38	386
<i>Pass-By Trips (Commercial Use)³</i>	6	6	12	18	18	36	443
<i>Non-Residential External Trips</i>	65	39	104	67	75	142	1,353
<i>Residential External Trips</i>	15	53	68	50	29	79	1,067
Project Total External Trips	80	92	172	117	104	221	2,420

1 Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition (2017).

2 DU = Dwelling Unit; TSF = Thousand Square Feet

3 "Pass-By" reduction rates have been used to account for traffic that will access the site as an intermediate stop on the way to a primary destination. Average ITE pass-by percentages for LU Code 820, 850, and 933/934 are included in Appendix 1.1 (TIA Scope)

The summaries of TIA scenarios are provided subsequently.

Future Traffic Operational Deficiencies

**Table XXXVII-10
INTERSECTION ANALYSIS FOR HORIZON YEAR (2040) WITH PROJECT CONDITIONS**

#	Intersection	Traffic Control (Note 3)	Intersection Approach Lanes ¹				Delay (Secs) (Note 2)		Level of Service (Note 2)	
			Northbound	Southbound	Eastbound	Westbound	AM	PM	AM	PM
			L/T/R	L/T/R	L/T/R	L/T/R				
1	Harrison St./ 66 th Av. -Without Improvement	TS	1/2/0	1/2/0	0/1! /0	0/1! /0	>80	>80	F	F
	Harrison St./ 66 th Av. -With Improvement	TS	<u>2/3/1</u>	<u>1/2.5/1.5</u>	<u>2/2/2></u>	<u>1/2/1></u>	44.5	53.5	D	D
2	Harrison St. / Middleton St. -Without Improvements	CSS	1/1/d	1/1/d	0/1! /0	0/1! /0	>80	>80	F	F
	Harrison St. / Middleton St. -With Improvements	<u>TS</u>	1/2/0	1/2/0	<u>1/1/0</u>	<u>1/1/0</u>	15.2	15.0	B	B
4	Middleton Av. / 66 th Av. -Without Improvements	CSS	<u>1/0/1</u>	0/0/0	0/1/0	<u>1/1/0</u>	50.5	47.0	F	E
	Middleton Av. / 66 th Av. -With Improvements	TS	<u>1/0/1</u>	0/0/0	0/3/0	<u>1/2/0</u>	12.2	13.0	B	B
5	Middleton Av. / Driveway 2	CSS	0/1! /0	0/1! /0	0/1! /0	0/1! /0	9.8	10.4	A	A
6	Middleton Av. / Driveway 3	CSS	0/1/0	0/1/0	0.5/0/0.5	0.5/0/0.5	9.1	9.2	A	A
7	Middleton Av. / Driveway 4	CSS	0/1! /0	0/1! /0	0/1! /0	0/1! /0	7.1	7.2	A	A
8	Middleton Av./ Middleton St.	CSS	0/0/0	0.5/0/0.5	0.5/0.5/0	0/1/0	8.7	8.8	A	A
11	Tyler St. / 66 th Av. -Without Improvements	AWS	0/1! /0	1/1/0	1/1/0	1/1/d	>80	>80	F	F
	Tyler St. / 66 th Av. -With Improvements	<u>TS</u>	<u>1/1/0</u>	1/1/0	1/2/0	1/2/0	18.0	15.5	B	B
12	Polk St. / 66 th Av.	<u>TS</u>	<u>1/2/0</u>	<u>1/2/1</u>	<u>1/2/0</u>	<u>1/2/1></u>	46.1	54.7	D	D
13	Fillmore St. / 66 th Av. -With Improvements (4-Leg Intersection)	<u>TS</u>	<u>1/1/0</u>	<u>1/1/0</u>	<u>1/2/0</u>	<u>1/2/0</u>	53.1	50.6	D	D
14	Pierce St. (W) / 66 th Av. -Without Improvements	AWS	0/1! /0	0/1! /0	0/1! /0	0/1! /0	>80	>80	F	F
	Pierce St. (W) / 66 th Av. -With Improvements	TS	<u>1/1/0</u>	<u>1/1/0</u>	<u>1/2/0</u>	<u>1/2/0</u>	36.8	54.7	D	D
15	Pierce St. (E) / 66 th Av. -Without Improvements	CSS	0/0/0	0.5/0/0.5	0.5/0.5/0	0/1/0	29.6	>80	D	F
	Pierce St. (E) / 66 th Av. -With Improvements	CSS	0/0/0	0.5/0/0.5	0.5/ <u>1.5/0</u>	0/2/0	15.1	30.7	C	D
16	SR-86S SB Ramps / 66 th Av.	<u>TS</u>	0/0/0	<u>1/1/0</u>	0/2/1	<u>1/2/0</u>	22.0	38.8	C	D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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17	SR-86S NB Ramps / 66 th Av.	TS	1/1/0	0/0/0	1/2/0	0/2/1	27.7	26.5	C	C
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1 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; 1! = Shared Left/Through/Right Lane; d = Defacto Right Turn Lane

2 Per the Highway Capacity Manual 6th Edition (HCM6), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. Delay and level of service is calculated using Synchro 10.1 analysis software.

3 TS = Traffic Signal; CSS = Cross-street Stop; AWS = All-Way Stop

Traffic Warrant Analysis

Traffic Signal Warrant analyses have been performed at all applicable unsignalized study area intersections for all scenarios. Under Existing (2018) Conditions, E+P and EAP (2020) Conditions and EAPC (2020) Conditions, all study intersections were projected to operate at acceptable LOS during the peak hours.

Seven study area intersections are anticipated to warrant traffic signals for Horizon Year (2040) without project traffic conditions:

- Harrison Street / Middleton Street (#2)
- Tyler Street / 66th Avenue (#11)
- Polk Street / 66th Avenue (#12)
- Fillmore Street / 66th Avenue (#13)
- Pierce Street (West) / 66th Avenue (#14)
- SR-86S SB Ramps / 66th Avenue (#16)
- SR-86S NB Ramps / 66th Avenue (#17)

For Horizon year (2040) with Project traffic conditions, Middleton Avenue at 66th Avenue is anticipated to warrant a traffic signal. Although traffic signal volume warrants are not met for near term cumulative conditions, it is important to note that several traffic factors and conditions may be taken into consideration by the County to determine the phasing of signal improvements at this location. The Project is 100% responsible for the traffic signal improvements when they are required.

Fair Share Contribution

The TIA (under Year 2040 conditions with the project) provides the fair share percentages and are only an approximation intended for discussion purposes. The methodology was applied under the assumption that these percentages are to be used for Planning purposes only, in order to determine the fair share contribution.

Table XXXVII-11 illustrates the project fair share percentages for Year 2040 conditions. These percentages are an approximation only as they are intended for discussion purposes and do not imply any legal responsibility or formula for contributions.

Table XXXVII -11

ID	Intersection	Existing (2018) Traffic	Horizon Year 2040 w/ Project Traffic	Project Only Traffic	Total New Traffic (Note 1)	Project Fair Share (%) (Note 2)
1	Harrison St. / 66 th Av.					
	<ul style="list-style-type: none"> • AM Peak Hour • PM Peak Hour 	552 653	6,052 6,784	60 73	5,500 6,131	1% 1%
2	Harrison St. / Middleton St.					

				Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	• AM Peak Hour	404	3,890	21	3,486	1%	
	• PM Peak Hour	595	4,526	25	3,931	1%	
11	Tyler St. / 66 th Av.						
	• AM Peak Hour	539	1,677	97	1,138	9%	
	• PM Peak Hour	381	1,501	124	1,120	11%	
12	Polk St. / 66 th Av.						
	• AM Peak Hour	347	3,647	88	3,300	3%	
	• PM Peak Hour	300	4,175	113	3,875	3%	
13	Fillmore St. / 66 th Av.						
	• AM Peak Hour	369	2,347	88	1,978	4%	
	• PM Peak Hour	331	2,914	114	2,583	4%	
14	Pierce St. (W) / 66 th Av.						
	• AM Peak Hour	442	2,034	86	1,592	5%	
	• PM Peak Hour	453	2,688	111	2,235	5%	
15	Pierce St. (E) / 66 th Av.						
	• AM Peak Hour	434	1,621	77	1,187	6%	
	• PM Peak Hour	437	2,290	99	1,853	5%	
16	SR-86S / 66 th Av.						
	• AM Peak Hour	486	2,272	74	1,786	4%	
	• PM Peak Hour	489	3,112	95	2,623	4%	
17	SR-86S NB / 66 th Av.						
	• AM Peak Hour	622	2,660	45	2,038	2%	
	• PM Peak Hour	602	3,558	56	2,956	2%	

1 Total New Traffic = Horizon Year 2040 with Project - Existing (2018) Traffic
2 Project Fair Share % = (Project Only Traffic/Total New Traffic)

TUMF

The Coachella Valley Association of Governments (CVAG) is responsible for establishing and updating TUMF rates within Eastern Riverside County. Developers of residential, industrial and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. The project proponent may be required to contribute development impact fees (e.g., traffic signal mitigation fees) and participate in the TUMF program (some exemptions associated with affordable housing may apply). After the payment of required fees such as TUMF and DIF, less than significant impacts are anticipated.

On-Site Circulation Recommendations

The TIA indicates that the following improvements are to be incorporated into the project description prior to project approval or imposed as conditions of approval as part of the project approval.

The Oasis Villas Community Project proposes a local collector roadway (Middleton Avenue), which connects north to 66th Avenue and south to Middleton Street. The intersection of Middleton Avenue and 66th Avenue is meant to satisfy traffic signal warrants for Horizon Year (2040) With Project conditions. On-Site, Driveways 2, 3 (exit only), and 4 will provide project access to Middleton Avenue. Emergency access is provided along Middleton Street.

Project Recommendations

The following existing roadways and recommended roadway improvements provide access to the property:

66th Avenue - Construct the south side of 66th Avenue along the project boundary to include 3 lanes eastbound and a sidewalk adjacent to the south side of the street. In addition, provide a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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raised median on 66th Avenue to prohibit left turn movements to and from project driveways 1 and 5.

Middleton Street – County technical staff have indicated that this roadway may be disconnected from the Tyler Street/66th Avenue intersection in the future. Nearby half-section improvements may still be required along the project frontage.

Middleton Avenue – Construct Middleton Avenue at its ultimate full section width as a local collector road, with curb and gutters, and sidewalks. A traffic signal is anticipated to be ultimately warranted at the Middleton Avenue / 66th Avenue intersection. Although traffic signal volume warrants are not met for near term cumulative conditions, it is important to note that several traffic factors and conditions may be taken into consideration by the County to determine the phasing of signal improvements at this location. The project is 100% responsible for the traffic signal improvements when they are required.

Where necessary, roadways providing site access and site-adjacent intersections will be constructed consistent with / within the recommended roadway classifications and respective cross-sections in the Riverside County General Plan Circulation Element.

As stated previously, the alternative transportation network adjacent to the project site is limited. There are no bicycle facilities adjacent to the project site. Per the Riverside County General Plan, 66th Avenue is designated to have a Class I bike path west of Tyler Street. A regional trail is planned along 66th Avenue from Tyler Street east throughout the study area. West of Tyler Street, 66th Avenue has a Class I bike path.

The proposed project roadway frontages include proposed sidewalk improvements as required per County Street Design Standards. Sunline Transit Agency provides bus transit services throughout the Coachella Valley, including the unincorporated areas of Riverside County. According to the TIA, there are no current bus services within the project study area. However, Line 91 currently runs along Harrison St and 66th Avenue, and the nearest bus stop to the project property is Stop 3, at the southeast corner of 66th Avenue and Middleton Street. Transit services is reviewed and updated periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

Riverside County Ordinance No. 726, Transportation Management Requirements for New Development, intends to meet the requirements of the Riverside County congestion management program and the air quality management plan as well as to promote consideration of transportation demand management objectives early in the development review process. New residential, commercial, industrial, and mixed-use development may adversely impact existing transportation and parking facilities, thereby resulting in increased motor vehicle emissions, deteriorating levels of service, and creating the need for significant additional capital expenditures to augment and improve the existing transportation system. Therefore, new development should be encouraged to incorporate transportation demand management measures into project design and operations. Potential transportation demand management plans include, but are not limited to, bicycle parking spaces, local road improvements, pedestrian and bikeway circulation system connections and offsite extensions which encourage pedestrian and bike usage, etc. The implementation of these measures will help decrease vehicle trips, and as a result, decrease vehicle emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As mentioned previously, the passage of SB 743 changed the focus of transportation impact analysis for CEQA from measuring impacts to drivers to measuring the impact of driving. This change was made by replacing LOS with VMT and providing streamlined review of land use and transportation projects that will help reduce future VMT growth.

Although SB 743 replaced the previously required LOS analysis to determine significant impacts under CEQA, this MND addresses the Project’s LOS-related impacts, in addition to the required VMT discussion, to provide additional information regarding the Project’s potential impacts to the roads and intersections in the Project’s vicinity.

The Riverside County VMT screening process (described subsequently in section b) of this CEQA Transportation discussion) indicates that the project is exempt from project level VMT calculations due to the proposed land uses. The associated positive impacts to VMT demonstrated to occur with the proposed Affordable Housing and Local Serving Retail land uses result in a finding that the project is not expected to increase VMT in a significant way in the greater region.

The project is anticipated to result in a less-than-significant transportation impact related to VMT. Therefore, the project is not anticipated to impact the project’s surrounding transportation network. No impacts are anticipated, and no mitigation is required.

With the foregoing, the project is not anticipated conflict with a program, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Additionally, implementation of the recommendations provided by Urban Crossroads in the Traffic Impact Analysis will ensure the project does not conflict with the Riverside County General Plan. Less than significant impacts are anticipated.

Findings of Fact: Impacts will be less than significant.

b) Vehicle Miles Travelled (VMT)

Vehicle Miles Travelled is a measure of the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. The analysis of Vehicle Miles Traveled (VMT) (SB743) attributable to a project in CEQA became effective statewide on July 1, 2020. There are currently no adopted County guidelines, or thresholds associated with VMT analyses, however the County has prepared draft guidelines and thresholds. According to the Governor’s Office of Planning and Research (OPR) Technical Advisory document on evaluating transportation impacts in CEQA, projects that decrease vehicle miles traveled in a project area compared to existing conditions should be considered to have a less than significant transportation impact.

According to the National Center for Sustainable Transportation, a number of cities, regions and states across the United States have begun to deemphasize vehicle delay metrics such as LOS. In their place, policymakers are considering alternative transportation impact metrics that more closely approximate the true environmental impacts of driving. VMT is one metric that is increasingly being utilized.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Goals for reducing Greenhouse Gasses (GHG) have been the primary motivation for the shift to VMT measures. Reductions in VMT produce many other potential benefits such as reductions in other air pollutant emissions, water pollution, wildlife mortality and traffic congestion, as well as improvements in safety and health and savings in public and private costs.

Presumption of Less Than Significant Impact for Affordable Residential Development

According to the Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR Dec 2018,) adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. In areas where existing jobs housing match is closer to optimal, low income housing nevertheless generates less VMT than market-rate housing. Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations. Furthermore, a project which includes any affordable residential units may factor the effect of the affordability on VMT into the assessment of VMT generated by those units.

As mentioned previously, the proposed mixed-use Project will include 160 apartment units and facilities intended to serve the Affordably Housing (and surrounding) community including a 3,500 square foot community facility, a 4,000 square foot medical clinic, 10,500 square foot grocery store, 3,500 square feet of commercial retail use, and 1,500 square feet of fast-food use

Regarding the Local Serving Retail portion of the project, SB 743 includes the following two legislative intent statements, which were used to help guide OPR's VMT threshold decisions. 1) Ensure that the environmental impacts of traffic, such as noise, air pollution, and safety concerns, continue to be properly addressed and mitigated through the California Environmental Quality Act. 2) More appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions. The threshold recommendations are found in the CEQA Guidelines and the Technical Advisory. Specific excerpts and threshold highlights are provided below.

CEQA Guidelines Section 15064.3 (b) Criteria for Analyzing Transportation Impacts. (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

Projects may utilize VMT analysis process outlined in the County's draft transportation analysis guidelines. Under Step 2: Screening for Non-Significant Transportation Impact, Local-serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local-serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. As mentioned previously, projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project consists of approximately 23,000 square feet of local-serving retail, below the 50,000 square foot screening criteria, and is therefore considered to reduce vehicle miles travel and have less than significant transportation impacts.

The Mixed-Use project consists of affordable housing and supporting commercial uses; therefore a less than significant Impact is applicable to that component of the project.

Findings of Fact: Impacts will be less than significant.

- c) Hazards: The project would provide gated entrances, and hammerhead turn-arounds. The internal circulation system would be designated in accordance with the County of Riverside guidelines and would provide adequate fire department access and widths as required. The Jacqueline Cochran Regional Airport is located approximately 3 miles North of the project site. The property is not located within the boundaries of the airport's land use compatibility plan. The project is not expected to impact the facilities or operations of regional airports and will not result in altered air traffic patterns. The project will be developed in accordance with County design guidelines and will not create a substantial increase in hazards due to a design feature. The project would incorporate traffic control measures as a design feature which would minimize construction conflicts on 66th Avenue, and Middleton Street. The project's access points will be located with adequate sight distances, and project-generated traffic will be consistent with existing traffic in the area.

A Traffic Control Plan may be required as a condition of approval to be implemented throughout all construction activities. This plan will work to reduce potential impacts that may arise due to conflicts with construction traffic. Impacts will be less than significant. The project's access points will be located with adequate sight distances, and project-generated traffic will be consistent with existing traffic in the area. The project is not anticipated to increase hazards due to geometric design feature or incompatible uses. Therefore, less than significant project related impacts are anticipated.

- d) As stated previously, the project is proposed to be served by a local collector roadway (Middleton Avenue), which connects north to 66th Avenue and south to Middleton Street. Construction of on-site and adjacent improvements shall occur in conjunction with adjacent project development activity or as needed for project access purposes. These improvements should be in place prior to occupancy. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Improvements to 66th Avenue and Middleton Street, as well as the construction of Middleton Avenue is proposed during project development. The improvements are as followed:

The south side of 66th Avenue, the east-west oriented roadway located along the project's northern boundary, will be constructed to include three lanes eastbound and a sidewalk adjacent to the south side of the street. In addition, a raised median on 66th Avenue will be provided with a left-hand turn pocket into the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Middleton Street is the northeast-southwest oriented roadway located along the project's southeastern boundary. Adjacent half-section improvements may be required along the project frontage.

Middleton Avenue will be constructed at its ultimate full section width as a local collector road, with curb and gutters, and sidewalks. Middleton Avenue at 66th Avenue is anticipated to satisfy traffic signal warrants for Horizon Year 2040 with project conditions. This new traffic signal is located 1,330 feet from the nearest traffic signal, which is adequate spacing on an Urban Arterial Highway, per the Riverside County roadway design standards. Although traffic signal warrants are not met for near term cumulative conditions, it is important to note that several traffic factors and conditions may be taken into consideration by the County to determine the phasing of signal improvements at this location, according to the Traffic Impact Analysis Report. The project is responsible for the traffic signal improvements when they are required.

With the proposed and recommended improvements, the project will provide motorists with adequate roadways to support acceptable operations for General Plan (Year 2040) scenarios. Therefore, the project is not anticipated to cause effect upon, or a need for new or altered maintenance of roads and less than significant impacts are anticipated.

- e) Construction of on-site and adjacent improvements shall occur in conjunction with adjacent project development activity or as needed for project access improvements should be in place prior to occupancy. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the Project site. Where necessary, roadways providing site access and site-adjacent intersections will be constructed consistent with/within the recommended roadway classifications and respective cross-sections in the County of Riverside General Plan Circulation Element. Therefore, less than significant impacts are anticipated.
- f) Emergency Access: As mentioned previously, primary project access will be provided on 66th Avenue via Middleton Avenue at driveways 2 through 4. An additional emergency access point is to be provided along Middleton Street. Driveways 2 and 4 are full access driveways. Driveway 4 is assumed to be a gated residential entry. Driveway 3 is restricted to residential exit only driveway.

Regional access to the project site will be provided via major arterials, secondary arterials and a variety of local roads. Prior to construction, both the Fire Department and Police Department will review the project site plan to ensure safety measures are addressed, including emergency access. The project is not anticipated to result in inadequate emergency access. Therefore, less than significant impacts are anticipated relative to inadequate emergency access.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

- a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2015

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Impacts will be less than significant

- a) According to the Area Plan, the project is located adjacent to the south of a designated Class I Bike Path. A regional trail is planned along 66th Avenue from Tyler Street east throughout the study area. The project would provide a portion of the bicycle access that would benefit the area. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): Native American Consultation

Findings of Fact: Impacts will be less than significant.

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on March 26, 2020. Consultations were requested by the Torres Martinez Band of Cahuilla Indians. The Agua Caliente Band and the Soboba Band deferred to Torres Martinez. A meeting was held with Torres Martinez on August 10, 2020. In this meeting Torres indicated that the area was sensitive for surface and subsurface Tribal Cultural Resources and requested that a monitor from the tribe be present during ground disturbing activities. Planning agreed to this during the August 10, 2020 consultation meeting. As it was not determined that any cultural resources exist onsite – including tribal cultural resources – and that the project would not cause any indirect or cumulative impacts to such resources, the impact was deemed less than significant. Therefore, this is a typical condition included for additional protection for such resources should they be inadvertently located at the site and does not amount to mitigation pursuant to CEQA. The project report and conditions of approval were provided to Torres and consultation was concluded on the same day. With the inclusion of this condition of approval as well as the conditions required above in the cultural section, impacts in this regard would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application materials, MSA Consulting Inc. *Conceptual Master Water & Sewer Layout, October 2019; CVWD Will Serve Letter, June 21, 2018 and CVWD 2015 UWMP*

Findings of Fact: Impacts will be less than significant.

- a) CVWD provides domestic water and wastewater service in the project vicinity and is the largest provider of potable water in the Coachella Valley. It operates more than 100 wells and serves a population of 283,000 in its service areas. CVWD's 2012 adopted Water Management Plan and 2015 Urban Water Management Plan have been developed to assist the agency in reliably meeting current and future water demands in a cost-effective manner. Additionally, CVWD treats nearly 6.3 billion gallons of wastewater a year. The CVWD operates six water reclamation plants and maintains more than 1,000 miles of sewer pipeline and more than 30 lift stations that transport wastewater to the nearest treatment facility. Per CVWD's Will Serve letter dated, June 21, 2018, there is adequate water supply and sewer capacity to serve the proposed project. As a standard requirement, the project site design will incorporate stormwater management by conveying site runoff into two on-site retention basins with a combined capacity to handle the water quality management plan design capture volume (Vbmp) and the controlling 100-year storm event volume. The project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. Therefore, less than significant impacts are expected.
- b) Groundwater is the primary source of domestic water supply in the Coachella Valley. CVWD is the largest provider of potable water in the Coachella Valley and currently provides potable water to unincorporated Thermal, which includes the project site. CVWD's 2012 adopted Water Management Plan and 2015 Urban Water Management Plan have been developed to assist the agency in reliably meeting current and future water demands in a cost-effective manner. The comprehensive Water Management Plan guides efforts to eliminate overdraft, prevent groundwater level decline, protect water quality, and prevent land subsidence. The 2015 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands.

CVWDs peak flow factor of 200 gallons per day per equivalent dwelling unit (EDU), was used to determine the existing and proposed wastewater generation for the project. The site was found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to provide approximately 160 EDUs and estimates a total water demand of 75 acre-feet per year. This value is equivalent to approximately 67,000 gallons per day (gpd), or 0.067 mgd.

The available supplies and water demands for CVWD's service area were analyzed in the water supply conditions of the 2015 UWMP to assess the region's ability to satisfy current and future urban water demands, including those of the project, under three scenarios: a normal water year, a single dry year, and multiple dry years. According to CVWD's 2015 UWMP, the urban water demands in the CVWD service area (retail supply totals) are estimated to grow from 114,600 AF in 2020 to 194,300 AF in 2040. Therefore, the estimated Project demands (0.67) represent approximately less than one percent of the total water supply number (114,600 AF) for 2020 and would also represent less than one percent for the total water supply number (194,300 AF) for 2035.

The project proposes to connect to the existing water main along 66th Avenue and extend an 8' inch water main along the project frontage and down Middleton Avenue. A connection of private water lines would be installed to serve the site. The infrastructure and design components for the project will be consistent with CVWD requirements and water management plan. Through the development review process, the project will also be reviewed by CVWD and County staff to assure compliance with all current and applicable requirements. A Will Serve letter from CVWD has been issued and as previously discussed, sufficient water is available to the site. The proposed development will be expected to implement water conservation measures to reduce impacts to public water supplies per the Coachella Valley Water Management Plan. A greywater system for plant irrigation is being assessed and could provide another source of water conservation, if approved by CVWD. Additionally, water installation and connection fees in place at the time of development will be collected by CVWD. Therefore, the project would not result in a significant impact to available water supplies.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Project Application materials, MSA Consulting Inc. *Conceptual Master Water & Sewer Layout*, October 2019; CVWD *Will Serve Letter*, June 21, 2018 and CVWD 2015 UWMP

Findings of Fact: Impacts will be less than significant.

a-b) As previously discussed, CVWD operates six water reclamation plants and maintains more than 1,000 miles of sewer pipelines and more than 30 lift stations that transport wastewater to the nearest treatment facility and nearly 6.3 billion gallons of wastewater is treated yearly. The project developer proposes to connect to a an existing sewer main along Polk Street and 66th

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Avenue and bring sewer along the project frontage, down Middleton Street and then a series of private sewer lines will be installed to provide wastewater service to the project. The installation of the offsite sewer improvements would occur in Phase 1 and prior to occupancy. The installation of the 66th Avenue sewer line is analyzed in a separate CEQA document prepared by CVWD. The project will undergo review by CVWD and County staff to ensure wastewater capacity and compliance with the current wastewater treatment requirements. CVWDs peak flow factor of 200 gallons per day per equivalent dwelling unit (EDU), was used to determine the existing and proposed wastewater generation for the project. The site was found to provide approximately 180 EDU and estimates a total wastewater demand of approximately 36,000 gallons per day (gpd), or 0.036 MGD. In addition, the site directs wastewater flows to Wastewater Reclamation Plant-4 (WRP) which, according to CVWD, has a capacity of 9.9 MGD.

The annual average flow to WRP-4 is approximately 4.75 MGD (5,300) AFY. Future flows could reach 34,500 AFY by 2045 without additional conservation. The proposed project is estimated to generate wastewater at 36,000 GPD or 0.036 MDG, which is less than one percent of the plant's capacity. Effluent from WRP-4 is not currently suitable for water recycling due to the lack of tertiary treatment. However, CVWD plans to add tertiary treatment and reuse effluent from this plant in the future as development occurs. Per CVWD's 2010 UWMP, WRP-4 has the potential to be upgraded with a recycled water program with eventual construction of tertiary treatment, plant expansion, and conveyance facilities. The project will undergo additional review by CVWD and County staff to assure compliance with all current and applicable wastewater treatment requirements.

Additionally, sewer installation and connection fees in place at the time of development will be collected by CVWD. No new or expanded treatment facilities are expected as a result of project implementation. Nor is the project expected to exceed wastewater capacity per the June 21, 2018 CVW Will Serve letter. Therefore, less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Cal Recycle Solid Waste Information System Facility Detail; Riverside County EIR No. 521*

Findings of Fact: There will be no impacts and less than significant impacts.

- a) Solid waste disposal and recycling services for the unincorporated Riverside County are provided by Burrtec. Solid waste and recycling collected from the proposed project will be hauled

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to one of Riverside County's sanitary landfills or recycling facilities. These include the Oasis Sanitary Landfill, Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site. Cal-Recycle data indicates the Oasis landfill has 433,779 cubic yards of remaining capacity, Badlands Disposal site has 15,748,799 cubic yards of remaining capacity, the El Sobrante Landfill has a remaining capacity of 145,530,000 tons of solid waste, and Lamb Canyon Disposal has a remaining solid waste capacity of 19,242,950 cubic yards.

Using the solid waste generation factor from the Riverside County EIR No. 521, shown in Table XLII-1 below, the commercial portion of the project could generate up to 55.2 tons of solid waste and the residential portion of the project could generate up to 65.6 tons of solid waste.

**Table XLII-1
Riverside County Solid Waste Generation Table**

Land Use	Generation Factor
Residential	0.41 tons per dwelling unit
Commercial	2.4 tons per 1,000 square feet

As part of its long-range planning and management activities, the Riverside County Waste Management Department (RCWMD) ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year by as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan (CIWMP). The most recent 15- year projection by the RCWMD indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015b).

In addition, all future development would be required to comply with the mandatory commercial and multi- family recycling requirements of Assembly Bill 341. Therefore, the project will comply with all applicable solid waste statutes, policies and guidelines and the project will be served by a landfill with sufficient capacity to serve the project. Less than significant impacts are expected relative to solid waste and applicable regulations.

- b) The project will comply with all applicable solid waste statutes, policies and guidelines. All development is required to comply with the mandatory commercial and multi-family recycling requirements of Assembly Bill 341 and the CIWMP. The project will also comply with the recycling requirements of Cal Green and develop a waste management plan that will include diverting at least 50% of construction and demolition material from landfills. No impacts are expected relative to applicable solid waste regulations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project application materials, MSA Consulting Inc, ALTA Map, MSA Consulting Inc. January 2018

Findings of Fact: There will be no impacts and less than significant impacts.

- a-c) The site is served by Imperial Irrigation District for electricity, Southern California Gas company for natural gas, and Frontier and Time Warner Cable for communication systems. All utilities are available to the site and the extension of all onsite utilities will occur within the projects existing footprint and no new construction of facilities will need to be constructed or relocated. Therefore, less than significant impacts are expected.
- d) The project will be required to install street lighting, the construction of which would occur within the project's existing footprint. The project area is located in the Thermal #125 Community Service Area (CSA). The project will pay a special tax and assessments for on-going maintenance associated with the streetlights. Therefore, less than significant impacts are expected.
- e) Middleton Avenue is a future road proposed by the project developer. Middleton Avenue will be considered a public road and maintained by Riverside County. The new street will connect to 66th Avenue and Middleton Street. The construction and maintenance of this road would not have impacts outside of the project boundary and the adjacent roadways right-of-way. Less than significant impacts are anticipated.
- f) The project would not require or result in the construction or expansion of other governmental services. No impacts to governmental services are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2015; Fire Hazard Severity Zones, CAL Fire – Fire and Resource Assessment Program, November 2007.

Findings of Fact: There will be no impacts.

a-e) According to CAL Fire’s Fire Hazard Severity Zones in State Responsibility Areas (SRA) Map, the project site is not located in an SRA or located in an area classified as very high fire hazard severity zone. Per CAL Fire’s map, the project property is located in a (unincorporated) Local Responsibility Area (LRA) that is designated “non-Very High Fire Hazard Severity Zone” (VHFSZ). The closest SRA to the project property is located approximately one mile southwest of the project site and is classified as a “moderate” Fire Hazard Severity Zone. Therefore, no impacts from wildfires are anticipated at the project property. Further discussion provided below.

The project property is located on the southwest corner of 66th Avenue and Middleton Street in Riverside County’s Community of Oasis. The site is primarily characterized by agricultural uses due to the property’s previous operation as a date palm grove. Rows of date palm trees, scattered agricultural equipment and remnants of structures currently defines the project property. The properties surrounding the project site consist of vacant land with scattered residential units to the north, and agricultural uses with scattered residential to the east, south and west. Las Palmitas Elementary School, Toro Canyon Middle School, and Desert Mirage High School lies approximately 450 feet northeast of the project site. According to CAL Fire’s Fire Hazards Severity Zones Map and the Wildfire Susceptibility Map within the Eastern Coachella Valley Area Plan (Figure 13), the project site is not located in a very high, high or moderate Fire Hazard Severity Zone within State or federally responsible areas. As a result, the project is not expected to impair an adopted emergency response plan or emergency evacuation plan. No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Wildfire risk is related to a number of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind and make fire suppression difficult. The “moderate” Fire Hazard Severity Zone, indicated in CAL Fire’s Map, is located a mile southwest of the project site. The prevailing winds in the Coachella Valley typically blow to the south. Therefore, the south-lying zone will not generally be forced by prevailing winds towards the project site. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. According to the Riverside County General Plan, wildfire susceptibility is moderate to low in the valley and desert regions on the western and eastern sides of the Salton Sea. Methods in which they address the hazard of wildland fires includes creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, use of low fuel landscaping, and use of fire resistant building techniques. Therefore, the project site is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Moreover, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impacts.

The project will provide development of infrastructure (water, sewer, and storm drainage). The proposed improvements would allow for decrease fire risk relative to existing conditions. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As a result, the project is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

The project site will connect to an existing network of streets. The proposed circulation improvements would allow for greater emergency access relative to the existing conditions. The project is located in a rural part in the Eastern Coachella Valley, defined by agricultural fields, vacant land and scattered residential and a school campus. Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building. The project site is relatively flat; therefore, the potential for a landslide in the project site is essentially non-existent. As a result, the project is not expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes and no impact is expected to result from the project. Overall, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): *Biological Resource Assessment and Environmental Impact Analysis for Oasis Villas*, prepared by BIOCON2, October 2018; *Update to Historical/Archaeological and Paleontological Resources Studies*, CRM Tech, September 2018.

Findings of Fact: As concluded in the Biological and Cultural Resources sections of this document, the proposed project would result in no impacts or less than significant impacts to these resources. The project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Based upon the information and mitigation measures provided within this Initial Study, approval and implementation of the project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural or historical resources. Less than significant impacts are expected.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Project Application Materials

Findings of Fact: The proposed project and its location are found to be adequate and consistent with existing federal, state and local policies and will be consistent with the County's General Plan and the surrounding land uses. As discussed in the Air Quality Section of this document, project-related emissions would be consistent with the Air Quality Management Plan, the Coachella Valley PM10 SIP, and all SCAQMD Air Quality Significance Thresholds, long-term operational air quality impacts associated with the project should not be considered cumulatively considerable.

Additionally, the Greenhouse Gas section of this document also, analyzed the project's proposed GHG emissions and determined they would not exceed the lowest threshold of significance set at 3,000 MTCO2e per year. Therefore, potential cumulative impacts are considered less than significant. In addition, the 2019 CAP Update includes new and enhanced GHG reduction measures which would further reduce GHG emissions within the County and would not conflict with any applicable plans, policies, or regulations. Consult the Greenhouse Gas Emissions Section for further discussion.

This area of the County does not have any planned or current projects that would contribute to a significant cumulative impact. The project is compatible with existing and surrounding uses and will comply with established design guidelines and current building standards. Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts. Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact: The proposed project will not result in impacts related to environmental effects that will cause substantial adverse effects on human beings. The project has been designed to comply with established design guideline and current building standards. The County's review process will ensure that applicable guidelines are being followed. Mitigation measures and project design features incorporated into the project will reduce impacts to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Earlier analysis was not part of the review for this project.

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

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Revised: 11/12/2020 11:13 AM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx

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50. Prior To Map Recordation

Planning

050 - Planning. 1 Planning - CVWD compliance Not Satisfied

Prior to recordation the applicant shall provide final engineering designs that address the comments in the June 2018 CVWD letter.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 60 - BS GRADE - Provide 12" wide concrete maintenance wa: Not Satisfied

Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

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

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

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

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

E Health

060 - E Health. 1 Abandoned Wells Not Satisfied

Any abandoned wells must be properly destroyed under permit with Environmental Health prior to issuance of grading permit. Contact Indio office at 760-863-7570 for additional information.

Planning

060 - Planning. 1 Planning - Fee Status Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 190037, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 Planning - Grading Permit Referral Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Planning - Grading Permit Referral (cont.) Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Parcel Map No. 37590.

060 - Planning. 3 Planning - Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 190017, Change of Zone No. 1900048, and TPM37590 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural and Tribal Cultural Sensitivity Training - The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

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.

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60. Prior To Grading Permit Issuance

Planning-EPD

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

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

County Paleontological Report (PDP) No. 1659, submitted for this case (PPT190037), was prepared by CRM TECH, and recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations.

HENCE:

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 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

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70. Prior To Grading Final Inspection

Planning-CUL

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

previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

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

080 - E Health. 2 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

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 Bike Racks Not Satisfied

As provided in Ordinance No. 348 Section 18.12, commercial, office, service and other similar developments shall provide one (1) employee bicycle space for every twenty-five (25) parking spaces required, and one (1) patron or visitor bicycle space for every thirty-three (33) parking spaces required, with a minimum of four (4) bicycle spaces provided for the development. The commercial component of the Project site provide 105 parking spaces. Therefore, the developer shall provide 4 bicycle spaces for employees and 3 bicycle spaces for patrons. Bicycle spaces may include either Class I or Class II bicycle parking facilities.

As provided in Ordinance No. 348 Section 18.12, multiple family dwelling developments shall provide one (1) bicycle space for each residential dwelling unit. The bicycle spaces may include Class I, Class II, or Class III bicycle parking facilities, with Class I bicycle parking facilities being provided for at

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80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 1 Bike Racks (cont.) Not Satisfied
least two-thirds of the total number of residential dwelling units. The proposed Project will result in the construction of 160 multi-family residential units. Therefore, the applicant will be required to provide 160 bicycle spaces and the location shall be provided on the site plan.
- 080 - Planning. 2 Planning - Building Permit Referral Not Satisfied
All building permits shall refer to conditions of approval from Tentative Parcel Map No. 37590.
- 080 - Planning. 3 Planning - Building Permit Referral Not Satisfied
All building permits shall refer to conditions of approval from Tentative Parcel Map No. 37590.
- 080 - Planning. 4 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 20 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. 5 Planning - USE - Roof Mounted Equipment Not Satisfied
RESIDENTIAL:
Roof-mounted mechanical equipment shall not be permitted within the residential component of the Plot Plan; however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.
COMMERCIAL:
Roof mounted mechanical equipment within the commercial component of the Plot Plan shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
- 080 - Planning. 6 Planning-USE - FENCING PLAN REQUIRED Not Satisfied
The location of all walls and fences shall be in conformance with the wall and fence plan as shown on the approved Exhibit L. This plan shall require anti-graffiti coatings on fences and walls, where applicable.
- 080 - Planning. 7 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. 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 EXHIBITS B & C.
- 080 - Planning. 9 Planning-USE- CONFORM TO FLOOR PLANS Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS B & C.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 Planning-USE- CONFORM TO FLOOR PLANS (cont.) Not Satisfied

080 - Planning. 10 Planning-USE- FEE STATUS Not Satisfied

Prior to issuance of building permits for PPT190037, 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 sixty (160) multi-family residential units are allowed under this permit.

080 - Planning. 12 Planning-USE- SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

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

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

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

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

Drawings shall be completed on County standard Transportation Department title block, plan sheet

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and
street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in
compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent
with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall
include the following components:

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

When applicable, plans shall include the following components:

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

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

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

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

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
Landscape Project Specific Requirements

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

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.

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Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 80% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along 66th Avenue shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

Sufficient public street right-of-way along Middleton Street shall be conveyed for public use to provide for a 37-foot half-width right-of-way.

Sufficient public street right-of-way within project boundary also known Middleton Avenue shall be conveyed for public use to provide for a 74-foot full-width right-of-way.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 R-O-W DEDICATION (cont.) Not Satisfied

080 - Transportation. 5 STREETLIGHT PLAN Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 6 TUMF Not Satisfied

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

080 - Transportation. 7 USE - TS/Geometrics Not Satisfied

The intersection of Middleton Avenue (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one right-turn lane – stop controlled
- Southbound: N/A
- Eastbound: one through lane, one right-turn lane
- Westbound: one left-turn lane, one through lane

The intersection of Middleton Avenue (NS) at Driveway 2 (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane – stop controlled
- Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Driveway 3 (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane
 - Southbound: one through lane
 - Eastbound: one shared left-turn/right-turn lane – egress only
 - Westbound: one shared left-turn/right-turn lane – egress only
- NOTE: The driveways shall be designed and signed to reflect egress movement only.

The intersection of Middleton Avenue (NS) at Driveway 4 (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 USE - TS/Geometrics (cont.) Not Satisfied

Eastbound: one shared left-turn/through/right-turn lane – stop controlled

Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Middleton Street (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn /right-turn lane – stop controlled

Eastbound: one shared left-turn/through lane

Westbound: one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

080 - Transportation. 8 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. 1 080 - 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.

080 - Waste Resources. 2 080- Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 080- Recyclables Collection and Loading Area (cont.) Not Satisfied

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

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

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

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.

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90. Prior to Building Final Inspection

E Health

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 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 20 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 - ROOF EQUIPMENT Not Satisfied

RESIDENTIAL:

Roof-mounted equipment for residential units shall not be permitted within the project site.

COMMERCIAL:

Roof mounted mechanical equipment within the commercial component of the Plot Plan shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

090 - Planning. 4 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.190037 has been calculated to be 22.62 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. 5 Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Planning-USE - PHASES MUST BE COMPLETE (cont.) 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. 6 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 access by physically-handicapped persons.

090 - Planning. 7 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. 8 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 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. 9 Planning-USE- ORD 810 O S FEE Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 19442 is calculated to be 22.62 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. 10 Planning-USE- PARKING PAVING MATERIAL Not Satisfied
A minimum of Four hundred and twenty five (425) parking spaces are required. Of those spaces the applicant will be required to provide nine (9) assessable spaces, and eleven (11) electric vehicle

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Parcel: 751160004

90. Prior to Building Final Inspection

Planning

090 - Planning. 10 Planning-USE- PARKING PAVING MATERIAL (cont.) Not Satisfied
spaces. 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. 11 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.

090 - Planning. 12 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.

Transportation

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

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

The developer/ permit holder shall:

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

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

090 - Transportation. 2 CORNER CUT-BACK Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 CORNER CUT-BACK (cont.) Not Satisfied

090 - Transportation. 3 DEDICATION Not Satisfied

Middleton Avenue within projects boundary shall be improved as a COLLECTOR ROAD with 44-foot full-width AC pavement, 6-inch concrete curb and gutter and sidewalks within 74-foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A".

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

090 - Transportation. 4 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Plot Plan No. 190037, as approved by the Transportation Department.

Note that no driveways are permitted on either 66th Avenue or Middleton Street. All project access points shall be located along the newly improved road referred to as Middleton Avenue. One additional emergency access driveway may be placed on Middleton Street for both the phase 1 housing east of Middleton Avenue and the phase 3 housing west of Middleton Ave. These emergency driveways shall have no regular ingress or egress and shall only serve as emergency fire ingress/egress per fire code.

No driveways shall be permitted on 66th Ave, not even for emergency access. Should secondary access points be required for the commercial development, those secondary access points shall outlet onto Middleton Ave. the site shall be designed to place

090 - Transportation. 5 EXISTING MAINTAINED Not Satisfied

66th Avenue along project boundary is a County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2. (110'/152') Modified to reflect The Thermal and Oasis Mobility Plan. A center median shall be constructed along the property frontage on Ave 66. The median shall incorporate a left hand turn lane for west bound traffic turning left onto Middleton Avenue. Additional match up asphalt concrete paving shall be required north of centerline to maintain a single 15-foot wide west bound lane.

Complete paved street profile shall include:

A single 15-foot wide west bound lane

A 14-foot wide median / center turn lane

Three east bound lanes and a paved shoulder per County Standard No. 91.

NOTE: A 10-foot wide Class I Multimodal Path shall be constructed within the 21-foot parkway per The Thermal and Oasis Mobility Plan. The 10 foot wide Class 1 multi modal Path shall extend to the intersection of Tyler and 66th Ave and terminate at an ADA ramp.

Middleton Street along project boundary is a County maintained road and shall be improved with 6-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing

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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 5 EXISTING MAINTAINED (cont.) Not Satisfied
- of existing paving as determined by the Transportation Department within the 37-foot half-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

- 090 - Transportation. 6 IMP PLANS Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

- 090 - Transportation. 7 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along 66th Avenue shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

Sufficient public street right-of-way along Middleton Street shall be conveyed for public use to provide for a 37-foot half-width right-of-way.

Sufficient public street right-of-way within project boundary also known Middleton Avenue shall be conveyed for public use to provide for a 74-foot full-width right-of-way.

- 090 - Transportation. 8 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

- 090 - Transportation. 9 STREET IMPROVEMENT PHASING Not Satisfied

The proposed street improvements may be divided into three phases as follows and per the approved phasing plan:

Phase 1: Housing east of Middleton Ave.

This phase shall require ALL pavement and all curb and gutter improvements to be complete along the entire frontage of all 3 phases and the completion of all asphalt and curb and gutters on Middleton Avenue. Full sidewalk, street light and landscape improvements shall be required along the east side of Middleton Avenue, along the north side of Middleton Street to the intersection of Tyler and 66th Ave, and along the south side of 66th Ave from the east side of Middleton Avenue to the intersection of Tyler and 66th Ave. This phase shall also include all main line underground utility installations for all phases

Phase 2: Commercial development on 66th Ave.

This phase shall require the installation of a center median and turn lane and additional asphalt improvements north of centerline to provide for the continuation of the west bound lane on 66th Ave.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 STREET IMPROVEMENT PHASING (cont.) Not Satisfied

All remaining sidewalk, street light and landscape improvements along the frontage of Phase 2 including 66th Ave west of Middleton Ave. And the west half of Middleton Ave along the phase 2 frontage.

Phase 3: Housing west of Middleton Ave.

This phase shall require the completion of all remaining improvements, including sidewalk, street light and landscape improvements along the west half of Middleton Avenue and the north side of Middleton Street west of Middleton Avenue.

090 - Transportation. 10 STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 11 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 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

Waste Resources

090 - Waste Resources. 1 090 - Form D – Mandatory Commercial Recycling and Organics Recycling 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. 2 090 - Recyclables Collection and Loading Area Inspection Not Satisfied

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 090 - Recyclables Collection and Loading Area Inspection (cc 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. 3 090 - 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.

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50. Prior To Map Recordation

Planning

050 - Planning. 1 Planning - CVWD compliance Not Satisfied

Prior to recordation the applicant shall provide final engineering designs that address the comments in the June 2018 CVWD letter.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 60 - BS GRADE - Provide 12" wide concrete maintenance wa Not Satisfied

Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

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

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

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

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

E Health

060 - E Health. 1 Abandoned Wells Not Satisfied

Any abandoned wells must be properly destroyed under permit with Environmental Health prior to issuance of grading permit. Contact Indio office at 760-863-7570 for additional information.

Planning

060 - Planning. 1 Planning - Fee Status Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 190037, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 Planning - Grading Permit Referral Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Planning - Grading Permit Referral (cont.) Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Parcel Map No. 37590.

060 - Planning. 3 Planning - Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 190017, Change of Zone No. 1900048, and TPM37590 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Archaeologist.

Cultural and Tribal Cultural Sensitivity Training - The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

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

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

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

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60. Prior To Grading Permit Issuance

Planning-EPD

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

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

County Paleontological Report (PDP) No. 1659, submitted for this case (PPT190037), was prepared by CRM TECH, and recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations.

HENCE:

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 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

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60. Prior To Grading Permit Issuance

Planning-PAL

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

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 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 2 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of a deposit based account, and payment of the processing fee.

060 - Transportation. 3 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

060 - Transportation. 4 WATER QUALITY MGMT PLAN (WQMP) Not Satisfied

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including

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70. Prior To Grading Final Inspection

Planning-CUL

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

previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

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

080 - E Health. 2 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

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 Planning - Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Parcel Map No. 37590.

080 - Planning. 2 Planning - Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Parcel Map No. 37590.

080 - Planning. 3 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 20 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Planning - Climate Action Plan (cont.) Not Satisfied
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. 4 Planning - USE - Roof Mounted Equipment Not Satisfied

RESIDENTIAL:

Roof-mounted mechanical equipment shall not be permitted within the residential component of the Plot Plan; however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

COMMERCIAL:

Roof mounted mechanical equipment within the commercial component of the Plot Plan shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

080 - Planning. 5 Planning-USE - FENCING PLAN REQUIRED Not Satisfied

The location of all walls and fences shall be in conformance with the wall and fence plan as shown on the approved Exhibit L. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

080 - Planning. 6 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. 7 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 EXHIBITS B & C.

080 - Planning. 8 Planning-USE- CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS B & C.

080 - Planning. 9 Planning-USE- FEE STATUS Not Satisfied

Prior to issuance of building permits for PPT190037, 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. 10 Planning-USE- MAXIMUM DWELLING UNITS Not Satisfied

A maximum of one hundred and sixty (160) multi-family residential units are allowed under this permit.

080 - Planning. 11 Planning-USE- SCHOOL MITIGATION Not Satisfied

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

Transportation

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied
Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

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

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

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

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

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;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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

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

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

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

Landscape Project Specific Requirements

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

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).

Plan: PPT190037

Parcel: 751160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 80% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along 66th Avenue shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

Sufficient public street right-of-way along Middleton Street shall be conveyed for public use to provide for a 37-foot half-width right-of-way.

Sufficient public street right-of-way within project boundary also known Middleton Avenue shall be conveyed for public use to provide for a 74-foot full-width right-of-way.

080 - Transportation. 5 STREETLIGHT PLAN Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 6 TUMF Not Satisfied

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

080 - Transportation. 7 USE - TS/Geometrics Not Satisfied

Plan: PPT190037

Parcel: 751160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 USE - TS/Geometrics (cont.) Not Satisfied

The intersection of Middleton Avenue (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane – stop controlled
Southbound: N/A
Eastbound: one through lane, one right-turn lane
Westbound: one left-turn lane, one through lane

The intersection of Middleton Avenue (NS) at Driveway 2 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Driveway 3 (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one through lane
Eastbound: one shared left-turn/right-turn lane – egress only
Westbound: one shared left-turn/right-turn lane – egress only
NOTE: The driveways shall be designed and signed to reflect egress movement only.

The intersection of Middleton Avenue (NS) at Driveway 4 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Middleton Street (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left-turn /right-turn lane – stop controlled
Eastbound: one shared left-turn/through lane
Westbound: one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

Plan: PPT190037

Parcel: 751160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 USE - TS/Geometrics (cont.) Not Satisfied

080 - Transportation. 8 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. 1 080 - 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.

080 - Waste Resources. 2 080- Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

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

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

90. Prior to Building Final Inspection

BS-Grade

Plan: PPT190037

Parcel: 751160004

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL** **Not Satisfied**

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 **E Health Clearance** **Not Satisfied**

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

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 **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 20 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Planning - USE- Renewable Energy R2-CE1 Installed (cont.) Not Satisfied
 shall be installed and ready for operation.

090 - Planning. 3 Planning-USE - ROOF EQUIPMENT Not Satisfied

RESIDENTIAL:

Roof-mounted equipment for residential units shall not be permitted within the project site.

COMMERCIAL:

Roof mounted mechanical equipment within the commercial component of the Plot Plan shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

090 - Planning. 4 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.190037 has been calculated to be 22.62 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. 5 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. 6 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 access by physically-handicapped persons.

090 - Planning. 7 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. 8 Planning-USE- ACCESSIBLE PARKING Not Satisfied

A minimum of Nine (9) accessible parking spaces for persons with disabilities shall be provided as

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 Planning-USE- ACCESSIBLE PARKING (cont.) Not Satisfied

shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

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. 9 Planning-USE- ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 19442 is calculated to be 22.62 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. 10 Planning-USE- PARKING PAVING MATERIAL Not Satisfied

A minimum of Four hundred and twenty five (425) parking spaces are required. Of those spaces the applicant will be required to provide nine (9) assessable spaces, and eleven (11) electric vehicle spaces. 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. 11 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.

090 - Planning. 12 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 12 Planning-USE- TRASH ENCLOSURES (cont.) Not Satisfied
 deposited in each bin.

Transportation

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

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

The developer/ permit holder shall:

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

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

090 - Transportation. 2 CORNER CUT-BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

090 - Transportation. 3 DEDICATION Not Satisfied

Middleton Avenue within projects boundary shall be improved as a COLLECTOR ROAD with 44-foot full-width AC pavement, 6-inch concrete curb and gutter and sidewalks within 74-foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A".

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

090 - Transportation. 4 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Plot Plan No. 190037, as approved by the Transportation Department.

Note that no driveways are permitted on either 66th Avenue or Middleton Street. All project access points shall be located along the newly improved road referred to as Middleton Avenue. One additional emergency access driveway may be placed on Middleton Street for both the phase 1 housing east of Middleton Avenue and the phase 3 housing west of Middleton Ave. These emergency driveways shall

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 DRIVEWAY(S) (cont.) Not Satisfied
have no regular ingress or egress and shall only serve as emergency fire ingress/egress per fire code.

No driveways shall be permitted on 66th Ave, not even for emergency access. Should secondary access points be required for the commercial development, those secondary access points shall outlet onto Middleton Ave. the site shall be designed to place

090 - Transportation. 5 EXISTING MAINTAINED Not Satisfied

66th Avenue along project boundary is a County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2. (110'/152') Modified to reflect The Thermal and Oasis Mobility Plan. A center median shall be constructed along the property frontage on Ave 66. The median shall incorporate a left hand turn lane for west bound traffic turning left onto Middleton Avenue. Additional match up asphalt concrete paving shall be required north of centerline to maintain a single 15-foot wide west bound lane.

Complete paved street profile shall include:

A single 15-foot wide west bound lane

A 14-foot wide median / center turn lane

Three east bound lanes and a paved shoulder per County Standard No. 91.

NOTE: A 10-foot wide Class I Multimodal Path shall be constructed within the 21-foot parkway per The Thermal and Oasis Mobility Plan. The 10 foot wide Class 1 multi modal Path shall extend to the intersection of Tyler and 66th Ave and terminate at an ADA ramp.

Middleton Street along project boundary is a County maintained road and shall be improved with 6-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 37-foot half-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

090 - Transportation. 6 IMP PLANS Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 7 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along 66th Avenue shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

Plan: PPT190037

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 R-O-W DEDICATION (cont.) Not Satisfied

Sufficient public street right-of-way along Middleton Street shall be conveyed for public use to provide for a 37-foot half-width right-of-way.

Sufficient public street right-of-way within project boundary also known Middleton Avenue shall be conveyed for public use to provide for a 74-foot full-width right-of-way.

090 - Transportation. 8 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 9 STREET IMPROVEMENT PHASING Not Satisfied

The proposed street improvements may be divided into three phases as follows and per the approved phasing plan:

Phase 1: Housing east of Middleton Ave.

This phase shall require ALL pavement and all curb and gutter improvements to be complete along the entire frontage of all 3 phases and the completion of all asphalt and curb and gutters on Middleton Avenue. Full sidewalk, street light and landscape improvements shall be required along the east side of Middleton Avenue, along the north side of Middleton Street to the intersection of Tyler and 66th Ave, and along the south side of 66th Ave from the east side of Middleton Avenue to the intersection of Tyler and 66th Ave. This phase shall also include all main line underground utility installations for all phases

Phase 2: Commercial development on 66th Ave.

This phase shall require the installation of a center median and turn lane and additional asphalt improvements north of centerline to provide for the continuation of the west bound lane on 66th Ave. All remaining sidewalk, street light and landscape improvements along the frontage of Phase 2 including 66th Ave west of Middleton Ave. And the west half of Middleton Ave along the phase 2 frontage.

Phase 3: Housing west of Middleton Ave.

This phase shall require the completion of all remaining improvements, including sidewalk, street light and landscape improvements along the west half of Middleton Avenue and the north side of Middleton Street west of Middleton Avenue.

090 - Transportation. 10 STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 11 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 460 and 461. For projects within IID use IID's

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11 STREETLIGHTS INSTALL (cont.) Not Satisfied
pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1 090 - Form D – Mandatory Commercial Recycling and Organics Recycling 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. 2 090 - 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. 3 090 - 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.



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

Juan C. Perez
Agency Director



10/26/20, 4:29 pm

TPM37590

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37590. 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 (TPM37590) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37590 (TPM37590) proposes a Schedule E Map to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with a day care facility and general commercial uses. Parcel 2 is comprised of approximately 1.02 acres and will be developed with a medical clinic. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, community center and pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. The Map also proposes the realignment of Middleton Avenue.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
2. Thermal Design Guidelines (Adopted 7/21/2009)

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and EXHIBITS
Tentative Map, dated September 17, 2020.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1

DEH ECP COMMENTS

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH ECP COMMENTS (cont.)

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.

Fire

Fire. 1 AND - Federal, State & Local Regulation Compliance

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. Reference 2016 California Fire Code ((CFC) 507.5.1, Appendices B and C).
2. Fire Department Access: Prior to building permit issuance, provide a site plan showing the fire lanes. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development and 60,000 lbs. over two axels for commercial developments. Ref. CFC 503.1.1 and 503.2.1
3. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. Grading Permit Fire Department Review: Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
5. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
8. Residential Fire Sprinklers: Residential fire sprinklers are required in all dwellings per the California

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 AND - Federal, State & Local Regulation Compliance (cont.)

Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and approval prior to installation. Ref. CRC 313.2

9. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72

10. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1

11. Addressing: All residential dwellings shall display street numbers in a prominent location on the street side of the residence. All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

Planning

Planning. 1 Planning - Offsite Signs Ord No. 679.4

No offsite subdivision signs advertising this land division are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 2 Planning - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map No. 37590 (TPM37590) 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 TPM37590, 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 Planning - Hold Harmless (cont.)

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. 3 Planning - No 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. 4 Planning No Offsite Signage

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No.679.3 (Kiosk Program).

Planning. 5 Planning - Review Fees

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

Planning. 6 Planning - Zoning Standards

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of General Residential (R-3) and General Commercial (C-1/C-P).

Planning. 7 Planning -Causes for Revocation

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 Planning -Causes for Revocation (cont.)

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

Planning. 8 Planning -Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning-CUL

Planning-CUL. 1 Human Remains

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

Planning-CUL. 2 Unanticipated Resources

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

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200024 ACCEPTED

County Geologic Report GEO No. 200024, submitted for the project (PPT190037), was prepared by Landmark Consultants, Inc. The report is titled; "Geotechnical Report, Oasis Villas Community, Thermal, California," dated February 5, 2016. In addition, Landmark has submitted the following report for the project:

"Geotechnical Report, 2020 Update, Oasis Villas Community, Thermal, California," dated August 21, 2020. GEO200024 concluded:

1. No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone.
2. Liquefaction is unlikely to be a potential hazard at the site due to dense soil conditions.
3. The total seismic settlement is estimated not to exceed ¼ inch, with differential settlements approximately 1/8 inch.
4. The risk of hydrocollapse within the onsite soils is considered slight, and not required to be mitigated.
5. The risk of regional subsidence is considered moderate.
6. The hazard of landsliding is unlikely due to the regional planar topography.
7. The site is not located in proximity to any known volcanically active area and the risk of volcanic hazards is considered very low.
8. The site does not lie near any large bodies of water, so the threat of tsunamis and seiches, or other seismically-induced flooding is unlikely.
9. The near surface soils at the project consist of silty sands and sands, which are non-expansive in nature.

GEO200024 recommended:

1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area.
2. The existing surface soil within the building pad area should be removed to 24 inches below the lowest foundation grade or 48 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas).
3. The exposed subgrade should be scarified to a depth of 8 inches, uniformly moisture conditioned to 2% optimum moisture, and recompacted to at least 90 percent of ASTM D1557 maximum density.
4. Foundation movement under the estimated static loadings and static site conditions are estimated to not exceed ¾ inch with a differential movement of about two-thirds of total movement after remedial grading and subgrade preparation are completed per recommendations.
5. Auxiliary structures such as free standing or retaining walls should have the existing soil beneath the structure foundation prepared in the manner recommended for the building pad except the preparation needed only to extend 24 inches below and beyond the footing.

GEO No. 200024 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200024 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 PDP01659 ACCEPTED (cont.)

Planning-PAL. 1 PDP01659 ACCEPTED

County Paleontological Report (PDP) No. 1659, submitted for this case (PPT190037), was prepared by CRM Tech, Inc. and is entitled: "Update to Previously Completed Paleontological Resources Study for the Oasis Villas Project, Assessor's Parcel Nos. 751-160-004, -007, -009, -012, and -014, Valerie Area, Riverside County, California", dated September 25, 2018 (Revised: August 31, 2020).

PDP01659 concluded:

Based on the research results, CRM TECH confirms and reiterates the conclusions of the 2007 study that no known significant, nonrenewable paleontological resources will be impacted by the proposed development in the project area. However, the 2007 recommendation that all earth-moving operations in the project area, beyond the depth of two feet, be monitored for paleontological remains continues to be valid and appropriate today.

PDP01659 recommended:

CRM TECH recommends that a paleontological resource impact mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant. The mitigation program should be developed in accordance with the provisions of CEQA as well as regulations currently implemented by the County of Riverside and the proposed guidelines of the Society of Vertebrate Paleontology (2010).

PDP01659 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01659 is hereby accepted for PPT190037. A PRIMP shall be required prior to issuance of a grading permit for this project.

Transportation

Transportation. 1 MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 2 MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 MAP - DRAINAGE 2 (cont.)

facilities and/or appropriate easements as approved by the Transportation Department.

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 4 MAP - TS/General Conditions

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harrison Street (NS) at:
66th Avenue (EW)
Middleton Street (EW)

Middleton Avenue (NS) at:
66th Avenue (EW)
Driveway 2 (EW)
Driveway 3 (EW)
Driveway 4 (EW)
Middleton Street (EW)

Tyler Street-Middleton Street (NS) at:
66th Avenue (EW)

Polk Street (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

MAP - TS/General Conditions (cont.)

66th Avenue (EW)

Fillmore Street (NS) at:
66th Avenue (EW)

Pierce Street (West) (NS) at:
66th Avenue (EW)

Pierce Street (East) (NS) at:
66th Avenue (EW)

SR-86S (NS) at:
66th Avenue (EW)

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

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

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Planning

050 - Planning. 1 Planning - CVWD compliance Not Satisfied

Prior to recordation the applicant shall provide final engineering designs that address the comments in the June 2018 CVWD letter.

050 - Planning. 2 Planning - Map - ECS Note Mt Palomar Light Not Satisfied

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

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

050 - Planning. 3 Planning - Map - ECS Shall Be Prepared Not Satisfied

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

050 - Planning. 4 Planning - Map - Fee Balance Not Satisfied

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

050 - Planning. 5 Planning - Map - Final Map Preparer Not Satisfied

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

050 - Planning. 6 Planning - Map - Quimby Fees Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement 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.

Transportation

050 - Transportation. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on 66th Avenue, Middleton Street and Middleton Avenue and so noted on the final map, with the exception of projects access opening as approved by the Transportation Department.

050 - Transportation. 2 CORNER CUT-BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 3 DEDICATION Not Satisfied

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 DEDICATION (cont.) Not Satisfied

Middleton Avenue within projects boundary shall be improved as a COLLECTOR ROAD with 44-foot full-width AC pavement, 6-inch concrete curb and gutter and sidewalks within 74-foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A".

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

050 - Transportation. 4 EASEMENT/SUR Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 5 EXISTING MAINTAINED Not Satisfied

66th Avenue along project boundary is a County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2. (110'/152') Modified to reflect The Thermal and Oasis Mobility Plan. A center median shall be constructed along the property frontage on Ave 66. The median shall incorporate a left hand turn lane for west bound traffic turning left onto Middleton Avenue. Additional match up asphalt concrete paving shall be required north of centerline to maintain a single 15-foot wide west bound lane.

Complete paved street profile shall include:

A single 15-foot wide west bound lane

A 14 foot wide median / center turn lane

Three east bound lanes and a paved shoulder per County Standard No. 91.

NOTE: A 10-foot wide Class I Multimodal Path shall be constructed within the 21-foot parkway per The Thermal and Oasis Mobility Plan. The 10 foot wide Class 1 multi modal Path shall extend to the intersection of Tyler and 66th Ave and terminate at an ADA ramp.

Middleton Street along project boundary is a County maintained road and shall be improved with 6-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 37-foot half-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

050 - Transportation. 6 FINAL MAP DRIAN EASEMENT Not Satisfied

The land divider shall delineate the locations of the retention basins and drainage channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 FINAL MAP DRIAN EASEMENT (cont.) Not Satisfied

050 - Transportation. 7 IMP PLANS Not Satisfied

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

050 - Transportation. 8 INTERSECTION/50' TANGENT Not Satisfied

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

050 - Transportation. 9 MAP - TS/Geometrics Not Satisfied

The intersection of Middleton Avenue (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one right-turn lane – stop controlled
- Southbound: N/A
- Eastbound: one through lane, one right-turn lane
- Westbound: one left-turn lane, one through lane

The intersection of Middleton Avenue (NS) at Driveway 2 (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane – stop controlled
- Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Driveway 3 (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane
 - Southbound: one through lane
 - Eastbound: one shared left-turn/right-turn lane – egress only
 - Westbound: one shared left-turn/right-turn lane – egress only
- NOTE: The driveways shall be designed and signed to reflect egress movement only.

The intersection of Middleton Avenue (NS) at Driveway 4 (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane – stop controlled
- Westbound: one shared left-turn/through/right-turn lane – stop controlled

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Transportation

050 - Transportation. 9 MAP - TS/Geometrics (cont.) Not Satisfied

The intersection of Middleton Avenue (NS) at Middleton Street (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn /right-turn lane – stop controlled

Eastbound: one shared left-turn/through lane

Westbound: one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

050 - Transportation. 10 RETENTION BASIN MAINTENANCE Not Satisfied

Maintenance of each detention basin shall be the responsibility of the individual landowner or maintained by a Home Owners Association. Proper documentation will be provided in the form of an operational and maintenance agreements with County Parks and Recreation or Homeowners Association or documentation of maintenance in the CCR's defining the maintenance responsibilities of the individual landowners as approved by the Director of Transportation.

050 - Transportation. 11 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along 66th Avenue shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

Sufficient public street right-of-way along Middleton Street shall be conveyed for public use to provide for a 37-foot half-width right-of-way.

Sufficient public street right-of-way within project boundary also known Middleton Avenue shall be conveyed for public use to provide for a 74-foot full-width right-of-way.

050 - Transportation. 12 SIGNING & STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 13 SOILS 2 Not Satisfied

The developer/owner shall submit preliminary soils recommendations addressing the construction and design requirements within the road right-of-way.

050 - Transportation. 14 STREET IMPROVEMENT PHASING Not Satisfied

The proposed street improvements may be divided into three phases as follows and per the approved

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Transportation

050 - Transportation. 14 STREET IMPROVEMENT PHASING (cont.) Not Satisfied
phasing plan:

Phase 1: Housing east of Middleton Ave.

This phase shall require ALL pavement and all curb and gutter improvements to be complete along the entire frontage of all 3 phases and the completion of all asphalt and curb and gutters on Middleton Avenue. Full sidewalk, street light and landscape improvements shall be required along the east side of Middleton Avenue, along the north side of Middleton Street to the intersection of Tyler and 66th Ave, and along the south side of 66th Ave from the east side of Middleton Avenue to the intersection of Tyler and 66th Ave. This phase shall also include all main line underground utility installations for all phases

Phase 2: Commercial development on 66th Ave.

This phase shall require the installation of a center median and turn lane and additional asphalt improvements north of centerline to provide for the continuation of the west bound lane. All remaining sidewalk, street light and landscape improvements along the frontage of Phase 2 including 66th Ave west of Middleton Ave. And the west half of Middleton Ave along the phase 2 frontage.

Phase 3: Housing west of Middleton Ave.

This phase shall require the completion of all remaining improvements, including sidewalk, street light and landscape improvements along the west half of Middleton Avenue and the north side of Middleton Street west of Middleton Avenue.

050 - Transportation. 15 STREET NAME SIGN Not Satisfied

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

050 - Transportation. 16 STREETLIGHT PLAN Not Satisfied

A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinance. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 17 UTILITY PLAN Not Satisfied

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

60. Prior To Grading Permit Issuance

Plan: TPM37590

Parcel: 751160004

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.

E Health

060 - E Health. 1 Gen - Custom Not Satisfied

Any existing wells must be abandoned under permit with Environmental Health Department prior to issuance of grading permit.

Planning

060 - Planning. 1 Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 26.23 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted

Plan: TPM37590

Parcel: 751160004

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural and Tribal Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow

Plan: TPM37590

Parcel: 751160004

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Not Satisfied

identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

060 - Planning-EPD. 1 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.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

County Paleontological Report (PDP) No. 1659, submitted for this case (PPT190037), was prepared by CRM TECH, and recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations.

HENCE:

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project

Plan: TPM37590

Parcel: 751160004

70. Prior To Grading Final Inspection

Planning-CUL

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

Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

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

080 - E Health. 2 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 3 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from Coachella Valley Water District for sanitary sewer service.

Plan: TPM37590

Parcel: 751160004

80. Prior To Building Permit Issuance

E Health

080 - E Health. 3 Sewer Will Serve (cont.) Not Satisfied

080 - E Health. 4 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from Coachella Valley Water District for domestic water service.

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 20 percent of the energy demand for commercial and multi-family residential development. 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 - School Mitigation Not Satisfied

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

080 - Planning. 3 Planning - Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 4 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. 5 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. 6 Planning-MAP- COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved Exhibit __ of PLOT PLAN No. 190037.

080 - Planning. 7 Planning-MAP- ELEVATION & FLOOR PLAN Not Satisfied

Elevations and floor plans shall substantially conform to approved Exhibit __ of PLOT PLAN No. 190037.

080 - Planning. 8 Planning-MAP- PARKING SPACES Not Satisfied

Plan: TPM37590

Parcel: 751160004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Planning-MAP- PARKING SPACES (cont.) Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348, Section 18.12: Multiple Family Residential. A total of 425 parking spaces are required; however, the applicant is provided 473 parking spaces. These spaces will be with paved with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

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

Plan: TPM37590

Parcel: 751160004

90. Prior to Building Final Inspection

E Health

090 - E Health. 4 Hazmat Review (cont.) Not Satisfied
Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

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 20 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 - FENCING COMPLIANCE Not Satisfied

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

090 - Planning. 3 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. 4 Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

Walls required through this project shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 5 Planning-MAP- QUIMBY FEES Not Satisfied

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

Transportation

090 - Transportation. 1 STREET LIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development, at the intersections, end of cul-de-sacs and knuckles in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

Plan: TPM37590

Parcel: 751160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 STREET LIGHTS INSTALL (cont.) Not Satisfied

090 - Transportation. 2 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: December 20, 2019

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.
Coachella Valley Water District
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor

SunLine Transit Agency
Riv. Co. EDA - Redevelopment
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: V. Manuel
Perez

GENERAL PLAN AMENDMENT NO. 190017, PLOT PLAN NO. 190037, TENTATIVE PARCEL MAP NO. 37590, CHANGE OF ZONE NO. 190048 – (CEQ190165) – Applicant: Coachella Valley Housing Coalition – **Engineer/Representative:** MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Medium Density Residential (MDR) Land Use Designation – **Location:** West of Tyler Street, north of 68th Avenue , south of 66th Avenue, and east of Harrison Street – **Gross Acreage:** 26.2 - **Zoning:** Controlled Development Area (W-2) – **Request: General Plan Amendment No. 190017 (GPA190017) –** General Plan Amendment request to change the sites existing Medium Density Residential (MDR) land use designation to Commercial Retail (CR) in the northwest corner of the site to accommodate the commercial development, and High Density Residential (HDR) throughout the remainder of the site to accommodate 160 affordable housing units. **Plot Plan No. 190017 (PPT190017) –** Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings. Phase II proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 square feet of buildings. **Tentative Parcel Map No. 37590 (TPM37590) –** Tentative Parcel Map for a Schedule “B” subdivision of 26.2 acres into five developable lots. The Map also proposes to realign Middleton Avenue. **Change of Zone No. 190048 (CZ1900048) –** Proposal to change the site’s existing zoning of Controlled Development (W-2) to General Commercial (R-3) and General Commercial (C1/CP) APN: 751-160-009, 751-160-004, 751-160-007, 751-160-012, and 751-160-014. Previous Cases: PAR180025, CUP0808 – **BBID: 830-063-462**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on January 23, 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 Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at jkillebr@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 4, 2020

RE: Native American SB18 Consultation request for **General Plan Amendment No. GPA190017**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. GPA190017, PPT190037, TPM37590**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 190017, PLOT PLAN NO. 190037, TENTATIVE PARCEL MAP NO. 37590, CHANGE OF ZONE NO. 190048 – (CEQ190165) – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Medium Density Residential (MDR) Land Use Designation – Location: West of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street – Gross Acreage: 26.2 - Zoning: Controlled Development Area (W-2) – **Request: General Plan Amendment No. 190017 (GPA190017)** – General Plan Amendment request to change the sites existing Medium Density Residential (MDR) land use designation to Commercial Retail (CR) in the northwest corner of the site to accommodate the commercial development, and High Density Residential (HDR) throughout the remainder of the site to accommodate 160 affordable housing units. **Plot Plan No. 190037 (PPT190037)** – Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings. Phase II proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 square feet of buildings. **Tentative Parcel Map No. 37590 (TPM37590)** – Tentative Parcel Map for a Schedule “B” subdivision of 26.2 acres into five developable lots. The Map also proposes to realign Middleton Avenue. **Change of Zone No. 190048 (CZ1900048)** – Proposal to change the site’s existing zoning of Controlled Development (W-2) to General Residential (R-3) and General Commercial (C1/CP). APN: 751-160-009, 751-160-004, 751-160-007, 751-160-012, and 751-160-014. Previous Cases: PAR180025, CUP0808

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Valentina Lopez at 951-955-8632 or email at vslopez@rivco.org within 90 days after receiving this letter.

Sincerely,
Riverside County Planning Department

John Hildebrand
TLMA Administrative Services Manager

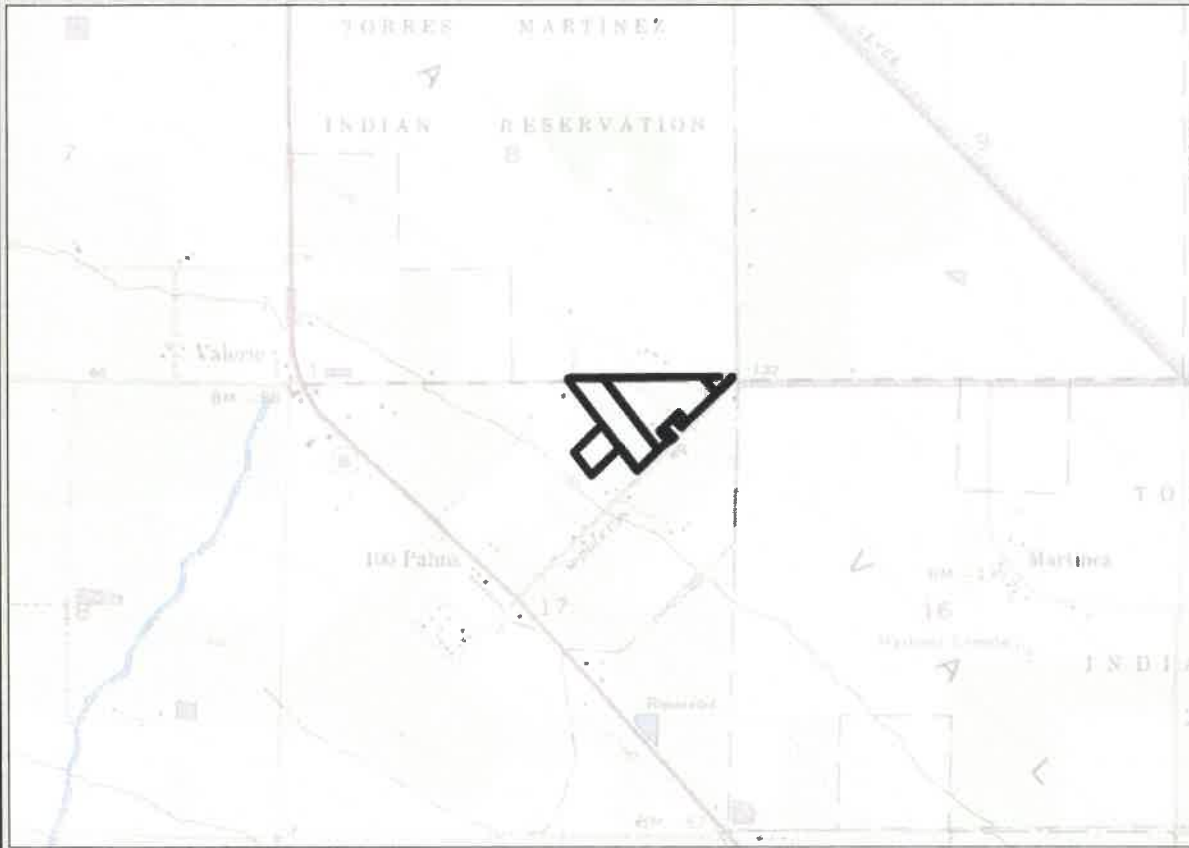
Attachments: USGS map

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Map My County Map

GPA190017,PPT190037,TPM37590



Legend

- Blue Line Streams
- City Areas



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



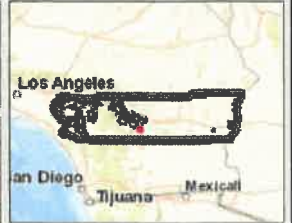
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Notes

Map My County Map

GPA190017,PPT190037,TPM37590



Legend

- Blue Line Streams
- City Areas



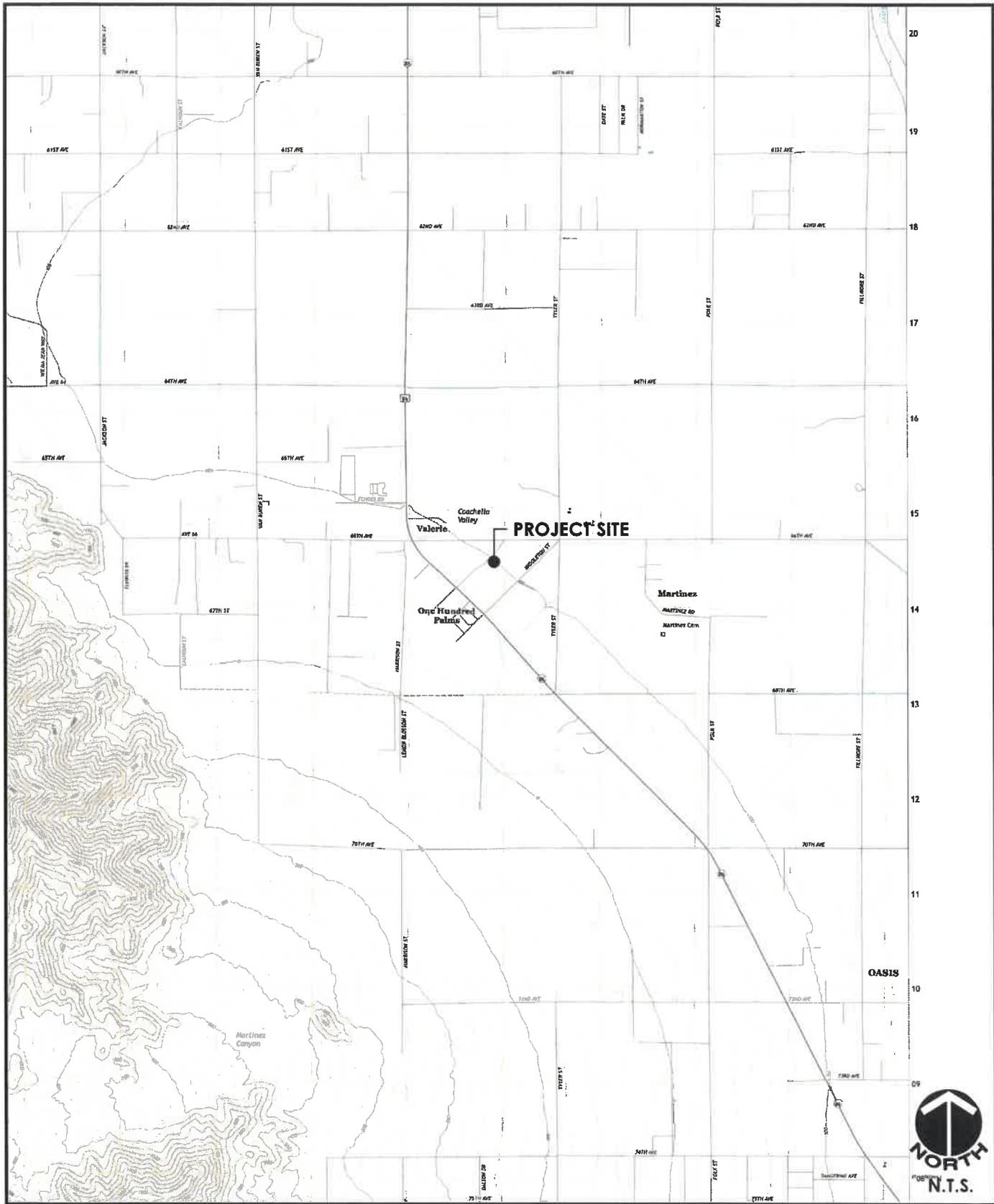
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Notes



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 34200 Bob Hope Drive, Rancho Mirage, CA 92270
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U.S. Geological Survey

OASIS VILLAS

IN THE COUNTY OF RIVERSIDE, CALIFORNIA



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

March 26, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA190017, PPT1900037, TPM37590, CZ190048)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

GENERAL PLAN AMENDMENT NO. 190017, PLOT PLAN NO. 190037, TENTATIVE PARCEL MAP NO. 37590, CHANGE OF ZONE NO. 190048 – (CEQ190165) – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Medium Density Residential (MDR) Land Use Designation

LOCATION: West of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street – Gross Acreage: 26.2 - Zoning: Controlled Development Area (W-2)

Request: General Plan Amendment No. 190017 (GPA190017) – General Plan Amendment request to change the sites existing Medium Density Residential (MDR) land use designation to Commercial Retail (CR) in the northwest corner of the site to accommodate the commercial development, and High Density Residential (HDR) throughout the remainder of the site to accommodate 160 affordable housing units.

Plot Plan No. 190034 (PPT190037) – Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings. Phase II proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 square feet of buildings.

Tentative Parcel Map No. 37590 (TPM37590) – Tentative Parcel Map for a Schedule "B" subdivision of 26.2 acres into five developable lots. The Map also proposes to realign Middleton Avenue.

Change of Zone No. 190048 (CZ1900048) – Proposal to change the site's existing zoning of Controlled Development (W-2) to General Residential (R-3) and General Commercial (C1/CP). APN: 751-160-009, 751-160-004, 751-160-007, 751-160-012, and 751-160-014.

Sincerely,

John Hildebrand
TLMA Administrative Services Manager

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Project Planner: Deborah Bradford
Email CC: dbradfor@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Map My County Map

GPA190017,PPT190037,TPM37590



Legend

- Blue line Streams
- City Areas



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



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Notes

Map My County Map
GPA190017,PPT190037,TPM37590



Legend

- Blueline Streams
- City Areas



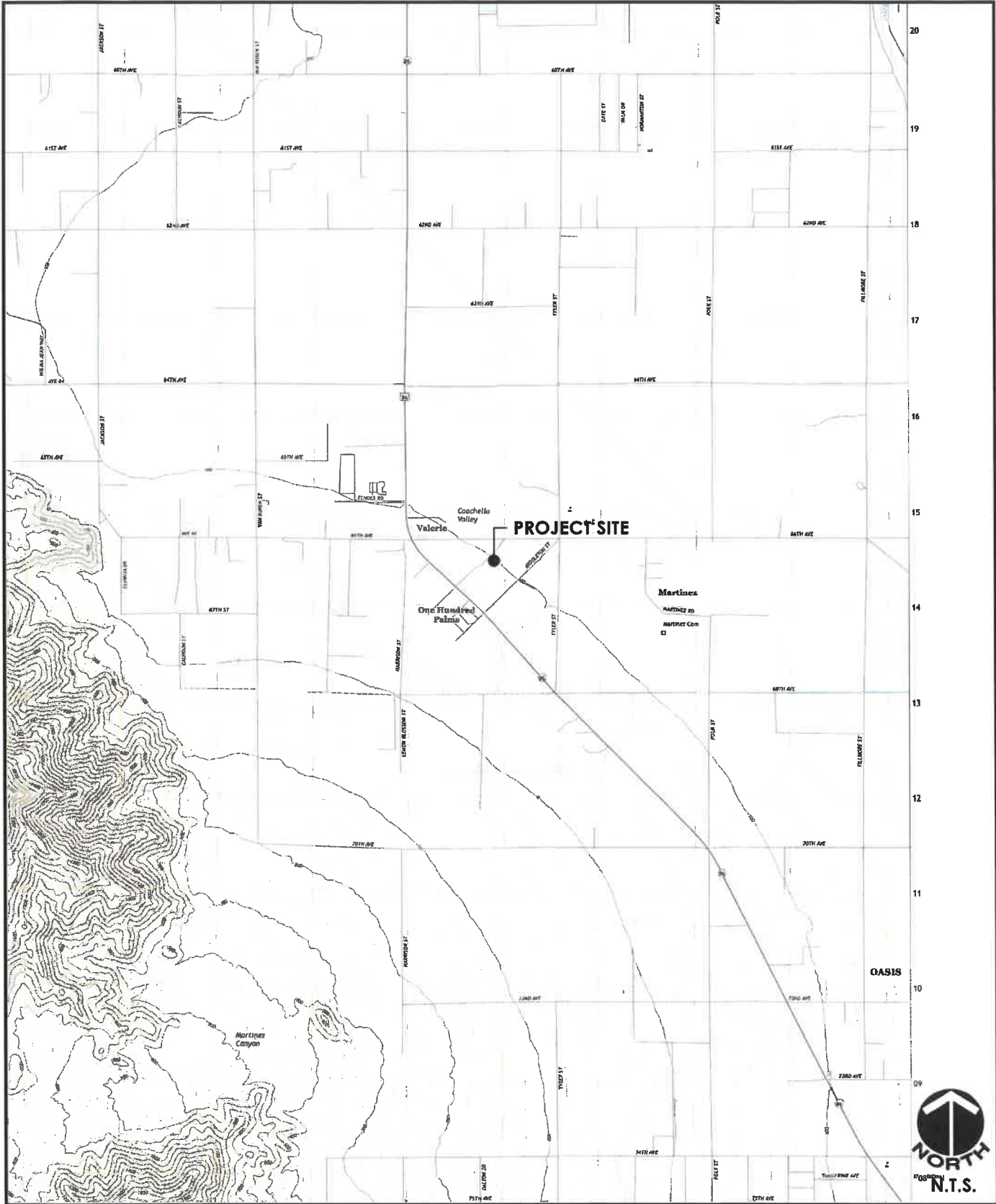
0 457 913 Feet

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

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Notes



MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



U.S. Geological Survey

OASIS VILLAS

IN THE COUNTY OF RIVERSIDE, CALIFORNIA



SETID # 8461

RIVERSIDE COUNTY
PLANNING DEPARTMENT

TPM 37590

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

- MINOR CHANGE Original Case No. _____
- REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Coachella Valley Housing Coalition

Contact Person: Mary Ann Ybarra E-Mail: Maryann.ybarra@cvhc.org

Mailing Address: 4570 Monroe Street, Plaza 1, Suite G

<u>Indio</u>	<u>CA</u>	<u>92201</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 347-3157 Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Nicole Vann E-Mail: nvann@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive

<u>Rancho Mirage</u>	<u>CA</u>	<u>92270</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 320-9811 Fax No: ()

Property Owner Name: Riverside County Housing Authority

Contact Person: Michael Walsh E-Mail: mfwalsh@rivco.org

Mailing Address: 5555 Arlington Ave

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

Riverside Street
CA 92504
City State ZIP


Daytime Phone No: (951) 343-5403 Fax No: ()

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

Pedro S.G. Rodriguez, Chief Financial Officer 
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): 751-160-004, 007, 009, 012, & 014

Approximate Gross Acreage: 26.2 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of 68th Ave, South of 66th Ave, East of Harrison Street, West of Tyler Street.

SUBDIVISION PROPOSAL:

Map Schedule: B Minimum Developable Lot Size: _____
Number of existing lots: 5 Number of proposed developable lots: 5
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: 8-14 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). Plot Plan, CZ, GPA, EA
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide signed copy(ies): Bio, Cultural, & Soils, Traffic, Phase 1

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: _____

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 _____

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



SETID#0461

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA 190017

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN) CIRCULATION SECTION
 GENERAL (WITH SPECIFIC PLAN)

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant Name: Coachella Valley Housing Coalition

Contact Person: Mary Ann Ybarra E-Mail: maryann.ybarra@cvhc.org

Mailing Address: 4570 Monroe Street, Plaza 1, Suite G
Indio Street 92201
CA State ZIP
City State ZIP

Daytime Phone No: (760) 347-3157 Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Nicole Vann E-Mail: nvann@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive
Rancho Mirage Street 92270
CA State ZIP
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: ()

Property Owner Name: Riverside County Housing Authority

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Contact Person: Michael Walsh E-Mail: mfwalsh@rivco.org

Mailing Address: 5555 Arlington Ave
Street
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 343-5403 Fax No: ()

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Julie Bornstein, Executive Director
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 751-160-004, 007, 009, 012, & 014

Approximate Gross Acreage: 26.2 ac

General location (nearby or cross streets): North of 68th Ave, South of 66th Ave, East of Harrison Street, West of Tyler Street

Existing Zoning Classification(s): W-2

Existing Land Use Designation(s): MDR

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

The entire 25 acre project site has a LU designation of MDR. The project proposes a GPA from MDR to CR to allow the proposed commercial portion of the site and HDR to accommodate the 160 affordable housing units.

Related cases filed in conjunction with this request:

TPM, CZ, Plot Plan and EA

Is there previous development application(s) filed on the same site: Yes No

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

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic, Bio, Cultural, Soils, Phase 1

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District	X	
Gas Company	Southern CA Gas Co	X	
Telephone Company	Fronteir	X	
Water Company/District	Coachella Valley Water District	X	
Sewer District	Coachella Valley Water District	X	

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

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

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

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

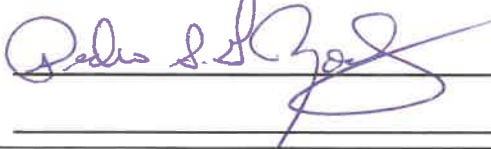
If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date NOVEMBER 6, 2019

Owner/Representative (2) _____ Date _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Eastern Coachella Valley Area Plan

EXISTING DESIGNATION(S): MDR

PROPOSED DESIGNATION(S): CR and VHDR

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The project is proposing to develop 160 affordable housing units for farmworkers and approx. 23,000 sf of commercial space. The multi-phase development will bring expanded medical services, child care, neighborhood market and affordable housing to the community.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

None

C. PROPOSED POLICY (Attach more pages if needed): _____

None

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

None

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: None
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): None

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1019 GPA Condensed Application.docx
Created: 07/01/2015 Revised: 07/30/2018



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

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

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Coachella Valley Housing Coalition hereafter "Applicant" and Riverside County Housing Authority "Property Owner".

Description of application/permit use:

Request for a Plot Plan, Tentative Parcel Map, CHange of Zone and General Plan Amendment.

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): 751-160-004, 007, 012 & 014

Property Location or Address:
SW corner of 66th Avenue and Middleton Street, Thermal CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Riverside County Housing Authority Phone No.: 951-343-5469

Firm Name: _____ Email: _____

Address: 5555 Arlington Ave
Riverside, CA 92504

3. APPLICANT INFORMATION:

Applicant Name: Mary Ann Ybarra Phone No.: 760-347-3157

Firm Name: Coachella Valley Housing Coalition Email: maryann.ybarra@cvhc.org

Address (if different from property owner)
4570 Monroe St. Plaza 1, Suite G
Indio, CA 92201

4. SIGNATURES:

Signature of Applicant:  Date: 11/6/19
Print Name and Title: Pedro S.G. Rodriguez, Chief Financial Officer

Signature of Property Owner:  Date: 11/6/19
Print Name and Title: Pedro S.G. Rodriguez, Chief Financial Officer

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

SETID
8461
CZ/900048

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Coachella Valley Housing Coalition

Contact Person: Mary Ann Ybarra E-Mail: maryann.ybarra@cvhc.org

Mailing Address: 4570 Monroe Street, Plaza 1, Suite G
Indio CA 92201
City State ZIP

Daytime Phone No: (760) 347-3157 Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Nicole Vann E-Mail: nvann@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive
Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: ()

Property Owner Name: Riverside County Housing Authority

Contact Person: Michael Walsh E-Mail: mfwalsh@rivco.org

Mailing Address: 5555 Arlington Ave
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Riverside
City

CA
State

92504
ZIP

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Pedro S.G. Rodriguez, Chief Financial Officer

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 751-160-004, 007, 009, 012, 014

Approximate Gross Acreage: 26.2 Acres

General location (nearby or cross streets): North of 68th Avenue, South of _____

APPLICATION FOR CHANGE OF ZONE

66th Avenue _____, East of Harrison Street _____, West of Tyler Street _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The project site is 25 acres of land currently zoned W-2 (Controlled Development). The project is proposing a ZC to R-3 General Residential and C1/CP Zone. The R-3 zone would allow for the 160 units of affordable housing units and the C1/CP would allow for the proposed commercial uses for the site.

Related cases filed in conjunction with this request:

TPM, GPA, Plot Plan and EA.

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018



SET ID #BTLT/SET
2/20/1
PPT190037

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: Coachella Valley Housing Coalition

Contact Person: Mary Ann Ybarra E-Mail: Maryann.ybarra@cvhc.org

Mailing Address: 4570 Monroe Street, Plaza 1, Suite G
Indio CA 92201
City State ZIP

Daytime Phone No: (760) 347-3157 Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Nicole Vann E-Mail: nvann@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive
Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: ()

Property Owner Name: Riverside County Housing Authority

Contact Person: Michael Walsh E-Mail: mfwalsh@rivco.org

Mailing Address: 5555 Arlington Avenue
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 343-5403 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.)

Pedro S.G. Rodriguez, Chief Financial Officer 
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): 751-160-004, 007, 009, 012 & 014

Approximate Gross Acreage: 26.2 ac

General location (nearby or cross streets): North of 68h Ave, South of 66th Ave, East of Harrison Street, West of Tyler Street.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The project is proposing a commercial/retail and multi-family residential mixed-use development to be completed in three Phases. Phase 1 would develop the commercial/retail and Phases 2 and 3 would include the recreational and residential uses.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 8.1 A. #12 and Section 9.1 A.

Number of existing lots: 1

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

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

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

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		See Plot Plan Exhibit for Details
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:

GPA, CZ, TPM, EA

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

If yes, provide Application No(s). N/A

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A

EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Bio, Cultural, Soils, Traffic, Phase 1

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: N/A

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: _____

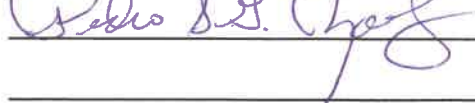
Applicant: _____ Date _____

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 Nov. 6, 2019

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

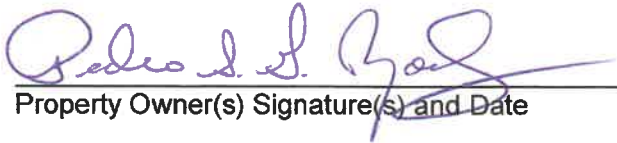


RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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



Property Owner(s) Signature(s) and Date

Pedro S.G. Rodriguez, Chief Financial Officer

Printed Name of Owner

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

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

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

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

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

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68th Avenue, southerly of 66th Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – Request: General Plan Amendment No. 190017 (GPA190017), a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. Change of Zone No. 1900048 (CZ1900048), proposal to change the site’s existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). Tentative Parcel Map No. 37590 (TPM37590), a Tentative Parcel Map for a Schedule “E” subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. Plot Plan No. 190037 (PPT190037), a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 18, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 15, 2020,

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

APN (s) or case numbers CZ1900048/GPA190017/TPM37590/PPT190037 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900048/GPA190017/TPM37590/PPT190037

(800 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... 10/15/2020 10:13:50 AM

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751140003
EUSTACIO F. MATA
P O BOX 626
THERMAL CA 92274

751150015
JUAN MANUEL GALINDO OCHOA
PO BOX 141
THERMAL CA 92274

751160002
VICENTE C. AGUIRRE
85615 AVENUE 66
THERMAL CA 92274

751160015
OLLA J. GRANT
34750 WASHINGTON ST
INDIO CA 92201

751200010
USA BIA
66400 TYLER ST
THERMAL CA 92274

751180006
SALVADOR R. BECERRA
85885 MIDDLETON ST
THERMAL CA 92274

751160004
HOUSING AUTHORITY COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

751170011
ROSENDA LOPEZ PEREZ
85695 MIDDLETON RD
THERMAL CA 92274

751170012
GUADALUPE J. VASQUEZ
52883 CALLE AVILA
COACHELLA CA 92236

751080007
DANIEL S. HAGENY
48370 STEEN CT
INDIO CA 92201

751080009
WILLIAM J. BOGDANSKI
2776 MASSACHUSETTS AVE
LEMON GROVE CA 91945

751150017
IGNACIO A. CARDENAS
PO BOX 200
INDIO CA 92201

751180001
JESUS MONTANEZ
PO BOX 1083
THERMAL CA 92274

751180003
MAXIMO H. LESCHNIK
85835 MIDDLETON ST
THERMAL CA 92274

751180011
MARIA J. MONTANEZ
PO BOX 1440
THERMAL CA 92274

751150002
EUSTACIO MATA
P O BOX 363
LA QUINTA CA 92247

751150016
SALVADOR R. BECERRA
85885 MIDDLETON RD
THERMAL CA 92274

751160006
CARLOS E. VERDUZCO
9103 FUSHIA CT
MECCA CA 92254

751180002
ROBERT LEIGH BECKSTROM
2205 N PALM WAY
UPLANDS CA 91784

751200011
ALFREDO BAZUA
PO BOX 818
MECCA CA 92254

751070032
CVWD
P O BOX 1058
COACHELLA CA 92236

751140002
ENRIQUE ROSAS I
P O BOX 731
COACHELLA CA 92236

751160001
JOSE C. MATA
85505 AVENUE 66
THERMAL CA 92274

751150003
MARIA AMALIA AGUILAR
P O BOX 626
THERMAL CA 92274

751150004
MARIA AMALIA M AGUILAR
P O BOX 626
THERMAL CA 92274

751160003
ERICA T. IBARRA
PO BOX 187
COACHELLA CA 92236

751160005
JOSE GUADALUPE CASTILLO
80754 AVENUE 46
INDIO CA 92201

751170009
OMAR MARTINEZ
85651 MIDDLETON ST
THERMAL CA 92274

751200001
ALBERT L. GOOD
ROUTE 2 BOX 299
DELANO CA 93215

751070031
COACHELLA VALLEY UNIFIED SCHOOL DIST
82224 CHURCH ST
THERMAL CA 92274

751160013
RODOLFO BAZUA
P O BOX 545
MECCA CA 92254

751170015
ERASMO A. RODRIGUZ
85641 MIDDLETON RD
THERMAL CA 92274

751180004
CAROLE A. ALLISON
85850 MIDDLETON ST
THERMAL CA 92274

Coachella Valley Housing Coalition
Atten: Mary Ann Ybarra
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

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4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

MSA Consulting, Inc.
Atten: Nicole Vann
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

Coachella Valley Housing Coalition
Atten: David Yrigoyen
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

Coachella Valley Housing Coalition
Atten: David Yrigoyen
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

Riverside County Housing Authority
Atten: Michael Walsh
5555 Arlington Ave.
Riverside, CA 92504

Riverside County Housing Authority
Atten: Carrie Harmon
P.O. Box 1180
Riverside, CA 92502

Riverside County Housing Authority
Atten: Carrie Harmon
P.O. Box 1180
Riverside, CA 92502

Coachella Valley Water District
Atten: Carrie Oliphant
P.O. Box 1058
Coachella, CA 92236

Coachella Valley Water District
Atten: Carrie Oliphant
P.O. Box 1058
Coachella, CA 92236

Coachella Valley Unified School Dist.
Atten: Larry T. Moen, Dir. of Facilities
87-225 Church St.
Thermal, CA 92274

MSA Consulting, Inc.
Atten: Nicole Vann
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

Coachella Valley Unified School Dist.
Atten: Larry T. Moen, Dir. of Facilities
87-225 Church St.
Thermal, CA 92274

Torres Martinez Band of Cahuilla Indians
Atten: Mary Resvaloso
P.O. Box 1160
Thermal, CA 92274

Torres Martinez Band of Cahuilla Indians
Atten: Mary Resvaloso
P.O. Box 1160
Thermal, CA 92274

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

GPA190017, CZ1900048, TPM37590, and PPT190037

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Coachella Valley Housing Coalition
Project Applicant

4570 Monroe Street, Plaza 1, Suite G., Indio, CA. 92201
Address

N/68th Ave., S/66th Ave., E/Harrison St., and W/Tyler St.
Project Location

GPA190017 proposes to change the site's existing Community Development: Medium Density Residential (CD: MDR) land use designation to Community Development: Commercial Retail (CD: CR) in the northwest corner of the site to accommodate the commercial development (Phase 2), and Community Development: High Density Residential (CD: HDR) throughout the remainder of the site (Phase 1 and 3). **Change of Zone No. 1900048** proposes change the site's existing zoning of Controlled Development (W-2) to General Residential (R-3) and General Commercial (C1/CP). **Tentative Parcel Map No. 37590** proposes a Schedule E Map to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with a day care facility and general commercial uses. Parcel 2 is comprised of approximately 1.02 acres and will be developed with a medical clinic. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, community center and pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. The Map also proposes the realignment of Middleton Avenue. **Plot Plan No. 190037 (PPT190037)** is a proposal to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase 1 includes 80 multi-family residential units within 68,976 square feet of buildings. Phase 2 proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase 3 includes 80 multi-family residential units within 68,976 square feet of buildings. APNs 751-160-004, 007, 009, 012, and 014.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. The Mitigated Negative Declaration for Environmental Assessment No. CEQ190165 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY

**INVOICE (INV-00130847)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Coachella Valley Housing Coalition
45701 Monroe St, Ste G, Plaza 1
Indio, Ca 92201

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00130847	11/24/2020	11/24/2020	Due

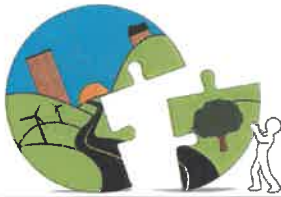
REFERENCE NUMBER	FEE NAME	TOTAL
CFW200052	0452 - CF&W Trust Record Fees	\$50.00
	0453 - CF&W Trust EIR	\$2,406.76

SITE ADDRESS		
85750 Middleton St Thermal, CA 92274	SUB TOTAL	\$2,456.76

TOTAL DUE	\$2,456.76
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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.

3 . 2

Planning Commission Hearing: December 2, 2020

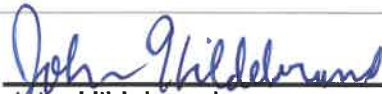
PROPOSED PROJECT

Case Number(s): DA1900012 and CUP190019
Environmental: CEQA Exempt, Section No. 15303 (C)
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Mina Morgan
Project APN(s): 963-030-005

Applicant(s): Michael Simonian

Representative(s): KWC Engineers

Jo Howard


John Hildebrand
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 square-foot suite to be used as a storefront on a 0.71 acre lot with parking and landscaping.

Development Agreement No. 1900012 Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area.

The project site is located at 30375 Auld Road, Murrieta California, 92563, south of Auld Road, east of Sky Canyon Road and Winchester Road, and north of Sparkman Way.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

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

TENTATIVELY APPROVE Development Agreement No. 1900012, 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. 190019, 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:	Borel Airpark Center #265
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Public Facilities (PF)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Specific Plan (SP265 Borel Airpark)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP265 Borel Airpark)
East:	Manufacturing – Service Commercial (M-SC)
South:	Specific Plan (SP265 Borel Airpark)
West:	Specific Plan (SP265 Borel Airpark)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant land
East:	French Valley Airport
South:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.71 acres	N/A
Proposed Building total Area (suite A&B) (SQFT):	total building is 2,890 sq. ft.	N/A
Retail Suite (Cannabis)	1,709 sq. ft.	N/A
Building Height (FT):	15 feet in height	35 feet in height

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail (Cannabis)	1,709 sqft.	1 space/200 sq. ft. of gross floor area	9	16
TOTAL:			9	16

Located Within:

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, portion in FEMA Flood Zone
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes – French Valley

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

On October 2, 2017 the Riverside County Assistant TLMA Director approved Plot Plan No. 26047 on the project site, which proposed the construction of a 2,880 sq. ft. single story office building with two suites. The proposed structure is 15 feet in height and provides approximately sixteen (16) off street parking spaces.

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

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

The project was assigned an RFP Cannabis File No. CAN190048. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 10 and as a result, it was recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

On August 26, 2019 the Riverside County Planning Department received a Conditional Use Permit to operate a storefront retail cannabis business. The proposal is to occupy one of the suites for the retail business operation (approximately 1,709 Square-feet) as illustrated in the previously approved Plot Plan No. 26047.

Project Details:

The proposed project will occupy an approximately 1,709 square-foot suite to be used as a storefront for a retail cannabis business on a 0.71 acre lot with parking and landscaping. The project includes sixteen (16) off-street parking spaces which consists of fifteen (15) standard parking spaces, and one (1) accessible parking space, exceeding the off-street requirement for retail cannabis at 1 stall per 200 square-feet that requires a minimum of eight (9) parking spaces. The site also includes a trash enclosure located within the perimeter of the property. In addition, landscaping and internal walkways are proposed throughout the site. The property is accessed from Sky Canyon Drive and Auld Road.

The proposed commercial structure is a single story Spanish style office building with a pitched clay roof. The structure has a stucco finish, glass windows, and stone veneer sidings installed along all elevations of the building.

The interior of the proposed suite area consists of areas for retail sales, reception and waiting area, and other spaces that include restrooms, and employee break areas.

The business will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). Deliveries will operate daily during normal business hours, seven days per week. There will be one delivery vehicle and one delivery driver responsible for this task. The Delivery driver will log all inventory packed for delivery and depart the facility with the initial orders. Prior to leaving the licensed premises for delivery, the delivery employee will be responsible for ensuring the vehicle contains a copy of its vehicle registration, insurance, and copies of state and local cannabis licenses, delivery request receipts, and trip plans in an easily accessible location. Additionally, the delivery employee will carry his or her driver's license and provided employee identification card on his or her person throughout the delivery process.

General Plan Consistency

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Commercial Retail (CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets at a neighborhood, community, and regional level. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

Zoning Consistency

The Project is located in Planning Area 10 of Specific Plan No. 265. The specific plan identified this planning area for Commercial Retail uses pursuant to Figure III-7 of Specific Plan No. 265. As stated in the specific plan, “typical uses expected under this category include both sit-down and take-out restaurants, delis and sandwich shops, hotels and motels, printing and copying services, commercial offices and services, medical offices, automobile service stations, commercial recreational facilities such as health clubs and facilities.” This development is also consistent with the Specific Plan land use designation of Commercial Retail (CR) that is applied to Planning Area No. 10. Furthermore, Specific Plan No. 265 Zoning Ordinance No. 348.4814 provides that the uses permitted in Planning Area 10 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, which is the C-P-S zoning classification. Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-P-S Zone with an approved conditional use permit. The C-P-S Zone allows multiple uses, including retail uses that are similar to the proposed Project, such as drug stores, food markets, sporting goods, tobacco stores, convenience stores, and liquor stores. 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 Planning Area 10 of Specific Plan No. 265, the C-P-S Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

On June 11, 2020 the Airport Land Use Commission (ALUC) found the project consistent with the French Valley Airport Land Use Compatibility Plan.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

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

The project qualifies for this exemption since the project proposes to occupy 1,709 square feet out of a proposed commercial building totaling 2,890 square feet within an urbanized area, and since no hazardous substances are proposed to be kept on-site. The area has an urbanized visual characteristic as there are commercial and industrial uses in the surrounding area and there are residential uses further west of the site. The project meets the criteria of the exemption since the development has all necessary

public services available including water, sewage, electrical, gas, and other utility extensions. The project is not located in an environmentally sensitive area and no unusual circumstances apply that would create a potentially significant environmental impact. Additionally, the project meets the criteria of the exemption since it is not located within an unusual environmental circumstance. CEQA guidelines recognize that projects that propose small structures within non-environmentally sensitive urban areas and with available public services qualify for a categorical exemption. Therefore, no further environmental review is required.

Furthermore, the project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location, thus, no environmental impacts are anticipated to occur. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constraints to development posed by subsidence. Additionally, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

For this project the County followed CEQA Appendix G Guidelines and prepared an Environmental Assessment/Initial Study and the analysis included in it determined that less than significant impacts would occur from the project with no mitigation necessary to reduce impacts. This analysis further supports the basis for the exemption pursuant to Section 15303. Based upon the identified exemption above, the County of Riverside Planning Department hereby concludes that the Project would not have a significant effect on the environment and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as the project would provide community services and job

opportunities within the surrounding community, fulfilling the goals of the Vision Statement of the General Plan, particularly by helping expand emerging markets and associated employment, which includes the cannabis industry. This economic diversity also helps the County reach its stated economic development principles as discussed in the General Plan, by furthering local job opportunities; providing a unique mix of uses and a continued and expanded market for retail products; and stimulating growth of small businesses.

2. The existing zoning is Specific Plan (Specific Plan No. 265, Planning Area No. 10). The zoning applied to Planning Area No. 10 by the Specific Plan is based on the Scenic Highway Commercial (C-P-S) zone, which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation, because the C-P-S Zone allows specified commercial cannabis retail uses with an approved conditional use permit, which implements the CD:CR General Plan Land Use Designation that encourages local and regional retail and services. This development is also consistent with the Specific Plan land use designation of Commercial Retail (CR) that is applied to Planning Area No. 10 as discussed in the finding below.
3. The Project is located in Planning Area 10 of Specific Plan No. 265. The specific plan identified this planning area for Commercial Retail uses pursuant to Figure III-7 of Specific Plan No. 265. As stated in the specific plan, “typical uses expected under this category include both sit-down and take-out restaurants, delis and sandwich shops, hotels and motels, printing and copying services, commercial offices and services, medical offices, automobile service stations, commercial recreational facilities such as health clubs and facilities.” The Project is consistent with these commercial retail uses discussed in the Commercial Retail portion of the specific plan – which includes Planning Area 10. – Furthermore, Specific Plan No. 265 Zoning Ordinance No. 348.4814 provides that the uses permitted in Planning Area 10 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, which is the C-P-S Zone. The proposed use, a Cannabis Retail Store, is allowed within the C-P-S zone, pursuant to Section 19.518 of Ordinance No. 348, subject to an approved conditional use permit. .
4. The immediate uses surrounding the property are predominately vacant land to the north, west and south, although designated in the General Plan as Commercial Retail. Property to the east includes the French Valley Airport. The project’s proposed use is compatible with the surrounding uses because the cannabis retail use is consistent with the planned commercial retail uses to the north, west, and south and does not conflict with any existing uses in the area.

Conditional Use Permit Findings:

1. The proposed use will not be detrimental to the health, safety or general welfare of the community. As discussed below, the proposed project’s use is consistent with the present and future uses in the surrounding area. Additionally, the project has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Furthermore, with the advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community, and is subject to those conditions necessary to protect the health, safety and general welfare of the community.
2. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) that would

be similar retail and service uses as the proposed project. The proposed use, a cannabis retail business would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the Specific Plan (Specific Plan No. 265, Planning Area No. 10) 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.

3. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed building is a single building on a single parcel, so this situation does not exist for this project.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 7, Planning. 10, Planning 15 and 16 and other sections of the Advisory Notification Document address odor, hours of operation and security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard requirement of the advisory notification document (Planning. 15 and 16) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
 - b) 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
 - c) A professionally installed, maintained, and monitored alarm system.
 - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
 - e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being

stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

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

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of any other existing or approved Cannabis Retailer.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 1,000 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the Specific Plan (Specific Plan No. 265, Planning Area No. 10) Zoning Classification are as follows:
 - A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
 - B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The proposed construction does not exceed fifteen feet (15') in height. Therefore, the project meets this standard.
 - C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to

Ordinance No. 348 Section 18.27. The proposed construction does not exceed fifteen feet (15') in height. Therefore, the project meets this standard.

- D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 9 parking spaces and has proposed 16 parking spaces.
 - E. All mechanical equipment used in this project included roof-mounted equipment, is screened.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- A. *Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 1)*
 - B. *Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 2)*
 - C. *Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 3)*
 - D. *A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 4)*
 - E. *Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 5)*

- F. *Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.* As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 6)
- G. *Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.* The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 7)
- H. *Restroom facilities shall be locked and under the control of the Cannabis Retailer.* As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 8)
- I. *Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.* The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 9)
- J. *Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.* The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 10)
- K. *Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.* It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 11)
- L. *Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.* The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 12)
- M. *Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.* The project has been conditioned to meet this standard. (Conditions of Approval Planning Cannabis Retail Operations – 13)

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

Cannabis Retail Findings:

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 17 Planning - General - O. Permit and License Posting, Conditions of Approval Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Temecula Sphere of Influence. This project was not noticed to the City of Temecula with the initial Planning Commission hearing noticing, and since then, we've discussed the proposed development with City of Temecula staff, and we will ensure that the City of Temecula is noticed on all future hearings on this project.
3. The project site is located within an Airport Influence Area (AIA) boundary and was routed to ALUC for review and comments. On June 11, 2020 the Airport Land Use Commission (ALUC) found the project consistent with the French Valley Airport Land Use Compatibility Plan.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who

submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area (SRA). Conditions of approval were placed on CUP No. 190019 requiring compliance with Ordinance No. 787.

Development Agreement:

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

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the Specific Plan (Specific Plan No. 265, Planning Area No. 10) 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.

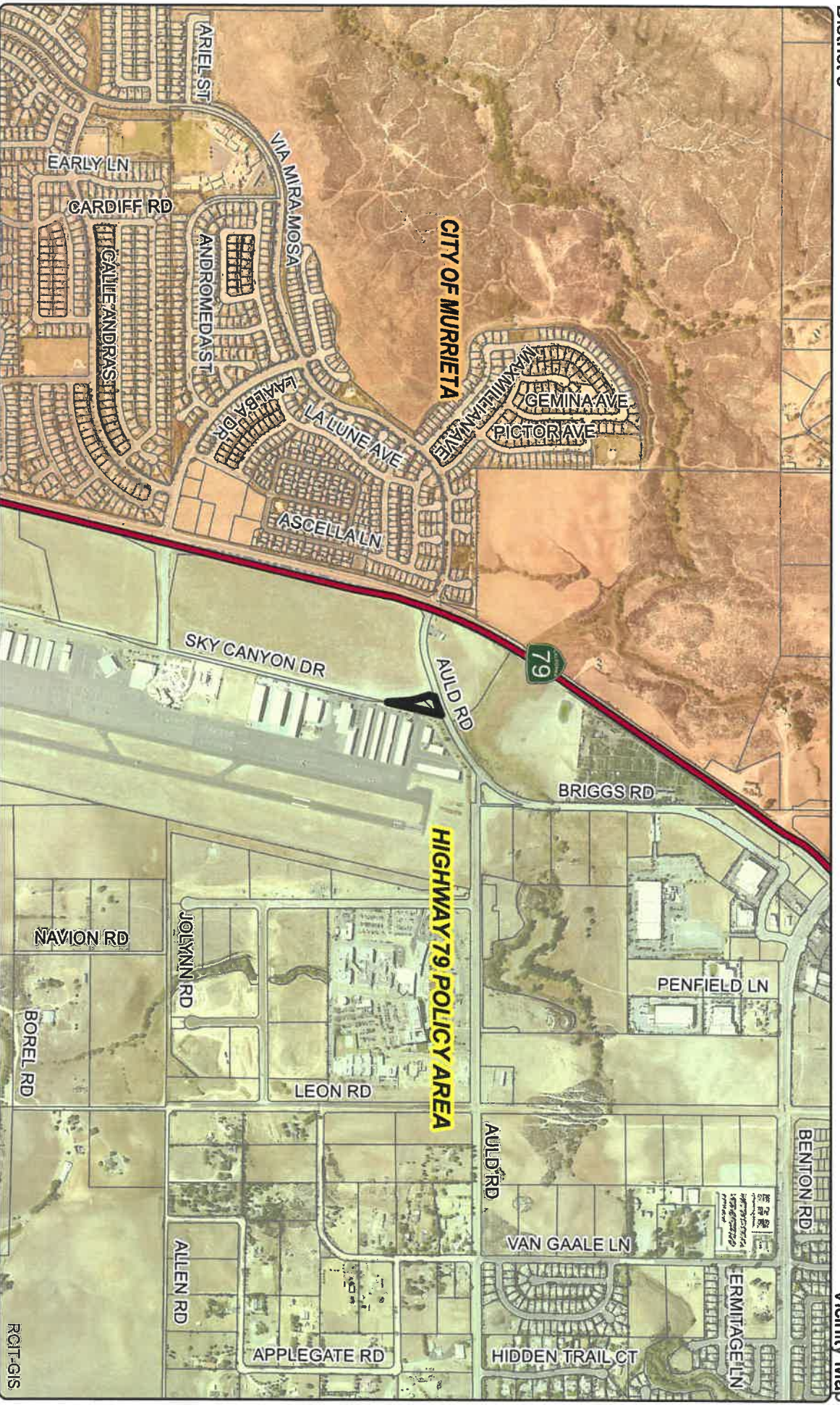
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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 did not received any written communication or phone calls indicating public opposition or support to the proposed project.

Supervisor: Washington
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190019
VICINITY/POLICY AREAS

Date Drawn: 07/31/2020
Vicinity Map



Zoning Area: Rancho California



Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. The new General Plan includes a new transportation element and a new land use element. The new General Plan includes a new transportation element and a new land use element. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in San Bern at (760) 365-8271 (Eastern County) or Website: <http://www.riversideca.gov>

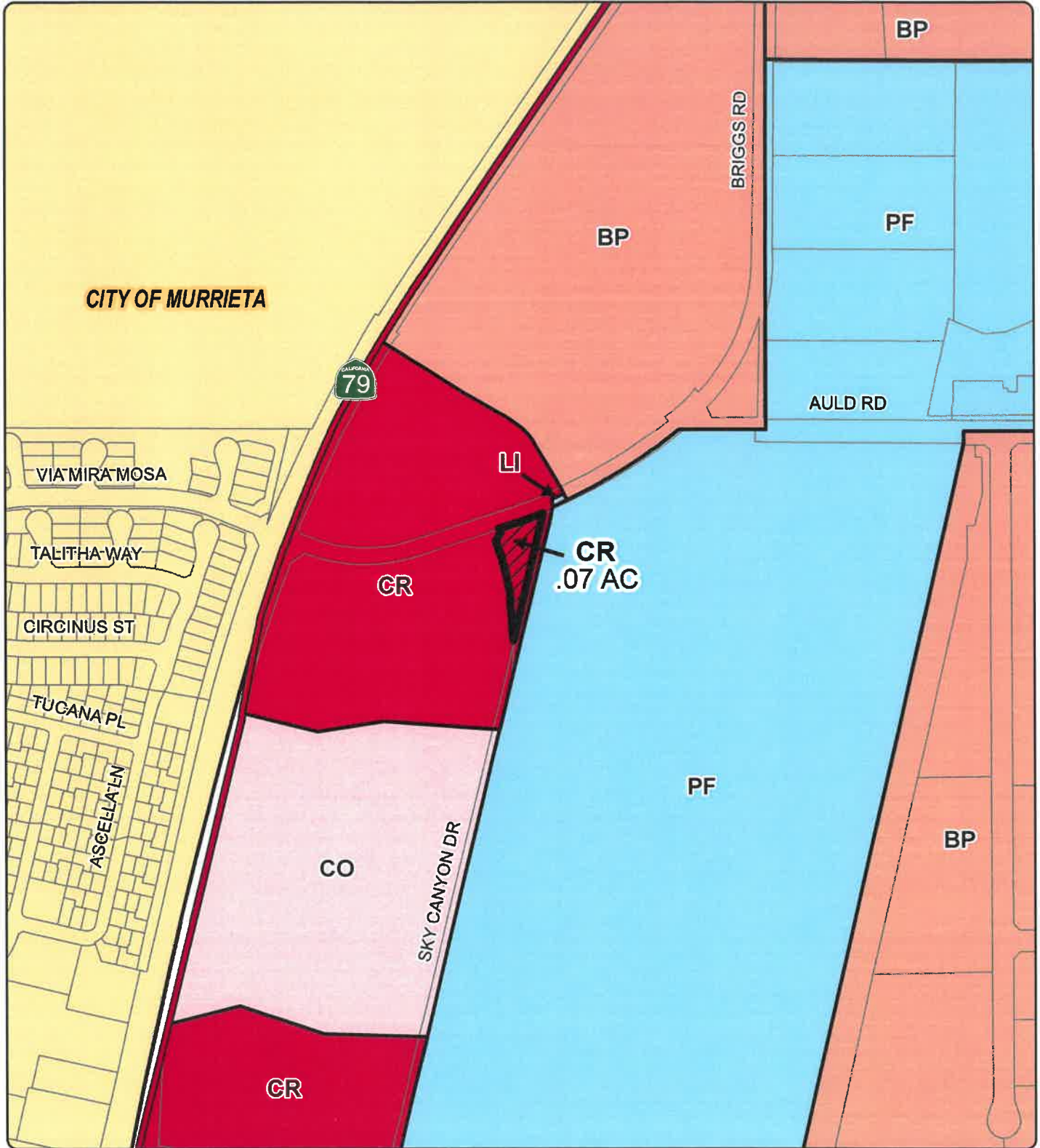
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190019

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 07/31/2020
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



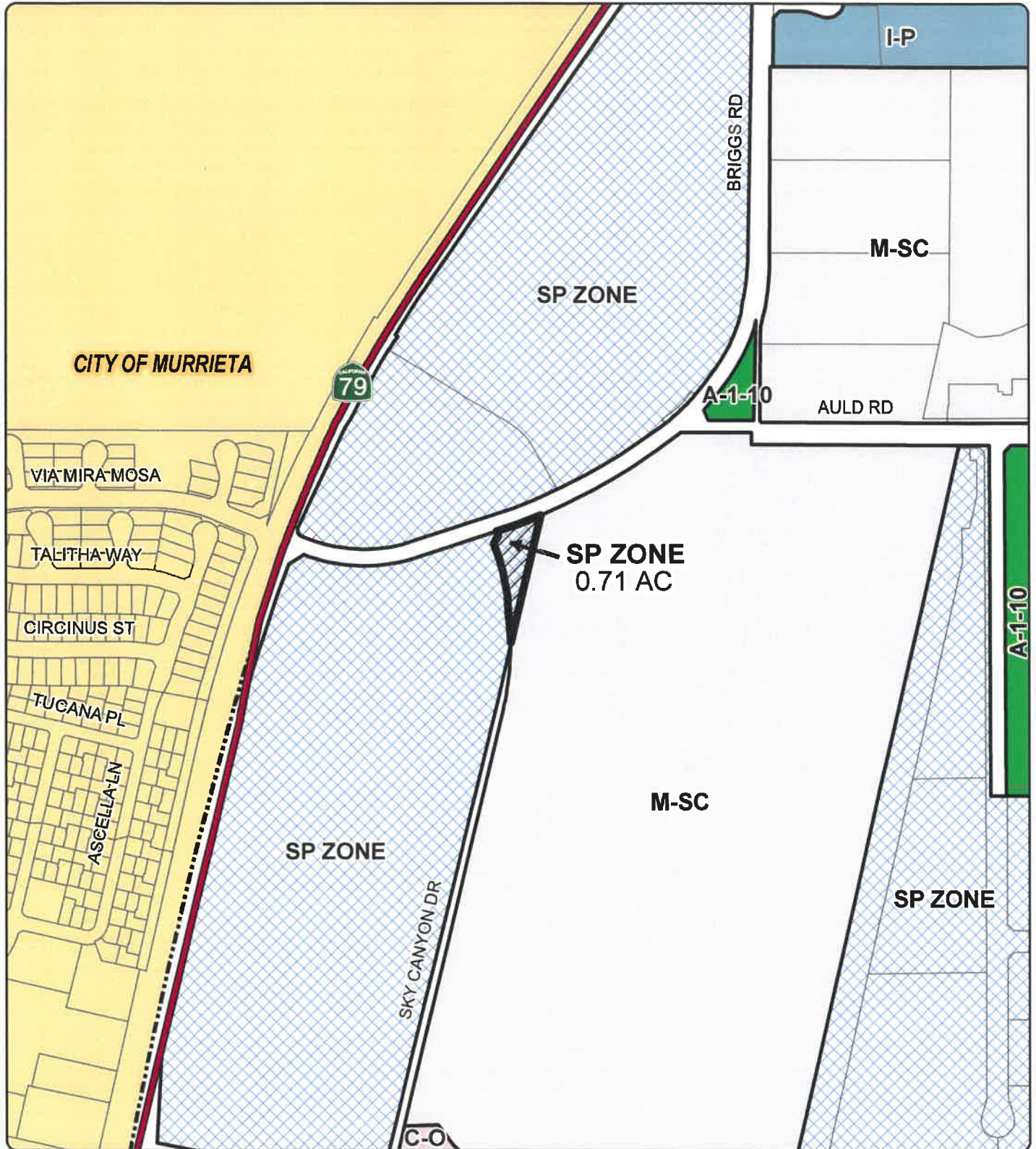
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190019
EXISTING ZONING

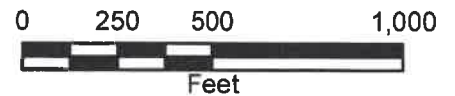
Supervisor: Washington
District 3

Date Drawn: 07/31/2020
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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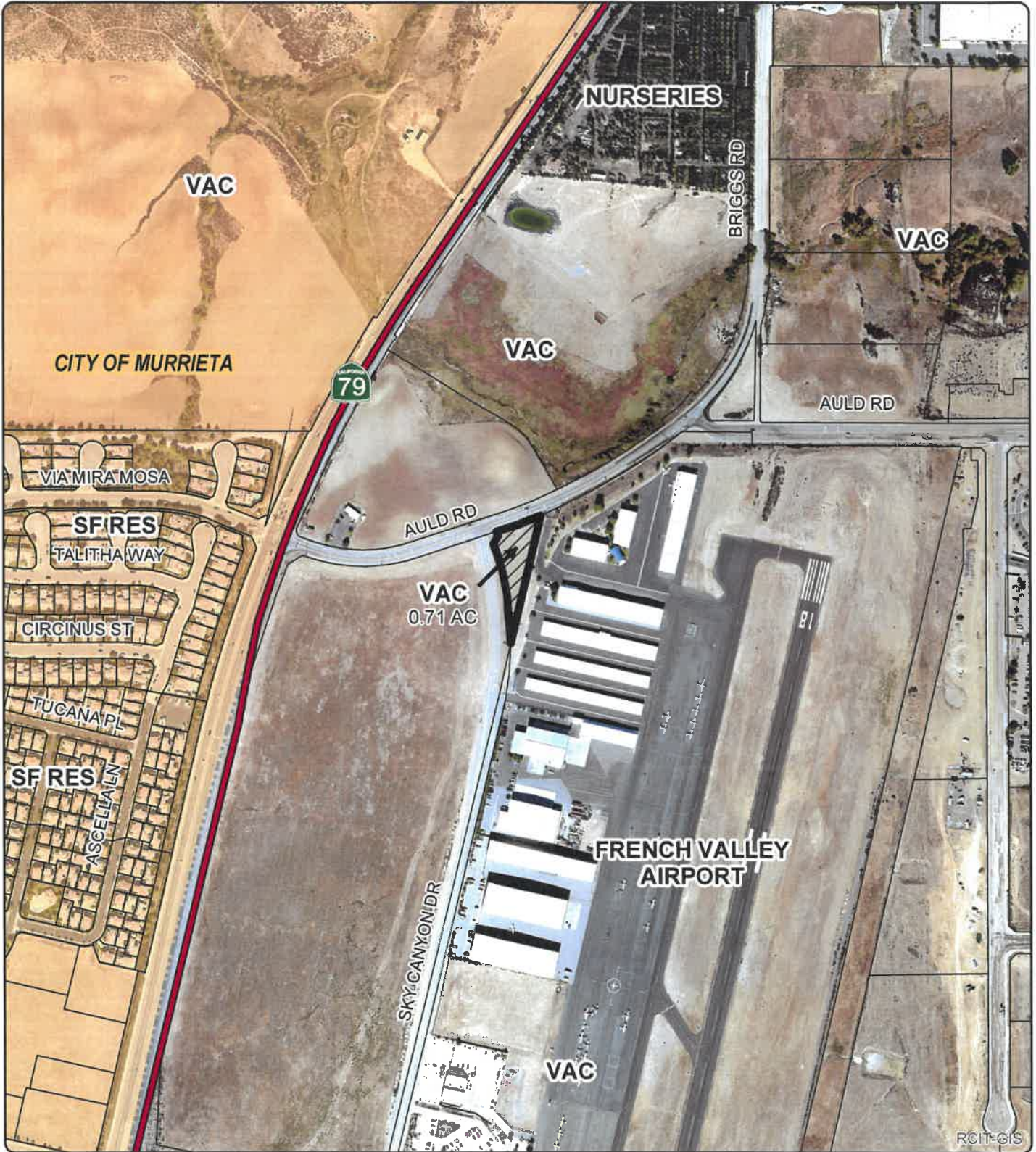
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190019

LAND USE

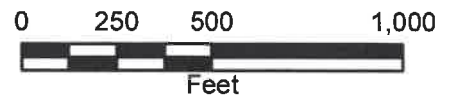
Supervisor: Washington
District 3

Date Drawn: 07/31/2020
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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DEVELOPMENT AGREEMENT NO. 1900012

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

Fausto Atilano

Michael Simonian

RECITALS

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

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

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

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

WHEREAS, the terms and conditions of this Agreement have undergone extensive

review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

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

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

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

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

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

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

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

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan

provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

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

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

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

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

COVENANTS

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

1. DEFINITIONS AND EXHIBITS.

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

as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$16.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

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

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

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

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or re-construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by

a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

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

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

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

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

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

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

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

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

- (a) The conduct of businesses, professions, and occupations;

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

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

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

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

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified

pursuant to the provisions of this Agreement.

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

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

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

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

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

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

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

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

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit "H" - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

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

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

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

2.4 Transfer.

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

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

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and

shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

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

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

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

2.5 Amendment or Cancellation of Agreement.

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

2.5.2 Modification to Additional Annual Public Benefit. At the time of the Agreement's Effective Date, Ordinance No. 348 requires a separation of 1,000 feet between cannabis retailers. In the event Ordinance No. 348 is amended and reduces the separation between cannabis retailers to less than 1,000 feet, the parties acknowledge that an amendment to the Agreement modifying the Additional Annual Public Benefit may be proposed by the OWNER and processed in accordance with Section 2.5.1 of this Agreement and the County's Procedures and Requirements for the Consideration of Development Agreements.

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

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

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

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

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190019) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190019.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this

Agreement shall be deemed terminated and of no further effect.

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

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

2.7 Notices.

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

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

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

If to COUNTY:

Clerk of the Board of Supervisors

Riverside County Administrative Center

4080 Lemon Street, First Floor

Riverside, CA 92502

Fax No. (951) 955-1071

with copies to:

County Executive Officer

Riverside County Administrative Center

4080 Lemon Street, 4th Floor

Riverside, CA 92501

Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use

Transportation and Land Management Agency

Riverside County Administrative Center,

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Fax No. (951) 955-1817

and

County Counsel

County of Riverside

3960 Orange Street, Suite 500

Riverside, CA 92501

Fax No. (951) 955-6363

If to OWNER:

Fausto Atliano

307024 Benton Road, Suite 302 #447

Winchester, CA 92563

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

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

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the

Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

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

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing

Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit “C”, and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY’s reasonable discretion, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
- (b) Increase the density or intensity of use of the Property as a whole;

or,

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

or,

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

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

3.5 Reservations of Authority.

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

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

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

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

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

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

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

(g) Regulations which are in conflict with the Development Plan provided

OWNER has given written consent to the application of such regulations to development of the Property.

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

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

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

3.5.5. Application of State and Local Regulatory Laws Governing Commercial

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

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

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation

proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

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

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

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment

tobe invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to the COUNTY and associated with CAN XXX, incorporated herein by this reference.

4. PUBLIC BENEFITS.

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

4.2 Public Benefits for Commercial Cannabis Activities.

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

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

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 5%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 5% annual increase.

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

4.5 Assessments. Nothing herein shall be construed to relieve the Property from

assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

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

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

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public

agency without the prior written consent of the COUNTY.

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

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

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

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

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the

COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

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

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190019 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190019 and consistency with the Request for Proposal Responses associated with CAN XXX including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

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

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

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

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

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

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be

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

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part

of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future,

including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to

cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of

COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and

independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing

financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any

obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into

consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the

provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any

portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material Condemnation" means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the

Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of
the State of California

Dated: _____

By _____
[Insert Chairman's Name]
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER
Clerk of the Board

By _____

Deputy
(SEAL)

OWNER:

Dated: _____ By: _____

Title: _____

Dated: _____ By: _____

Title: _____

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900012

LEGAL DESCRIPTION OF PROPERTY

BEING A PORTION OF THE NORTH ONE-HALF AND THE SOUTH ONE-HALF OF GIVERNMENT LOT 2, IN THE SOUTHWEST QUARTER OF SECTION 7, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY. OF RIVERSIDE, STATE OF CALIFORNIA.

EXHIBIT "B"

Development Agreement No. 1900012

MAP OF PROPERTY AND ITS LOCATION

*(This Exhibit will indicate the property's legal (metes and bounds, if required) boundary
and its location)*

EXHIBIT "C"

Development Agreement No. 1900012

EXISTING DEVELOPMENT APPROVALS

(This exhibit will list all existing Development Approvals of the subject property)

SPECIFIC PLAN

ZONING

LAND DIVISIONS

OTHER DEVELOPMENT APPROVALS

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 1900012

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4913
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE
INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 190012

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190019 permits a storefront Cannabis Retailer to operate in a 1,709 square foot suite located within an existing 2,890 square foot building on a 0.71 acre lot.

EXHIBIT "F"

Development Agreement No. 1900012

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190019 includes a 1,709 square foot suite as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$16.00 per square foot. Therefore, the public base benefit payment will be \$27,344 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 1900012

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the 1,709 square foot suite within the existing 2,890 square foot building. The Cannabis Retailer will only operate from the 1,709 square foot suite as shown in this Exhibit "G".

EXHIBIT “H”

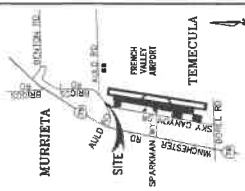
Development Agreement No. 1900012

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$77,600.00 with an annual increase of 5%. The COUNTY will utilize the additional annual public benefit within the surrounding community for additional public benefits, including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY’s Board of Supervisors. Additionally, consistent with CAN XXX, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

CONDITIONAL USE PERMIT NO. 190019 - SITE PLAN EXHIBIT

30375 AULD RD, CA COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

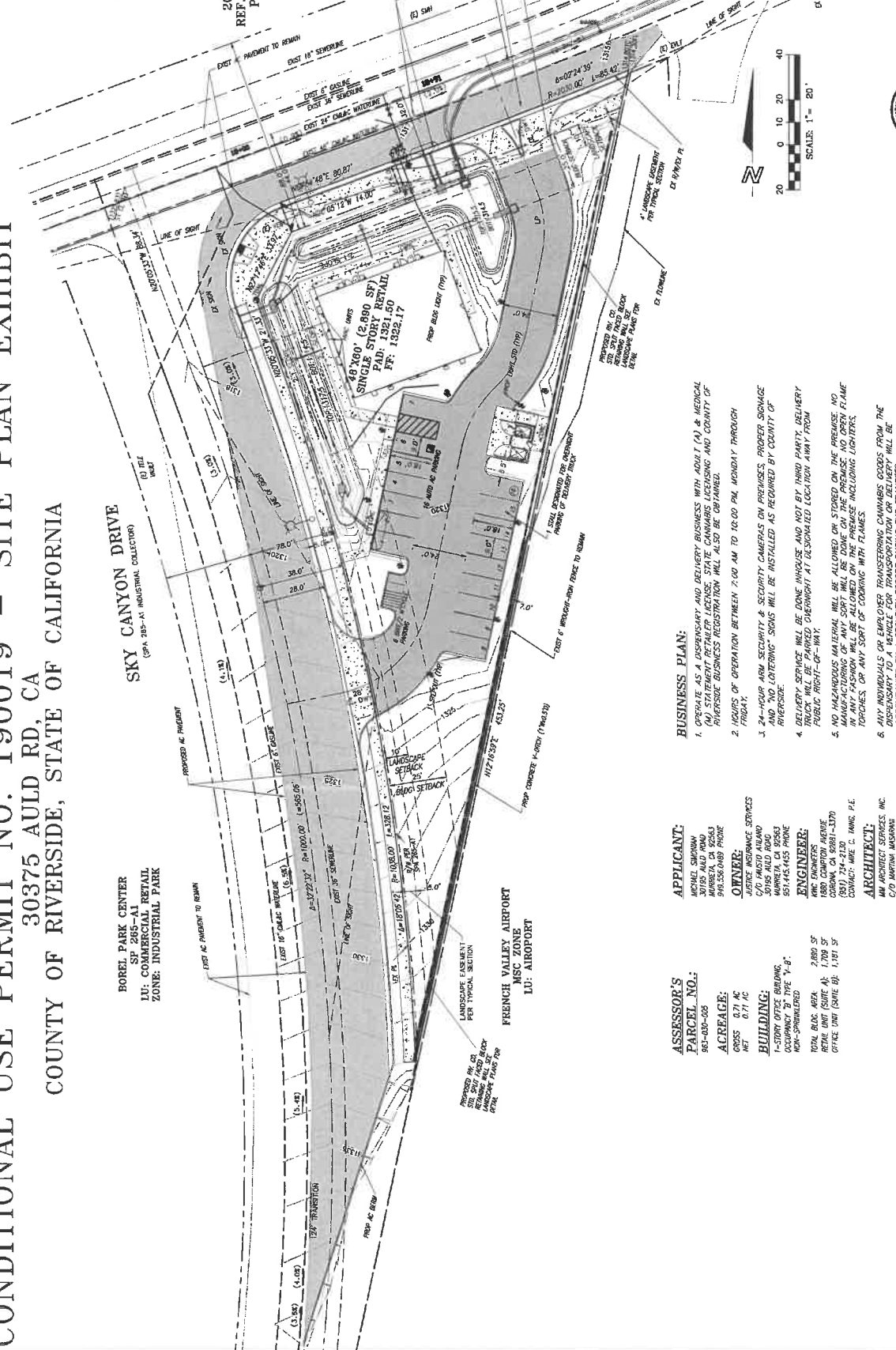


BOREL PARK CENTER
SP 285-A1
LU: COMMERCIAL RETAIL
ZONE: INDUSTRIAL PARK

SKY CANYON DRIVE
(SPA 285-A1 INDUSTRIAL COLLECTOR)

BOREL PARK CENTER
SP 285-A1
LU: BUSINESS PARK
ZONE: INDUSTRIAL PARK

AULD ROAD
(SPA 285-A1 SECONDARY HIGHWAY)



ASSESSOR'S
PARCEL NO.: 96-00-008
ACREAGE: 0.71 AC
NET 0.71 AC

BUILDING:
1-STORY OFFICE BUILDING, 2,860 SF
NON-SPRINKLERED, TYPE 1-B

OWNER:
C/O MARIO ALVARO
30195 AULD ROAD
MURRIETA, CA 92563
951-355-0480 PHONE

ENGINEER:
1880 COMPTON AVENUE
CORONA, CA 92681-3370
(951) 734-2120
CONTRACT: WRE C. INHRS. P.E.

ARCHITECT:
MH ARCHITECT SERVICES, INC.
C/O AMANDA MORGAN
TEMECULA, CA 92592
PHONE: (949) 351-5977

BUSINESS PLAN:

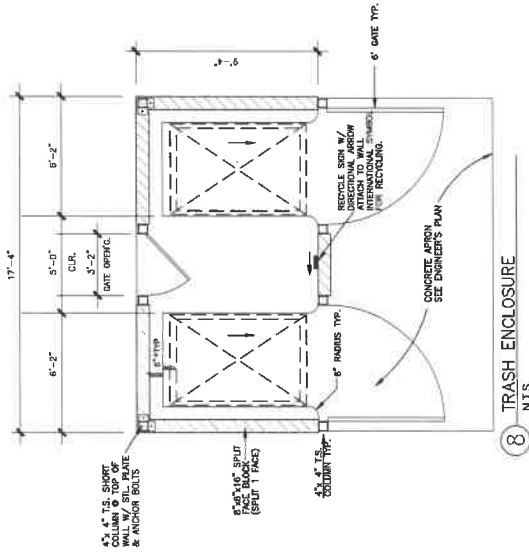
- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (21+) MEDICAL MARIJUANA RETAILER LICENSE. STATE CANNABIS LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM, MONDAY THROUGH FRIDAY.
- 24-HOUR ARMS SECURITY & SECURITY CAMERAS ON PREMISES. PROPER SIGNAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE IN-HOUSE AND NOT BY THIRD PARTY DELIVERY TRUCK. TRUCK WILL BE PARKED OUTSIDE AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED ON STORED ON THE PREMISE. NO MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISE. NO OPEN FLAME IN ANY FASHION WILL BE ALLOWED ON THE PREMISE INCLUDING LIGHTERS, TORCHES, OR ANY SORT OF GOBBING WITH FLAMES.
- ANY INDIVIDUALS OR EMPLOYER TRANSPORTING CANNABIS GOODS FROM THE PREMISES TO ANY OTHER LOCATION MUST BE ACCOMPANIED BY A SECURITY ESCORT DURING THE TRANSPORT.



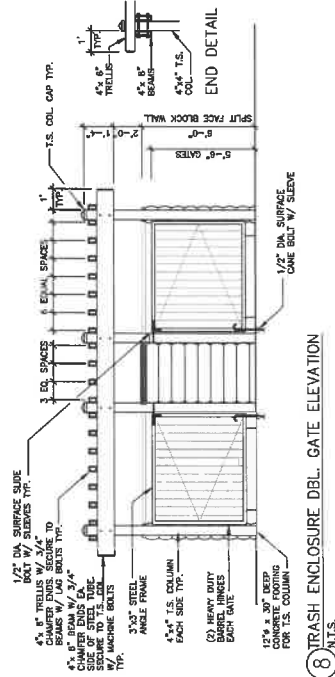
DATED: 08-05-20

DATE PREPARED:
03/23/2020





8 TRASH ENCLOSURE
N.T.S.



8 TRASH ENCLOSURE DBL. GATE ELEVATION
N.T.S.



DATED: 08-05-20



2
3
5

1000 W. HARRIS AVE., SUITE 100, DURHAM, NC 27701-1001 TEL: 919.487.1000 FAX: 919.487.1005

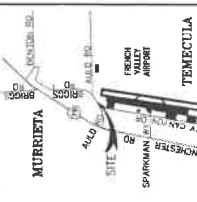
CONDITIONAL USE PERMIT NO. 190019 - GRADING PLAN

30375 AULD RD, CA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

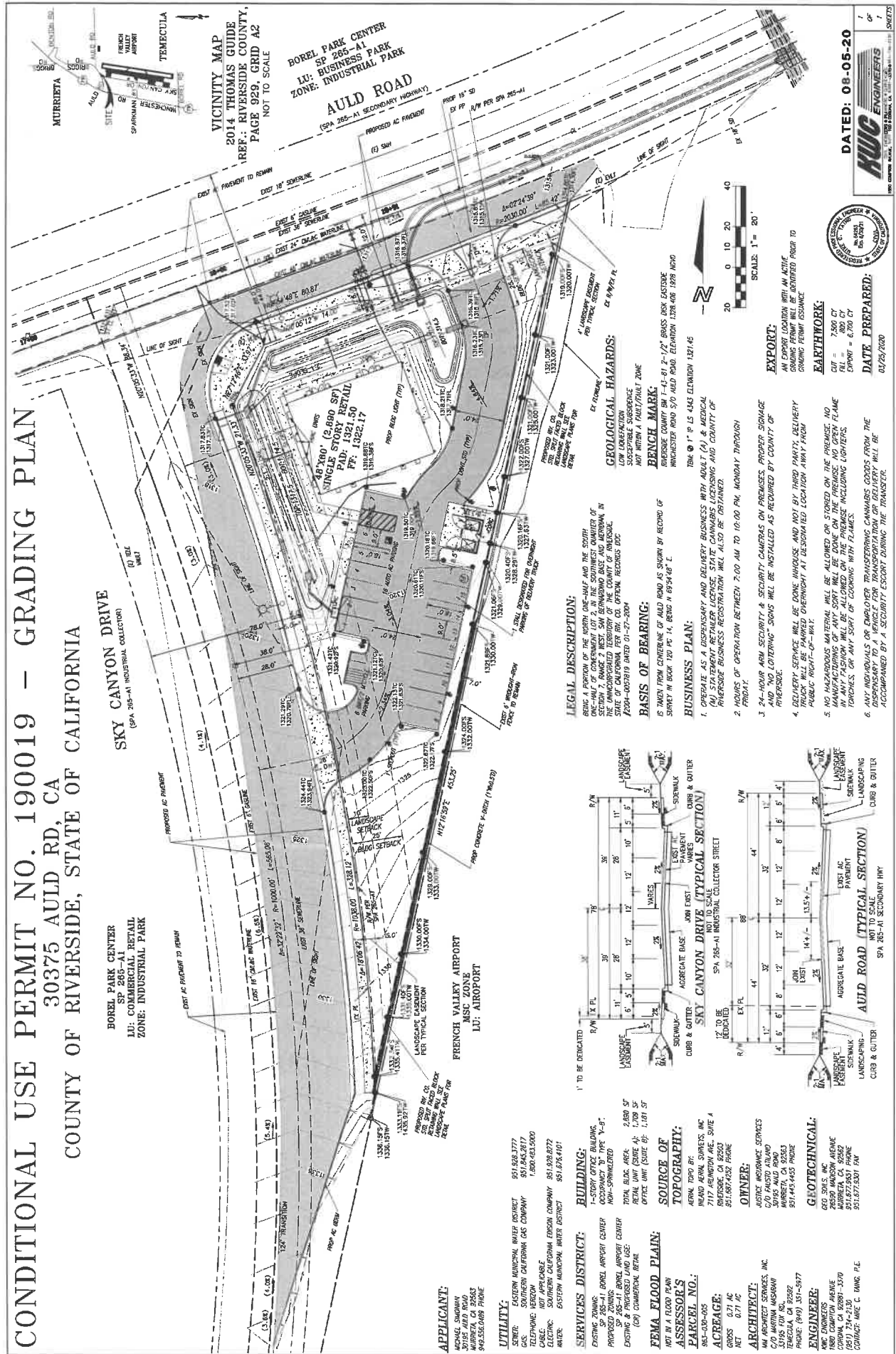
BOREL PARK CENTER
 SP 265-A1
 LU: COMMERCIAL RETAIL
 ZONE: INDUSTRIAL PARK

SKY CANYON DRIVE
 (SPA 265-A1 INDUSTRIAL COLLECTION)



VICINITY MAP
 2014 THOMAS GUIDE
 REF: RIVERSIDE COUNTY,
 PAGE 929, GRID A2
 NOT TO SCALE

BOREL PARK CENTER
 SP 265-A1
 LU: BUSINESS PARK
 ZONE: INDUSTRIAL PARK



FRENCH VALLEY AIRPORT
 MSC ZONE
 LU: AIRPORT

APPLICANT:
 MICHAEL SHAWMAN
 37185 AULD ROAD
 SUITE 400
 MURRIETA, CA 92562

UTILITY:
 EASTERN MUNICIPAL WATER DISTRICT
 SOUTHERN CALIFORNIA GAS COMPANY
 SUT APPROVALS
 EASTERN CALIFORNIA Edison COMPANY
 EASTERN MUNICIPAL WATER DISTRICT

EXISTING ZONING:
 SP 265-A1 BOREL AIRPORT CENTER
 OCCUPANCY TYPE "A-1"
 NON-SPRINKLED

FEMA FLOOD PLAIN:
 NOT IN A FLOOD PLAIN

ASSESSOR'S PARCEL NO.:
 963-039-005

OWNER:
 JUSTICE INVESTMENT SERVICES
 2630 WARDEN AVENUE
 MURRIETA, CA 92563

ENGINEER:
 PARK CONSULTING ENGINEERS
 15000 WILLOW CREEK DRIVE
 SUITE 100
 MURRIETA, CA 92562

BUILDING:
 1-STORY OFFICE BUILDING
 OCCUPANCY TYPE "A-1"
 NON-SPRINKLED

SOURCE OF TOPOGRAPHY:
 AERIAL PHOTO BY:
 INLAND AERIAL SERVICES, INC
 3015 AULD ROAD
 MURRIETA, CA 92563

GEOTECHNICAL:
 GSI ENGINEERS
 2630 WARDEN AVENUE
 MURRIETA, CA 92563



LEGAL DESCRIPTION:
 BEING A PORTION OF THE NORTH ONE-HALF AND THE SOUTH ONE-HALF OF CONCEPT LOT 2, IN THE SOUTHWEST QUARTER OF SECTION 7, RANGE 2 WEST, 5th MERIDIAN, AND QUARTER OF SECTION 7, RANGE 2 WEST, 5th MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER THE CO. OFFICIAL RECORDS PAGE 2004-005719 DATED 01-27-2004

BASIS OF BEARING:
 IS TAKEN FROM CENTERLINE OF AULD ROAD AS SHOWN BY RECORD OF SURVEY IN BOOK 120 PG. 14, BEING N 69°54'48" E.

BUSINESS PLAN:
 1. OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MEDICAL (M) STATEMENT RETAILER LICENSE, STATE CANNABIS LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
 2. HOURS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM, MONDAY THROUGH FRIDAY.
 3. 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES, PROPER SIGNAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
 4. DELIVERY SERVICE WILL BE DONE INHOUSE AND NOT BY THIRD PARTY. DELIVERY TRUCKS WILL BE PARKED OVERNIGHT AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
 5. NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISES, NO IN ANY FASHION WILL BE ALLOWED ON THE PREMISES INCLUDING LIGHTERS, TORCHES, OR ANY SORT OF COOKING WITH FLAMES.
 6. ANY INDIVIDUALS OR EMPLOYER TRANSFERRING CANNABIS GOODS FROM THE DISPENSARY TO A VEHICLE FOR TRANSPORTATION OR DELIVERY WILL BE ACCOMPANIED BY A SECURITY ESCORT DURING THE TRANSFER.

GEOLOGICAL HAZARDS:
 LOW CONSTRUCTION SEVERITY
 NOT WITHIN A FAULT/THREAT ZONE

BENCH MARK:
 BURENSE COUNTY BM 14-41, 2'-1/2" BRASS BENCH MARK
 WINCHESTER ROAD S/O AULD ROAD, ELEVATION 1278.00 1878 ADG

EXPORT:
 AN EXPORT LOCATION WITH AN ACTIVE GRADING PERMIT WILL BE IDENTIFIED FROM TO GRADING PERMIT ISSUANCE.

BARTHWORK:
 CUT = 7,500 CY
 FILL = 900 CY
 EXPORT = 6,700 CY

DATE PREPARED:
 01/25/2020



DATED: 08-05-20

HUC ENGINEERS
 17000 WILLOW CREEK DRIVE
 SUITE 100
 MURRIETA, CA 92562
 PHONE: (951) 351-5977

COUNTY OF RIVERSIDE
JUSTICE INSURANCE BUILDING
 ALLD ROAD AND SKY CANYON ROAD
 PP#26047
LANDSCAPE PLANS



PROJECT NOTES:

OWNER:
 JUSTICE INSURANCE SERVICES
 C/O MELISSA LIPPERT
 13000 W. 11TH STREET
 TEMECULA, CA 92591
 (951) 797-0890 PHONE
 (951) 797-0890 FAX

FEMA FLOOD PLAIN:
 NOT IN A FLOOD PLAIN

ASSESSOR'S PARCEL NO.:
 965-030-005

LEGAL DESCRIPTION:
 FOR NW 1/4 SEC 7, T7S, R24W, FRENCH VALLEY AREA, RIVERSIDE COUNTY.

ACREAGE:
 GROSS 0.71 AC
 NET 0.71 AC

LANDSCAPE AREA
 INCLUDING TREES, SHRUBS & GRASSCOVER
 .30 ADORS / 13,224 S.F.

UTILITY:

SEWER: EASTERN MUNICIPAL WATER DISTRICT 951.928.3777
 SOUTHERN CALIFORNIA GAS COMPANY 951.843.2617
 1.800.483.5000
 VERIZON
 SOUTHERN CALIFORNIA GAS COMPANY
 SOUTHERN CALIFORNIA EDISON COMPANY 951.928.8272
 EASTERN MUNICIPAL WATER DISTRICT 951.678.4101

SERVICES DISTRICT:

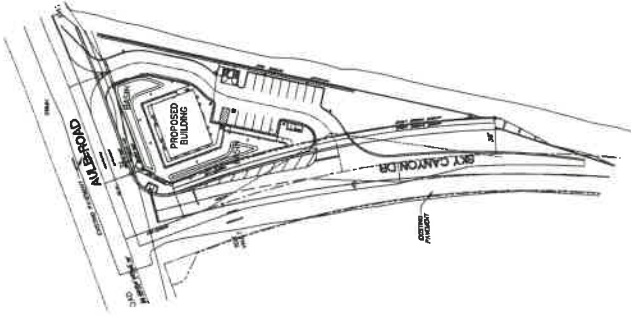
EXISTING ZONING: BOREL AIRPORT CENTER
 PROPOSED ZONING: BOREL AIRPORT CENTER
 DISTING & PROPOSED LAND USE: CENTER
 (CR) COMMERCIAL RETAIL

PROJECT APPROACH

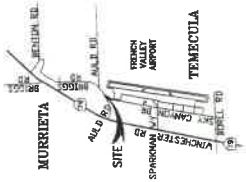
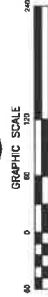
THE PROJECT SHALL BE BUILT TO BE IN COMPLIANCE WITH BOREL AIRPORT CENTER SPECIFIC PLAN SPN 285-AT. THE PLANTING AND LANDSCAPE SHALL BE INSTALLED IN ONE PHASE AND THE LANDSCAPE WILL BE MAINTAINED FOR ONE YEAR. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING AND LANDSCAPE FOR ONE YEAR. THE PROJECT IS NOT IN A FLOOD PLAIN. THE PROJECT IS NOT IN A HIGH FIRE HAZARD ZONE. THE PROJECT IS NOT IN A HIGH WIND HAZARD ZONE. THERE ARE NO EXISTING TREES ON THE SITE.

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 PLANTING PLAN, LEGEND AND NOTES
- 3 IRRIGATION PLAN, LEGEND AND NOTES
- 4 DETAILS
- 5 SPECIFICATIONS



SHEET INDEX MAP



VICINITY MAP
 N/S
 2014 THOMAS GUIDE REF.: RIVERSIDE COUNTY,
 PAGE 929, GRID A2

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND THE RELOCATION COSTS OF ALL UTILITIES. PERMITEE MUST INFORM COUNTY OF ANY CONSTRUCTION SCHEDULE AT 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. PHONE: (951) 953-6885

ENCROACHMENT NOTE:
 THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.

SOIL TESTING (SOIL MANAGEMENT REPORT):
 CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOIL ANALYSIS PERFORMED BY AN ACCREDITED LABORATORY. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO THE REPORT TO THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE 650 AND SUBORDINATE TO THE LANDSCAPE DOCUMENTATION PACKAGE. SHOULD THE ORDINANCE BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

APPLICANT: *Vicent DiDante* DATE: 3-28-20

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

DATE: 3-28-20

APPLICANT: *Vicent DiDante*

DATE: 3-28-20



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

DATE: 3-28-20

APPLICANT: *Vicent DiDante*

DATE: 3-28-20

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

DATE: 3-28-20

APPLICANT: *Vicent DiDante*

DATE: 3-28-20

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	APP. 859 VERSION

SHEET NO.	CLIP	DATE	FILE NO.
1	160019	3-28-20	14-121
2	160019	3-28-20	14-121
3	160019	3-28-20	14-121
4	160019	3-28-20	14-121
5	160019	3-28-20	14-121

ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 41635 11th Street, Suite C
 Temecula, CA 92590
 (951) 296-6802 FAX 296-6803
Vicent DiDante
 CERT. NO. 2017, EXP. 08/021



DATE: 3-28-20

APPLICANT: *Vicent DiDante*

DATE: 3-28-20

APPLICANT: *Vicent DiDante*

DATE: 3-28-20

APPLICANT: *Vicent DiDante*

DATE: 3-28-20

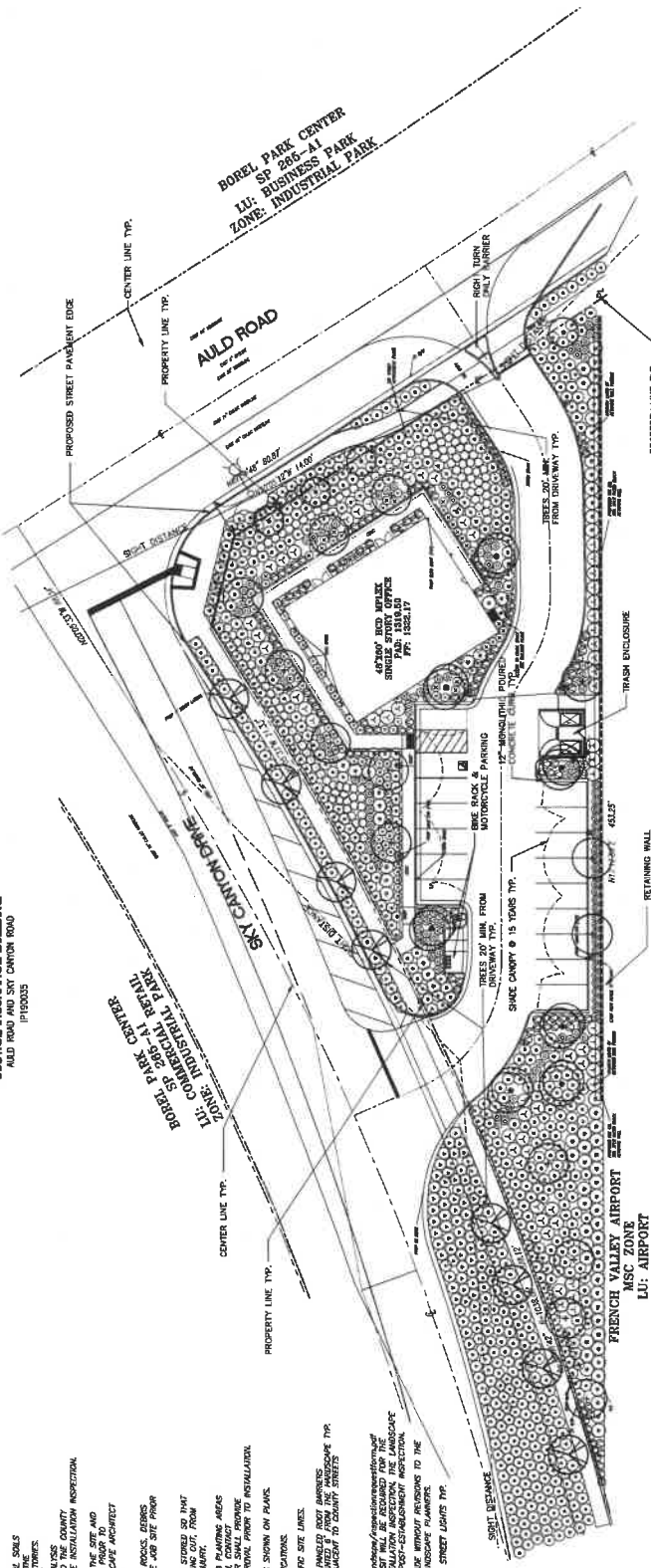
APPLICANT: *Vicent DiDante*

DATE: 3-28-20

PLOT PLAN NO. 26047
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
ON-SITE OWNER
OFF-SITE OWNER

JUSTICE INSURANCE BUILDING
41635 AULD ROAD AND SKY CANYON ROAD
P100035



SHADE REQUIREMENT

REQUIRED 18 SPACES @ 163 S.F. EA. = 2,932 S.F.
2,932 S.F. @ 30% COVERAGE REQUIRED= 778 S.F.
ACTUAL AREA SHADED= 473 S.F.

INTERIOR LANDSCAPE REQUIREMENT

REQUIRED 18 SPACES @ 163 S.F. EA. = 2,932 S.F.
2,932 S.F. @ 10% COVERAGE REQUIRED= 293 S.F.
ACTUAL AREA = 270 S.F.

PLANS TO PROTECT EXISTING TREES / PLANTS TO REMAIN. A
PROFESSIONAL LANDSCAPE ARCHITECT SHALL PRODUCE A
LANDSCAPE PLAN THAT COMPLETES THE DESIGN OF THE
PROJECT AND COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO.
9100035. THE LANDSCAPE ARCHITECT SHALL CONDUCT A VISUAL
ANALYSIS OF THE SITE AND SUBMIT A LANDSCAPE PLAN TO THE
COUNTY ENGINEER FOR REVIEW AND APPROVAL. THE LANDSCAPE
ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
REVISIONS TO THESE PLANS MAY BE SUBJECT TO CHANGE BASED
ON THE IMPROVED CONDITIONS.

APPLICANT'S SIGNATURE: _____ DATE: 3-26-20

ENCROACHMENT NOTE:
THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT A
PERMITS FROM THE COUNTY ENGINEER PRIOR TO THE
START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
CLEARANCE OF THE PROPOSED WORK AREA, AND THE
REMOVAL OF ALL UTILITIES AND OBSTRUCTIONS AT LEAST 48
HOURS PRIOR TO BEGINNING CONSTRUCTION. PHONE: (951)
955-6865

SOIL TESTING: SOIL MANAGEMENT REPORT AND ANALYSIS SHALL BE PROVIDED TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT. SOIL
ANALYSIS SHALL BE CONDUCTED BY A LICENSED CHEMICAL ANALYST IN
CALIFORNIA. THE ANALYST SHALL BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
REVISIONS TO THESE PLANS MAY BE SUBJECT TO CHANGE BASED
ON THE IMPROVED CONDITIONS.

PLANTING NOTES

1. SOIL TESTING (SOIL MANAGEMENT REPORT). CONTRACTOR SHALL PROVIDE A REPORT TO THE LANDSCAPE ARCHITECT AND SOIL ANALYSIS RESULTS AS PROVIDED TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL ADVISE THE CONTRACTOR OF ANY NECESSARY SOIL AMENDMENTS AND/OR SOIL TESTING.
2. ALL PLANTING SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
3. SOIL TESTING (SOIL MANAGEMENT REPORT). CONTRACTOR SHALL PROVIDE A REPORT TO THE LANDSCAPE ARCHITECT AND SOIL ANALYSIS RESULTS AS PROVIDED TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL ADVISE THE CONTRACTOR OF ANY NECESSARY SOIL AMENDMENTS AND/OR SOIL TESTING.
4. THE CONTRACTOR SHALL REMOVE ALL WEEDS, BRACKEN GRASS, AND OTHER UNDESIRABLE PLANTS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
5. ALL PLANT MATERIALS SHALL BE HANDLED OR STORED SO THAT THEY ARE PROTECTED FROM DRYING OUT, FROM ROT OR DAMAGE TO THE PLANTS. ALL PLANTS SHALL BE PLANTED AT A 3" LAYER OF MULCH TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PLANTS.
6. CONTRACTOR TO VERIFY ALL PLANT DIMENSIONS SHOWN ON PLANS.
7. SEE SHEETS 4 FOR DETAILS & 5 FOR SPECIFICATIONS.
8. ALL PLANTING SHALL NOT INTERFERE W/ TRAFFIC SIZE LINES.
9. ACTUAL PLANTING SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND SHALL BE SHOWN WHEN TREES ARE PLANTED TO COUNTY STREETS.
10. SEE SCHEDULE 4 FOR DETAILS & 5 FOR SPECIFICATIONS.
11. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
13. ANY CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT REFERENCE TO THE PLANS AND THE APPROVAL OF THE COUNTY ENGINEER.
14. TREES SHALL BE PLANTED 20' MINIMUM FROM STREET LIGHTS TYP.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	SIZE	NUMBER	DIMENSIONS	WATER USE
(Symbol)	BAY LAUREL	24" BOX	8	DOUBLE STAKE / HEIGHT 8'-10" - SPREAD 3'-4" MIN.	L
(Symbol)	FLORIBUND CHITALPA	24" BOX	14	DOUBLE STAKE / HEIGHT 8'-10" - SPREAD 3'-4" MIN.	L
(Symbol)	GREY PINE	24" BOX	4	DOUBLE STAKE / HEIGHT 8'-10" - SPREAD 3'-4" MIN.	L
(Symbol)	AFRICAN SUMAC	24" BOX	7	DOUBLE STAKE / HEIGHT 8'-10" - SPREAD 3'-4" MIN.	L
(Symbol)	ORANGE BLOSSOM	5 GAL	58	FULL & BUSHY @ 3' O.C.	L
(Symbol)	SHILOSH	5 GAL	58	FULL & BUSHY @ 3' O.C.	L
(Symbol)	YUKON	5 GAL	72	FULL & BUSHY @ 3' O.C.	L
(Symbol)	ANGLOMORPHIC FRANKLIN WELBY	5 GAL	120	FULL & BUSHY @ 3' O.C.	L
(Symbol)	BLACK PINE	5 GAL	85	FULL & BUSHY @ 3' O.C.	L
(Symbol)	LEUCODENDRON PROSTRATUS	5 GAL	61	FULL & BUSHY @ 3' O.C.	L
(Symbol)	SILVA CRISTATA	5 GAL	104	FULL & BUSHY @ 3' O.C.	L
(Symbol)	MAHOGANY	5 GAL	2	ATTACH TO WALL	L
(Symbol)	MULCH & GRASS	AS NOTED		3" STEP - INSTALLED IN ALL EXPOSED BERMING AREAS TYP.	L
(Symbol)	PROSTRATE CODE BUSH	1 GAL	111	TRIANGULAR SPACING @ 3' O.C. IN BASH	L
(Symbol)	GRASS PLANTS	1 GAL			L

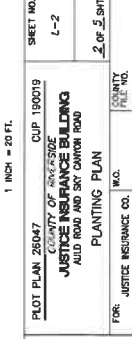
NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

PLANS SHALL NOT BE CONSIDERED VALID UNLESS THE PLANS ARE APPROVED BY THE TRANSPORTATION DEPARTMENT. THE TRANSPORTATION DEPARTMENT HAS BEEN ADVISED.

DIG ALERT
CALL 811
BEFORE YOU DIG
A PUBLIC SERVICE BY
UNDERSOIL SERVICE, INC.

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Blvd., Suite C
AULD ROAD AND SKY CANYON ROAD
(951) 298-8802 FAX 298-8803
AUG 14-12
Vincent D. DeLuca
CERT. NO. 2017, EXP. 03/31/21 DATE: 3-26-20

PLANTING PLAN
PLOT PLAN 26047 CUP 190019
COUNTY OF RIVERSIDE
JUSTICE INSURANCE BUILDING
AULD ROAD AND SKY CANYON ROAD
SHEET NO. L-2
2 OF 2 SHEETS
FOR: JUSTICE INSURANCE CO. NO. 1910035



PLAN CHECK OVERSIGHT ENGINEER _____ DATE SIGNED _____
REGISTERATION NUMBER _____ CD _____

PLAN CHECK OVERSIGHT ENGINEER _____ DATE SIGNED _____
REGISTERATION NUMBER _____ CD _____

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLANNING APP #	DATE SIGNED	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSFORMATION DEPARTMENT ONLY - ON-SITE)				
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)				
PLAN CHECK OVERSIGHT ENGINEER				
DATE SIGNED				
TENTATIVE APP #				

IRRIGATION

- INTENT - TO INDICATE AND SPECIFY A COMPLETE AND EFFICIENT SPRINKLER IRRIGATION SYSTEM, READY FOR USE, WITH ALL WORK AND MATERIAL CONFORMING TO GOVERNING CODES.
- ALL DIMENSIONS AND LOCATIONS SHOWN ARE DIAGRAM SITE CONDITIONS AND SHALL BE VERIFIED BEFORE INITIATING WORK.
- ALL WORK SHALL BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER WITHOUT INTERFERING WITH EXISTING OR PROPOSED PLANTING OR OTHER WORK AND UTILITY LINES.
- IRRIGATION MATERIALS
 - VALVE BOXES: PLASTIC BOXES AS REQUIRED.
 - PLASTIC PIPING: ALL PRESSURE PIPE, SCHEDULE 40 PVC SMOOTH WELD TYPE, OR BETTER. NON-PRESSURE PIPE, CLASS 200 PVC SMOOTH WELD TYPE, OR BETTER.
 - PLASTIC FITTINGS: TYPE 1, SCHEDULE 80 PVC.
 - POLYETHYLENE: MOLDED, 85 P.S.I.
 - SMALL VALVES: PLASTIC BORDED, 1/2" O.D., MINIMUM, HEAVY DUTY TYPE, FEDERAL SPEC. CROSS HANDLE.
 - DRIP EMITTERS: OF MODEL AND TYPE SHOWN ON PLANS.
 - CONTROL WIRE: DIRECT BURIAL, 18 AWG APPROVED, WHITE FOR COMMON, BLACK FOR CONTROL, 12 GAUGE MINIMUM SIZE COMMON, 14 GAUGE MINIMUM SIZE CONTROL WIRE, 2-WIRE SYSTEM.
 - QUICK COUPLING VALVES: SINGLE LUG, TWO PIECE; PER LEGEND.
 - EXTRA STOCK: SUPPLY OWNER WITH VALVE KEYS, EXTRA EMITTERS, TWO QUICK COUPLING HOSE BIBS, AND MANUALS FOR EQUIPMENT USED.
- EXCAVATION
 - TRENCHES SHALL BE CUT TO FOLLOWING REQUIREMENTS: 18" DEPTH, 18" MIN. COVER, ALL NON-PRESSURE PIPE @ (12") MIN. COVER; EXCEPT BLUE-LOCK @ (2") MIN. COVER.
 - PIPE FITTING AND LAYOUT
 - JOIN AND INSTALL PIPING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDE. INSTALL LINES AWAY FROM FIXED IMPROVEMENTS AND ALONG EDGE OF PLANTING AREAS.
 - EQUIPMENT AND INSTALLATION
 - SET ALL EQUIPMENT TRUE, PLUMB, SECURE, AND ACCESSIBLE FOR REPAIR AND MAINTENANCE. PROVIDE OWNER'S RECOMMENDATIONS AND PER DETAILS SHOWN.
 - BACKFILLING
 - MATERIAL: SUITABLE FILL SOIL FREE OF LARGE ROCKS AND CLASTS.
 - BACKFILL: TRENCHES SHALL BE COMPACTED TO AT LEAST 85% OF 1557 EXCEPT BACKFILL IN TRENCHES LOCATED UNDER A.C. PAVED AREAS AND/OR ANY TRAFFIC AREAS IN WHICH CASE, TRENCHES SHALL BE COMPACTED TO 90%. BACKFILL SHALL BE SUBJECT TO TESTING BY THE SOILS ENGINEER.
 - SETTLING: PROPERLY WETTED AND TAMPED TO A FIRM FINISH GRADE WITH NO FUTURE SETTLING.
 - TESTING AND ADJUSTING
 - PRESSURE TEST: PRESSURE LINES AT 150 P.S.I. FOR 2 HOURS AND NON-PRESSURE LINES AT EXISTING STATIC LINE PRESSURE FOR 2 HOURS. LINES SHALL BE WATER-TIGHT WITH NO LEAKAGE.
 - COVERAGE TEST: ADJUST AND POSITION EMITTERS EMITTERS FOR COMPLETE COVERAGE OF ALL PLANTING AREAS.
 - RECORD PRINTS
 - MAINTAIN A SET OF PRINTS DELINEATING AND DIMENSIONING LOCATIONS AND DEPTHS OF ALL PRESSURE PIPING, VALVES, AND GATE VALVES AS WORK IS COMPLETED. RECORD PRINTS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. RECORD PRINTS ARE LEGIBLE REDUCED SCALED SET SHALL BE PREPARED AND SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

- INSTALLATION
 - ALL AREAS TO BE HYDROSEEDED SHALL BE WATERED TO A DEPTH OF SIX INCHES (6") PRIOR TO HYDROSEEDING.
 - USE HYDROPAULIC EQUIPMENT WITH BUILT-IN AGITATION SYSTEM STANDARD TO THE INDUSTRY.
 - USING HYDROMULCH PULP AS A GUIDE, SPRAY THE SOIL WITH A UNIFORM VISIBLE COAT OF SLURRY UNTIL A COMPLETE EVEN COVERAGE OF THE AREA IS ACHIEVED.
 - SOIL PREPARATION AND PLANTING
 - ALL PLANTING LOCATIONS, SHOWN AND MEASUREMENTS LOCATED FROM THE DRAWINGS ARE APPROXIMATE. FINAL LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIALS SHALL BE PROTECTED FROM EXCESSIVE WIND, SUN, AND ALL OTHER DAMAGE.
 - TERRAZO: APPROVED CLEAN SANDY LOAM AND/OR LOAM SOIL, OR APPROVED EQUAL.
 - SOIL CONDITIONER
 - CONTROLLED SHAWINGS, TERRA BLEND OR APPROVED EQUAL.
 - GYPSUM: BEN FRANKLIN AGRICULTURAL GYPSUM, OR EQUAL.
 - PRE-PLANT FERTILIZER: COMMERCIAL (8-20-20) OR EQUAL.
 - POST-PLANT FERTILIZER: COMMERCIAL (16-8-8) OR EQUAL.
 - PLANTING TABLETS: AGRIFORM (20-10-5) BLUE CHIP TABLETS.
 - PLANTING BACKFILL: TWO (2) PARTS EXCAVATED SOIL BLENDED WITH ONE (1) PART SOIL CONDITIONER.
 - MULCH: SHREDED, CLEAN GROUND FIR OR PINE WOOD MULCH.
 - TREE STAKES: TWO INCH (2") BY TEN FOOT (10') LONG SOUND LODGE POLE PINE STAKES, POINTED ONE END ONLY.
 - TREE TIES: BLACK VINYL CHUCK-TIES BY BORDEN OR EQUAL.
 - (N.L.C.) TREE GAVIS: 12 GAUGE GALVANIZED STRANDED WIRE PER DETAIL.
 - (N.L.C.) WOOD HEADERS: CONSTRUCTION ALL-HEART REDWOOD, FREE OF KNOTS ON TOP EDGE.
 - PLANT MATERIALS: PER THE CALIFORNIA STATE DEPARTMENT OF AGRICULTURE'S REGULATIONS FOR NURSERY INSPECTIONS OF RULES AND GRADING. PLANTS SHALL BE SOUND AND HEALTHY, FREE OF DISEASE AND DEFECTS, WELL DEVELOPED OF SIZE UNUSUALLY PROPORTIONATE TO THE SPECIES, AND FREE OF UNDESIRABLE WEEDS AND UNDER-SIZED PLANTS WILL BE REJECTED.
 - SEEDS, PLANT USE SEEDS OF VARIETIES SPECIFIED, FREE OF WEED SEEDS, GERMINATION AS SPECIFIED.
 - SOIL PREPARATION AND GRADING
 - ROUGH GRADES AND ROCK PLACEMENT: ESTABLISHED BY OTHER SECTIONS.
 - SOIL PREPARATION: SUBSOIL WITH A-HACK FROM THE PLANTING BACKFILL WITH A-HACK.
 - SOIL CONDITIONER - PER SOIL TEST.
 - PRE-PLANT FERTILIZER - PER SOIL TEST.
 - WETTING AGENT - PER SOIL TEST.
 - DEEP WATERING: DEEP WATERING LEACH ALL PLANTING AREAS TO EIGHT (8) INCHES MINIMUM DEPTH.
 - FINAL GRADING: ENSURE POSITIVE DRAINAGE OF PROJECT AREA WITH ALL AREAS LEFT SMOOTH AND EVEN AND FREE OF ROCKS, CLOUDS AND DEBRIS. FINISH GRADE SHALL BE ONE INCH (1") BELOW ADJACENT FLATWORK AND CURBS EXCEPT LAWNS SHALL BE FLUSH.

- PLANTING INSTALLATION
 - LAYOUT, PER PLANS WITH FINAL REVIEW AND APPROVAL OF LOCATIONS BY LANDSCAPE ARCHITECT.
 - EXCAVATION: PLANTING HOLES SHALL BE AS SHOWN ON DETAILS.
 - PLANTING TABLETS: SET THREE INCHES (3") BELOW GRADE:
 - 1-5 GRAM PER FLAT PLANT AND/OR CUTTING
 - 1-21 GRAM PER 5 GALLON
 - 5-21 GRAM PER 15 GALLON
 - 1-21 GRAM PER EACH 2 INCH BOX SIZE
 - SETTING: SET PLANTS SUBSLIGHTLY HIGHER THAN FINISH GRADE AND THOROUGHLY WATER IN.
 - STAKING AND GIMING: TO INSURE STABILITY AND PROPER HEALTH OF TREE. TIE WITH TIES PER DETAILS.
 - WATER BASINS: AS REQUIRED TO ADEQUATELY WATER TREES AND SHRUBS.
 - EVENING: ALL PLANTING AREAS SHALL BE LEFT SMOOTH AND LEVEL.
 - MULCHING: NOTED AREAS SHALL RECEIVE EVEN THREE INCH MULCH. MULCH SHALL BE APPLIED TO AREAS EXCEPT FUEL MODIFICATION AREAS WITH NO MULCH TOP.
 - LAWN INSTALLATION
 - LAY SOIL WITHIN 24 HOURS AFTER IT IS DELIVERED. PROTECT ROLLS IN PATTERN OF STRIPS, TAMP EACH ROLL AGAINST THE ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.
 - MAINTENANCE
 - PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER (EXCEPT INITIAL WATERING OF PLANTS) WEEDING, CARING FOR PLANTS, AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHMENT WORK:
 - THE ENTIRE PROJECT TO BE MAINTAINED FOR A PERIOD OF (60) CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF THE LANDSCAPE ARCHITECT ARE COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 - DURING THE FINAL (60) CALENDAR DAY PERIOD ALL PLANTS AND PLANTING MATERIALS SHALL BE PROTECTED FROM DAMAGE BY ALL TYPES WEEDS, BULBS, JOHNSON, AND BERNALDA GRASS SHALL BE REMOVED.
 - CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF MEN AND MATERIALS ON SITE AT ALL TIMES TO CORRECT ANY DAMAGE UNNECESSARILY BEFORE DURING OR AFTER PLANTING. DAMAGED OR COMPACTED SHRUB AREAS SHALL BE RE-PLANTED AT THE CONTRACTOR'S EXPENSE.
 - IN ORDER TO EXPEDITE THE PLANT ESTABLISHMENT WORK, ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED SHALL BE ON SITE AT ALL TIMES UNTIL THE END OF THE FINAL (60) CALENDAR DAY PERIOD.
 - THE CONTRACTOR MAY BE RELIEVED FROM MAINTENANCE WORK IF THE WORK HAS BEEN SATISFACTORILY COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 41535 Enterprise Circle, Suite C
 Alhambra, CA 91803
 (911) 298-8602 FAX 298-6603
 AG# 14-121
 3-28-02

JUSTICE TRANSFORMATION DEPARTMENT
 JUSTICE TRANSFORMATION DEPARTMENT
 JUSTICE TRANSFORMATION DEPARTMENT

PLOT PLAN 26047 CUP 190013
 COUNTY OF ALHAMBRA
 JUSTICE TRANSFORMATION DEPARTMENT
 JUSTICE TRANSFORMATION DEPARTMENT

SHEET NO. 1-5
 5 of 5 SHEETS

FOR: JUSTICE INSURANCE CO. 11/11/11

DATE 08/20/2017

SEAL - LANDSCAPE ARCHITECT

ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 41535 Enterprise Circle, Suite C
 Alhambra, CA 91803
 (911) 298-8602 FAX 298-6603
 AG# 14-121
 3-28-02

SEAL NO. 2017, EXP. 08/20/2021

DIG PROTECT

NO WORK SHALL BE PERFORMED WITHIN THE PROTECTED AREA WITHOUT THE PRESENTATION OF A DIG PROTECT PERMIT FROM THE CITY OF ALHAMBRA. A DIG PROTECT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PROTECTED AREA.

NO WORK SHALL BE PERFORMED WITHIN THE PROTECTED AREA WITHOUT THE PRESENTATION OF A DIG PROTECT PERMIT FROM THE CITY OF ALHAMBRA. A DIG PROTECT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PROTECTED AREA.

NO WORK SHALL BE PERFORMED WITHIN THE PROTECTED AREA WITHOUT THE PRESENTATION OF A DIG PROTECT PERMIT FROM THE CITY OF ALHAMBRA. A DIG PROTECT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PROTECTED AREA.

NO WORK SHALL BE PERFORMED WITHIN THE PROTECTED AREA WITHOUT THE PRESENTATION OF A DIG PROTECT PERMIT FROM THE CITY OF ALHAMBRA. A DIG PROTECT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PROTECTED AREA.

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT AND REQUIRED PERMITS HAVE BEEN ISSUED FROM AGENCIES OF JURISDICTION. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND REQUIREMENTS ARE CORRECT.

DATE: MAR 12, 2020
 DRAWN BY: SWM

WOODRUFF MAYER ARCHITECTURE, INC.
 134 Verdugo Way, Upland, CA 91786
 serge@woodruffmayer.com
 (909)997-1872

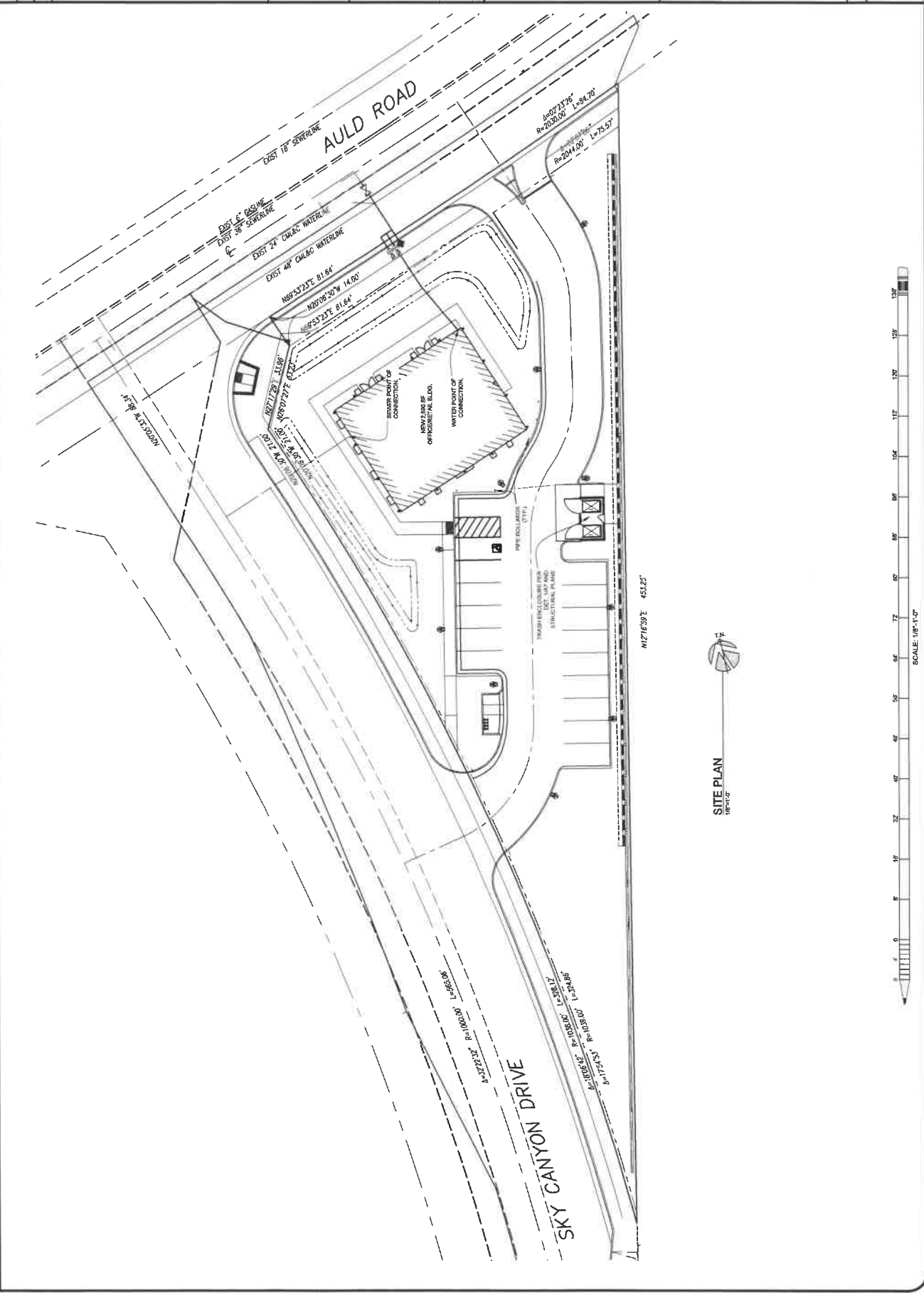


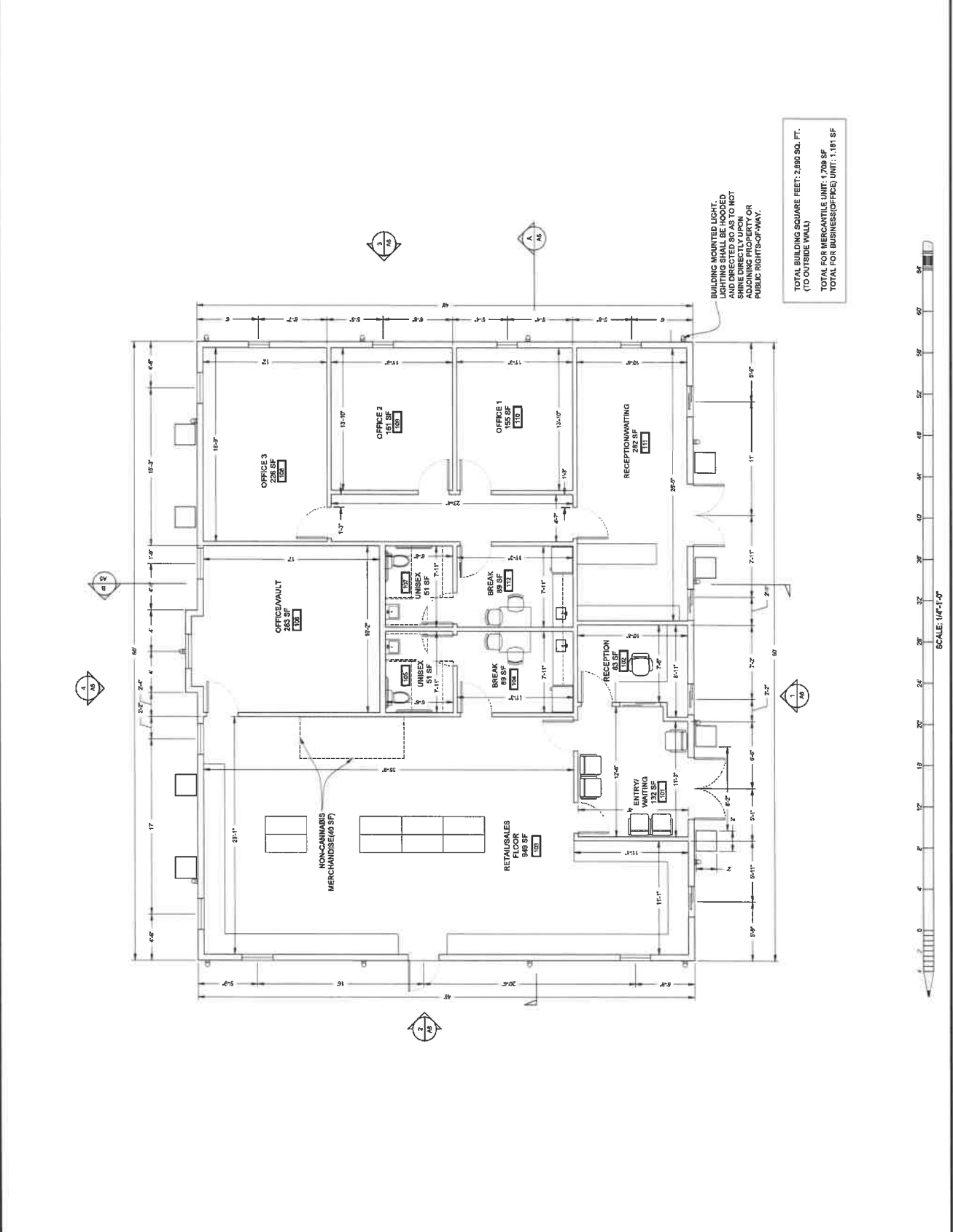
NO.	REVISIONS	DATE

JUSTICE INSURANCE SERVICES
 S.E.C. SKY CANYON DR. & AULD RD.
 COUNTY OF RIVERSIDE, CA

SITE PLAN

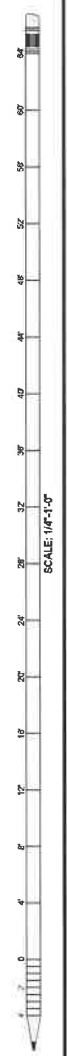
SCALE: AS NOTED
 SHEET NO. A1





BUILDING MOUNTED LIGHTS
 SHALL BE INSTALLED AND
 DIRECTED SO AS TO NOT
 SHINE DIRECTLY UPON
 ADJOINING PROPERTY OR
 PUBLIC RIGHTS-OF-WAY.

TOTAL BUILDING SQUARE FEET: 2,899 SQ. FT.
 (TO OUTSIDE WALL)
 TOTAL FOR MERCANTILE UNIT: 1,709 SF
 TOTAL FOR BUSINESS/OFFICE UNIT: 1,181 SF



THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT AND REQUIRED PERMITS HAVE BEEN ISSUED FROM AGENCIES OF JURISDICTION. CONTRACT DOCUMENTS ARE FOUND IN THESE PLANS (IN FULL) OR WITH EXISTING CONDITIONS.

A4

SHEET NO.

ROOF PLAN

JUSTICE INSURANCE SERVICES
S.E.C. SKY CANYON DR. & AULD RD.
COUNTY OF RIVERSIDE, CA.

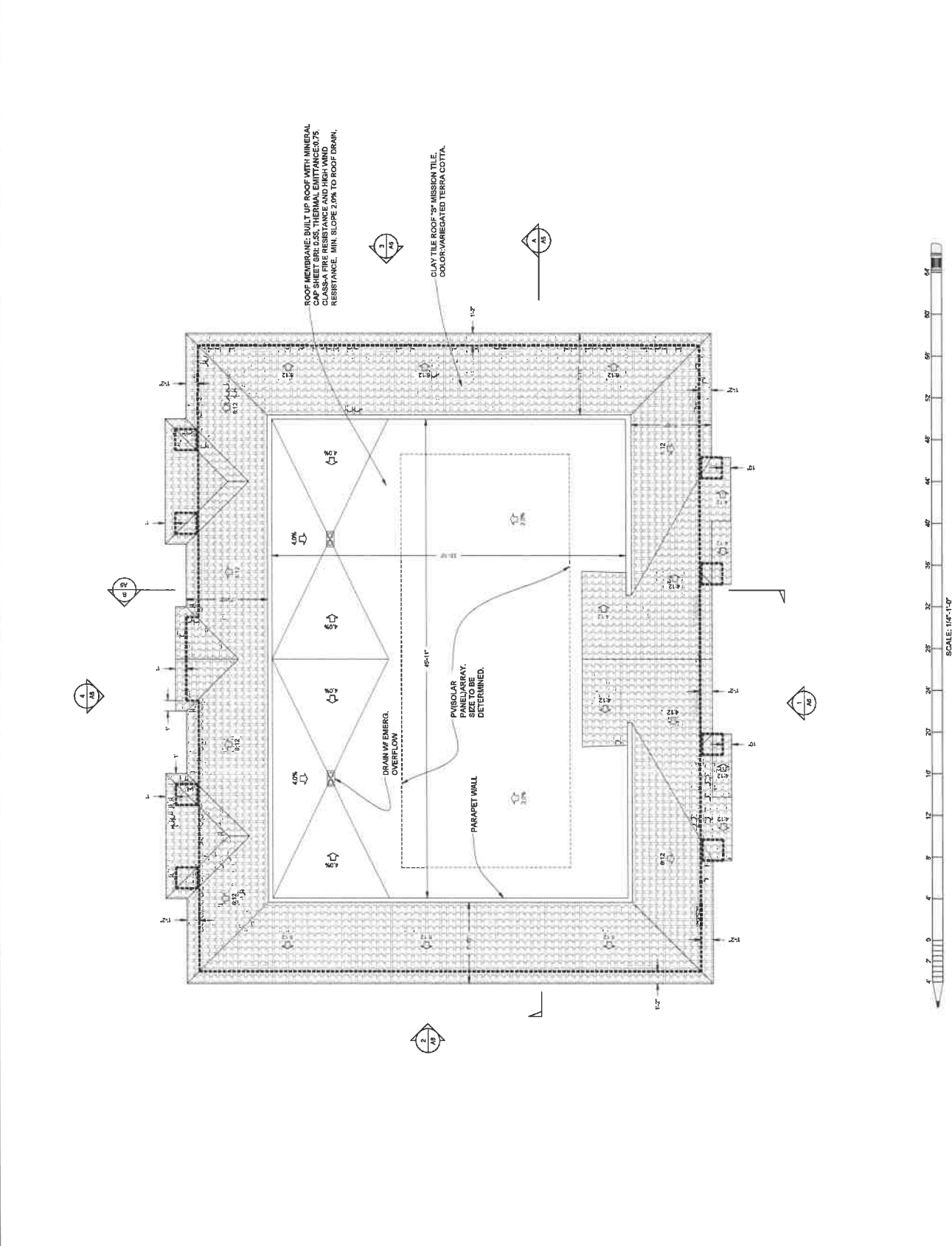


WOODRUFF MAYER ARCHITECTURE, INC.

314 Verdugo Way, Upland, CA, 91786
serge@woodruffmayer.com
(909)997-1872

DATE: MAR. 12, 2020
DRAWN BY: SHM

NO.	DATE	REVISIONS



THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT AND REQUIRED PERMITS HAVE BEEN ISSUED FROM AGENCIES OF JURISDICTION. CONTACT WMA IMMEDIATELY IF DISCREPANCIES ARE FOUND IN THESE PLANS OR IN THE CONSTRUCTION.

DATE: MAR. 12, 2020
DRAWN BY: SWM

134 Verdugo Way, Upland, CA, 91786
srm@woodruffmayer.com
(909)977-1872

WOODRUFF MAYER ARCHITECTURE, INC.

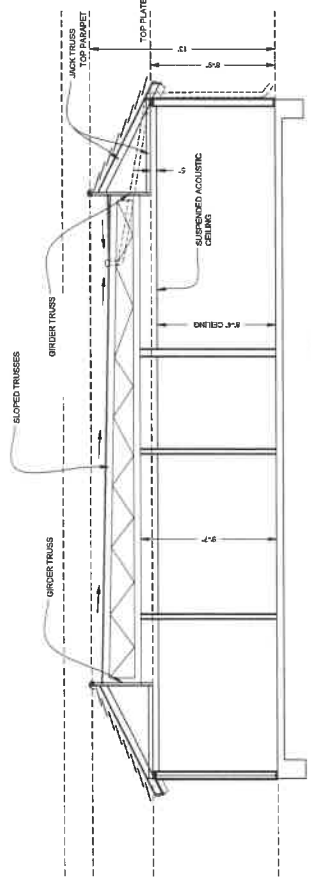
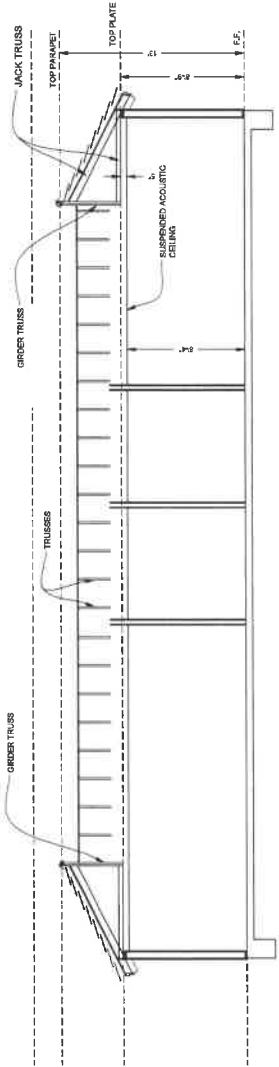


NO.	DATE	REVISIONS

JUSTICE INSURANCE SERVICES
S.E.C. SKY CANYON DR. & AULD RD.
COUNTY OF RIVERSIDE, CA.

SECTIONS

SCALE: 1/4"=1'-0"
SHEET NO. A5



DATE: MAR. 12, 2020
 DRAWN BY: GMM

134 Verdugo Way, Upland, CA. 91786
 ser@woodruffmayer.com
 (909)997-1872
WOODRUFF MAYER ARCHITECTURE, INC.

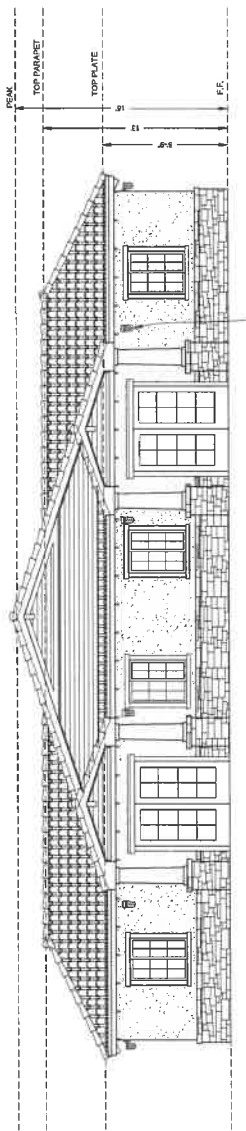


NO.	DATE	REVISIONS

JUSTICE INSURANCE SERVICES
 S.E. SKY CANYON DR. & AULD RD.
 COUNTY OF RIVERSIDE, CA.

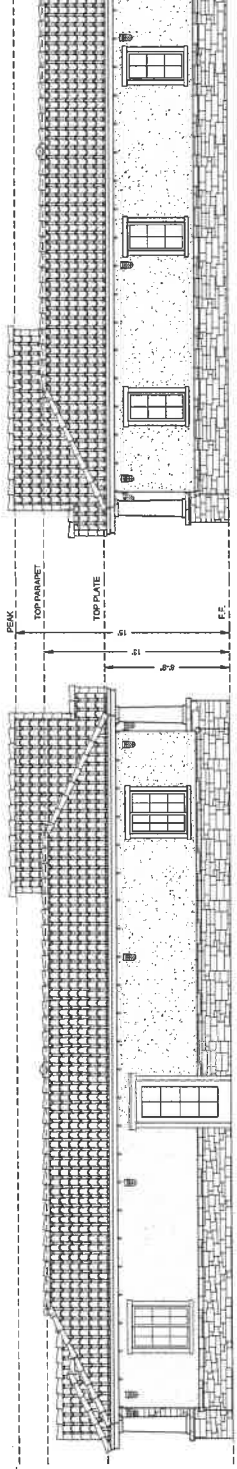
ELEVATIONS

SCALE: 1/8"=1'-0"
 SHEET NO. **A6**



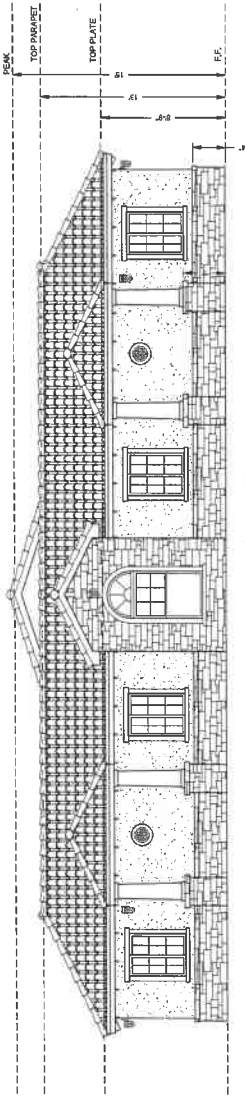
FRONT ELEVATION (NORTH)
 1/8"=1'-0" 1

LIGHTING SHALL BE HOODED
 AND DIRECTED SO AS TO NOT
 SHINE DIRECTLY INTO
 ADJACENT DRIVEWAYS OR
 PUBLIC RIGHTS-OF-WAY.



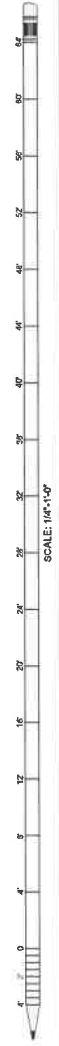
LEFT ELEVATION (EAST)
 1/8"=1'-0" 2

RIGHT ELEVATION (WEST)
 1/8"=1'-0" 3



REAR ELEVATION (SOUTH)
 1/8"=1'-0" 4

NO SECURITY MARKS TO BE
 INSTALLED INSIDE OR OUTSIDE
 OF WINDOWS AND DOORS.



THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT AND REQUIRED PERMITS HAVE BEEN ISSUED FROM AGENCIES OF JURISDICTION. CONTACT WITH IMMEDIATELY IF DISCREPANCIES ARE FOUND IN THESE PLANS OR OTHERWISE OR WITH EXISTING CONDITIONS.

DATE: MAR. 12, 2020
 DRAWN BY: GMM

134 Verdugo Way, Upland, CA, 91786
 serge@woodruffmayer.com
 (909)977-1872

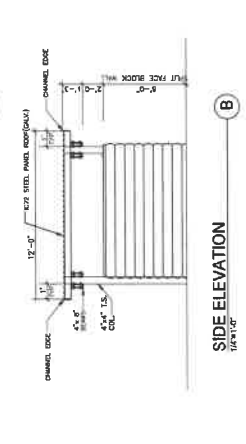
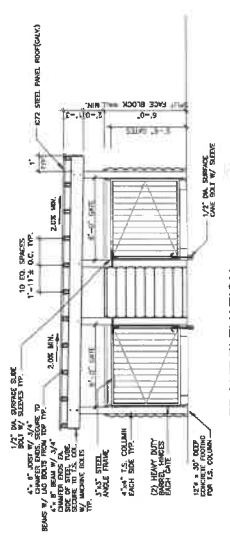
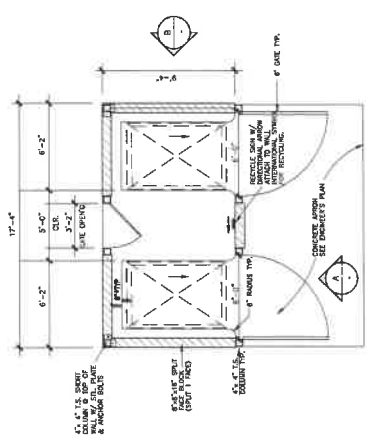


JUSTICE INSURANCE SERVICES
 S.E.C. SKY CANYON DR. & AUD R.D.
 COUNTY OF RIVERSIDE, CA.

REVISIONS	DATE

SCALE: 1/4"=1'-0"
 SHEET NO. **A7**

DETAILS



TRASH ENCLOSURE
1/4"=1'-0"

1

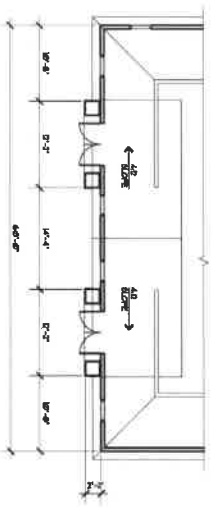
10000 Main Street
 Suite 200
 Riverside, CA 92504
 Tel: 951-511-1111

JUSTICE INSURANCE SERVICES
 OFFICE BUILDING
 S.E.C. SKY CANYON DR. & AULD RD.
 COUNTY OF RIVERSIDE, CA

REVISION:

EXTERIOR ELEVATIONS
 DATE: MARCH 28, 2016
 SHEET: _____ OF _____ SHEETS

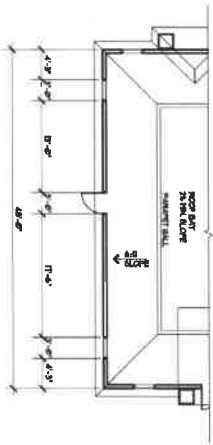
APPROVED
 10/2/2017
 BY THE PLANNING DIRECTOR



EXTERIOR ELEVATION - EAST

SCALE: 1/8"=1'-0"

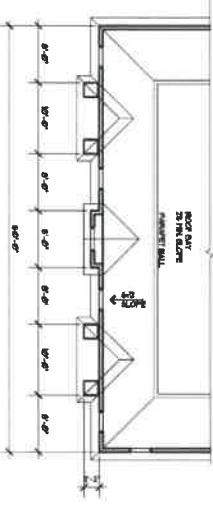
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EXTERIOR ELEVATION - SOUTH

SCALE: 1/8"=1'-0"

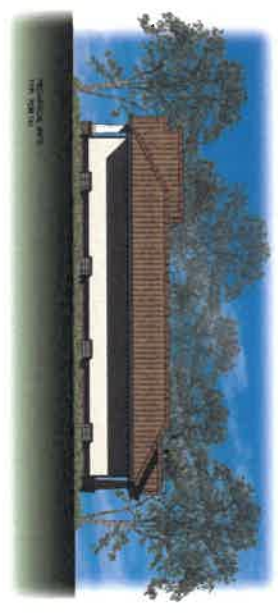
2



EXTERIOR ELEVATION - WEST

SCALE: 1/8"=1'-0"

3



- LEGEND**
- 1 CLAY ROOF OR REDDISH TUE. COLOR, UNFINISHED TERRAZZO CERAMIC
 - 2 BRICK OR TERRAZZO CERAMIC, DARK HAZEL GRAY
 - 3 STONE VENEER STRUCTURE, COLOR, CONCRETE GRANITOLITE OR NATURAL STONE
 - 4 RECEPTION AREA, STONE, COLOR, GRANITOLITE OR NATURAL STONE
 - 5 CLAY VENEER CERAMIC
 - 6 PHASA AND STEREO MATERIAL, COLOR, GRANITOLITE
 - 7 WINDOW AND DOOR FRAME AND TRIM, COLOR, GRANITOLITE

EXTERIOR ELEVATION - NORTH

SCALE: 1/8"=1'-0"

4

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

Juan C. Perez
Agency Director



11/23/20, 10:35 am

CUP190019

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190019. 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 (CUP190019) 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 190019 (CUP190019) is a proposal for a retail cannabis business with delivery to occupy 1,709 square-foot suite to be used as a storefront on a 0.71 acre lot with parking and landscaping.

Advisory Notification. 3 AND - Exhibits

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

- Exhibit A (Site Plan), dated 08-05-20.
- Exhibit B (Elevations), dated 03-12-20.
- Exhibit C (Floor Plans), dated 03-12-20.
- Exhibit D (Conceptual Grading Plan), dated 08-05-20.
- Exhibit E (Conceptual Landscaping and Irrigation Plans), dated 03-26-20.
- Exhibit H (Wall and Fencing Plan), dated 09-30-19.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 927 (Regulating Short Term Rentals)

4. Mitigation Fee Ordinances

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

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 "Notifications" are for your information only and are not required for entitlement approval. Thank You.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

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

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

The Accessible path of travel shall:

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

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

CODE/ORDINANCE REQUIREMENTS:

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

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

PERMIT ISSUANCE:

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

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

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

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

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

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.

Selvana Guirguis

Riverside County Building and Safety

(951) 955-1871

E Health

E Health. 1 DEH Hazmat

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at (951) 766-6524 for any questions.

E Health. 2 DEH Water and Sewer

Prior to building permit, provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste or commercial waste related to cannabis processing, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.

E Health. 3 ECP COMMENTS

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

General

General. 1 General – Business Licensing

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

General. 2 General – Causes for Revocation

ADVISORY NOTIFICATION DOCUMENT

General

General. 4 **General – Hold Harmless (cont.)**

amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

General. 5 **General – Human Remains**

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

General. 6 **General – Review Fees**

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

General. 7 **General – Unanticipated Resources**

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

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17

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

9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

a. Significant discrepancies identified during inventory.

b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.

c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.

d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

Planning. 18

General - O. Permit and License Posting

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

Planning. 19

General - P. Signage

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

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.

2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

General - P. Signage (cont.)

the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.

3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.

4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.

5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.

6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.

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

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

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

Planning. 20

General - Q. Records

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 Cannabis Retail Operations - 12 (cont.)

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

Planning-All. 5 Cannabis Retail Operations - 13

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

Planning-All. 6 Cannabis Retail Operations - 14

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

Planning-All. 7 Cannabis Retail Operations - 2

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

Planning-All. 8 Cannabis Retail Operations - 3

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

Planning-All. 9 Cannabis Retail Operations - 4

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

Planning-All. 10 Cannabis Retail Operations - 5

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

Planning-All. 11 Cannabis Retail Operations - 6

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

Planning-All. 12 Cannabis Retail Operations - 7

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 13 **Cannabis Retail Operations - 8 (cont.)**

Planning-All. 13 **Cannabis Retail Operations - 8**

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

Planning-All. 14 **Cannabis Retail Operations - 9**

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

Planning-GEO

Planning-GEO. 1 **GEO200021 Accepted**

County Geologic Report GEO No. 200021, submitted for the project CUP190019, was prepared by GeoSoils, Inc. (GSI), and is titled; "Update Seismic and Preliminary Foundation Design Recommendations, Proposed Fausto's Bail Bonds Office Building, CUP190019 (APN 963-030-005), 30175 Auld Road, Murrieta Area, Riverside County, California," dated March 25, 2020. In addition, GSI has also submitted the following reports:

"Update Seismic and Preliminary Foundation Design Recommendations, Proposed Fausto's Bail Bonds Office Building, Plot Plan No. 26047 (APN 963-030-005), 30175 Auld Road, Murrieta Area, Riverside County, California, W.O. 7720-A-SC", dated May 7, 2018

"Preliminary Geotechnical Evaluation and Infiltration Testing, Proposed Office Building, APN 963-030-005, French Valley Area, Riverside County, California", dated April 22, 2008. (County Geologic Report No. 2508).

GEO200021 concluded:

1. Based on our review, it is our opinion that the subject site appears suitable for the proposed commercial development, provided the recommendations contained herein, and within the referenced reports by GSI (2020, 2018, and 2008) are properly implemented.
2. It is our understanding that the proposed commercial structure will now utilize a typical footings with slab-on-grade construction or a post-tension/mat foundation system, instead of a modular office building.
3. The foundation systems should be designed and constructed in accordance with guidelines presented in the 2019 CBC.
4. It is anticipated that the expansive qualities of onsite soils will generally be low to medium (E.I. 21 to 90)

GEO200021 recommended:

1. For preliminary planning purposes, removal depths are estimated to generally range from ± 2 to ± 4 feet across the site, with localized deeper removals possible, if not removed by planned cuts.
 2. Actual depths of removals will be evaluated in the field during grading by the geotechnical consultant.
 3. Removals should extend at least 5 feet laterally beyond the footing limits where possible.
 4. Static settlement is calculated to be less than approximately 1.00 inch, and static differential settlement can be expected to be about 0.50 inches over a horizontal distance of approximately 30 feet.
- GEO No. 200021 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200021 Accepted (cont.)

purposes. GEO No. 200021 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

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate 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.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
10. The Project shall obtain approval of street improvement plans from the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - General (cont.)

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

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

Waste Resources

Waste Resources. 1

Waste - General

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

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

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

For more information, please visit:

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

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

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

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

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

Plan: CUP190019

Parcel: 963030005

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CUP190019 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 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)

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
documenting the results of the pre-construction nesting bird survey.

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.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied

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

080 - Fire. 3 Prior to permit Not Satisfied

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

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

080 - Fire. 4 Prior to permit Not Satisfied

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

Planning

080 - Planning. 1 Fee Status Not Satisfied

Prior to issuance of building permits for CUP190019, 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.

Survey

080 - Survey. 1 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Sky Canyon Road shall be conveyed for public use to

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 RCTD - Right-of-Way Dedication (cont.) Not Satisfied
provide for a 39 foot half-width dedicated right-of-way per County Standard No. 111, Ordinance 461.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re: Not Satisfied
Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

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

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

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

The developer/ permit holder shall:

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

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

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

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

When applicable, plans shall include the following components:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

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

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

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

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

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requiri Not Satisfied

Landscape Project Specific Requirements

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

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- Project shall use County standard details for which the application is available in County Standard

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
Detail Format.

- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

080 - Transportation. 4 RCTD - Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping.
2. Streetlights.
3. Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application.
2. Appropriate fees for annexation.
3. Two (2) sets of street lighting plans approved by Transportation Department.
4. Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 5 RCTD - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD - Landscaping Design Plans (cont.) Not Satisfied

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

080 - Transportation. 6 RCTD - Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or 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.

080 - Transportation. 7 RCTD - Utility Plan Not Satisfied

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

Waste Resources

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

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

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied
of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Prior to final Not Satisfied
Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Transportation

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

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

The developer/ permit holder shall:

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

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

090 - Transportation. 2 RCTD - Complete Annexation into L&LMD or Other District 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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - Payment of Transportation Fees (cont.) Not Satisfied

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

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

2. All Fees for Zone "D" of the Southwest Road and Bridge Benefit District for a project gross acreage of 4.17 acres.

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 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 Waste - Commercial and Organics Recycling (Form D) Not Satisfied

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

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

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

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

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90. Prior to Building Final Inspection

Waste Resources

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: September 16, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check

Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Sheriff’s Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Washington

City of Murrieta Sphere of Influence
City of Temecula Sphere of Influence
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

DEVELOPMENT AGREEMENT NO. 1900012, CONDITIONAL USE PERMIT NO. 190019 – CEQ190092
– Applicant: Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area
Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: North of Sparkman Way, east of Winchester,
south of Auld Road, and west of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:**
Development Agreement No 1900012. would impose a lifespan on the proposed cannabis project and
provide community benefit to the Southwest Area. Conditional Use Permit No. 190019 proposes to occupy
suite B (approximatly 1,541 sqft) of previously approved new office building under PP26047, to be used
as a storefront for a retail cannabis business – APN: 963-030-005 – **BBID: 670-423-087**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the
map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft
conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined
that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and
DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on**
September 26, 2019. Once the route is complete, and the approval screen is approved with or without
corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

Any questions regarding this project, should be directed to Mina Morgan, Project Planner at (951) 955-6035, or e-mail at mimorgan@rivco.org / MAILSTOP #: 1070

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

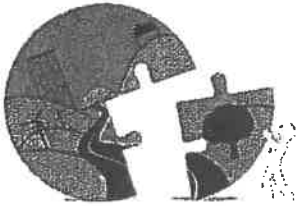
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Simonian

Contact Person: Michael Simonian E-Mail: _____

Mailing Address: c/o 30195 Auld Road
Murrieta CA 92563
City State ZIP

Daytime Phone No: (949) 556-0489 Fax No: (_____) _____

Engineer/Representative Name: KWC Engineers

Contact Person: Mike Taing E-Mail: mike.taing@kwceengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100
Corona CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 x235 Fax No: (951) 734-9139

Property Owner Name: Fausto Atilano

Contact Person: Fausto Atilano E-Mail: _____

Mailing Address: 30195 Auld Road
Murrieta CA 92563
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

"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.)

Fausto Atilano

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): 963-030-005

Approximate Gross Acreage: .72 acres

General location (nearby or cross streets): North of Sparkman Way, South of Auld Road, East of Winchester Road, West of Sky Canyon Drive.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.
Cannabis Retail Facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.519

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1			1	Suite A - Bail Bond Office; Suite B - Cannabis Retail
2				
3				
4				
5				
6				
7				
8				
9				
10				

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). CAN190048, PP26047
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42918 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): GEO 02508, PDA04998, PDB06372

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: Fausto Atilano

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): 30375 Auld Road, Murrieta, CA
92563

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 963-030-005

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) *Fausto Atilano* Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR DEVELOPMENT AGREEMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Simonian

Contact Person: Michael Simonian E-Mail: _____

Mailing Address: c/o 30195 Auld Road

Murrieta CA 92563
City State ZIP

Daytime Phone No: (949) 556-0489 Fax No: () _____

Engineer/Representative Name: KWC Engineers

Contact Person: Brandon Barnett E-Mail: brandon.barnett@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100

Corona CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 x203 Fax No: (951) 734-9139

Property Owner Name: Fausto Atilano

Contact Person: Fausto Atilano E-Mail: _____

Mailing Address: 30195 Auld Road

Murrieta CA 92563
City State ZIP

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

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

APPLICATION FOR DEVELOPMENT AGREEMENT

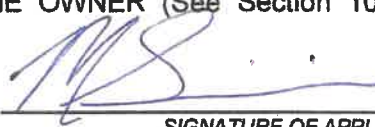
DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:

Applicant will be leasing a suite from the owner

***NOTE:** ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047).

Michael Simonian

PRINTED NAME OF APPLICANT



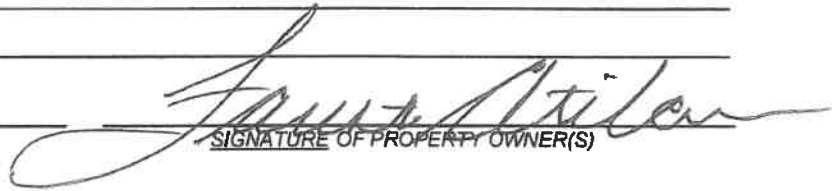
SIGNATURE OF APPLICANT

DESCRIBE OWNER'S INTEREST IN THE PROPERTY:

Owner intends to retain ownership of the property

Fausto Atilano

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-030-005

Approximate Gross Acreage: .71 acres

General location (nearby or cross streets): North of Sparkman Way, South of Auld Road, East of Winchester Road, West of Sky Canyon Drive.

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1070 DA Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Cannabis Retail Facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.519

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1			1	Suite A - Bail Bond Office; Suite B - Cannabis Retail
2				
3				
4				
5				
6				
7				
8				
9				
10				

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). CAN190048, PP26047
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42918 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): GEO 02508, PDA04998, PDB06372

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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


Property Owner(s) Signature(s) and Date

Fausto Atilano

Printed Name of Owner

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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

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. 190019 and DEVELOPMENT AGREEMENT NO. 1900012 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190089 – Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Sparkman Way, easterly of Winchester, southerly of Auld Road, and westerly of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area. Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 sq. ft. suite to be used as a storefront on a 0.71 acre lot with parking and landscaping.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 18, 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 Mina Morgan at (951) 955-6035 or email at mimorgan@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: Mina Morgan
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers CUP190019 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

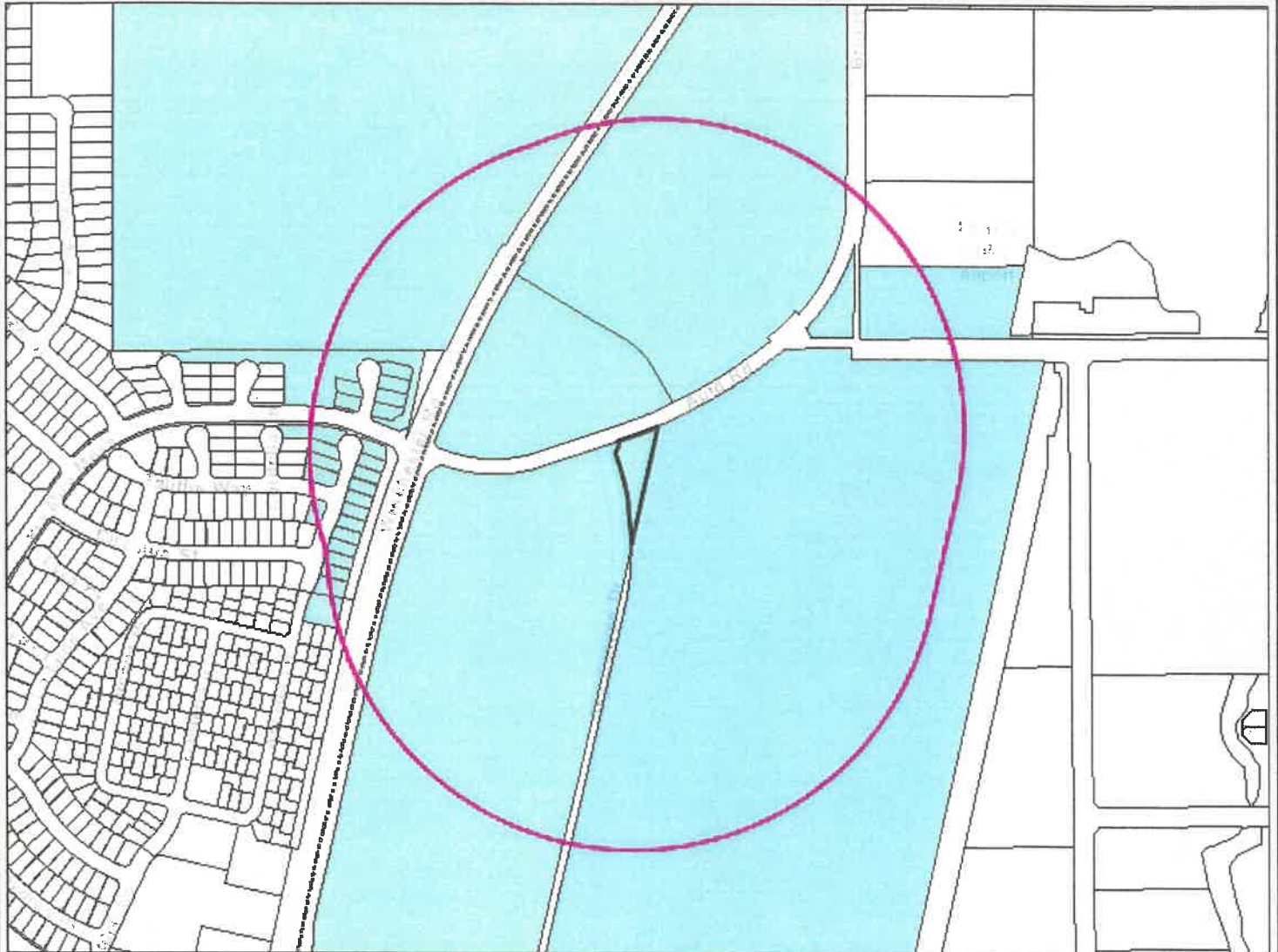
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190019 (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... 8/24/2020 10:14:28 AM

© Riverside County RCIT

Applicant/Owner:

Michael Simonian
30195 Auld Rd
Murrieta CA 92563

Engineer:

KWC Engineering
1880 Compton Ave Suite 100
Corona CA, 92881
Attn: Jo Howard

Applicant/Owner:

Fausto Atilano
30195 Auld Rd
Murrieta CA 92563

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

900481001
SCOT EDWARD PAYNE
37020 ASCELLA LN
MURRIETA CA 92563

900481007
HERBERT S. GORDON
36972 ASCELLA LN
MURRIETA CA 92563

900481012
JOSE LUIS RUIZ
36932 ASCELLA LN
MURRIETA CA 92563

900481020
JAMES F. MOSCINSKI
36930 CORDELLA LN
MURRIETA CA 92563

900481003
JOHN L. GARDNER
37004 ASCELLA LN
MURRIETA CA 92563

900481016
MATTHEW P. NEWTON
36953 ASCELLA LN
MURRIETA CA 92563

963030006
B I AULD
36371 BRIGGS RD
MURRIETA CA 92563

963070039
COUNTY OF RIVERSIDE
3403 10TH STREET, STE 400
RIVERSIDE CA 92501

963070051
MURRIETA KLC HOLDINGS 130
888 PROSPECT STE 330
LA JOLLA CA 92307

963070056
MOON VALLEY NURSERY OF CALIF INC
19820 N 7TH ST STE 260
PHOENIX AZ 85024

900483005
NAUTHIP SARNLERTSOPHON
7527 COVINGTON PL
RANCHO CUCAMONGA CA 91730

900481006
CALVIN BROWN
PSC 559 BOX 6518
FPO AP 96377

963030004
WAL MART STORES INC
1301 SE 10TH ST
BENTONVILLE AR 72716

963030005
FAUSTO 50 REVOCABLE TRUST DTD 7/9/2019
39665 CALLE MEDUSA
TEMECULA CA 92591

900481004
JENNIFER PERRY
36996 ASCELLA LN
MURRIETA CA 92563

900481005
ZACH M. STAUFFER
36988 ASCELLA LN
MURRIETA CA 92563

900481010
JORGE GUIZAR
36948 ASCELLA LN
MURRIETA CA 92563

963070031
SILVER HILLS INTERNATIONAL
P O BOX 455
VAN VLECK TX 77482

900481009
XIAOZHOU WU
24601 OVERLAND DR
WEST HILLS CA 91304

900483004
DUSTIN DE ANGELIS
36913 CAPRICIOUS LN
MURRIETA CA 92563

963030010
COUNTY OF RIVERSIDE
PO BOX 130878
CARLSBAD CA 92013

900070004
CITY OF MURRIETA
1 TOWN SQUARE
MURRIETA CA 92562

900481013
GERMAN E. FIESCO
36929 ASCELLA LN
MURRIETA CA 92563

900481014
RYAN HARDY
36937 ASCELLA LN
MURRIETA CA 92563

900481015
TAYLOR YONTZ
36945 ASCELLA LN
MURRIETA CA 92563

900483007
ERIK CRUZ
36900 CAPRICIOUS LN
MURRIETA CA 92563

900483008
NICOLAS DURAN
36908 CAPRICIOUS LN
MURRIETA CA 92563

900483009
JEFFREY C. FIGGINS
36916 CAPRICIOUS LN
MURRIETA CA 92563

900481002
MATTHEW D. DOWNING
37012 ASCELLA LN
MURRIETA CA 92563

900481008
ZUBAIR HAKIMZADA
36964 ASCELLA LN
MURRIETA CA 92563

900481011
BRANDIE BURNETT
36940 ASCELLA LN
MURRIETA CA 92563

900483006
AARON D. OERDING
36892 CAPRICIOUS LN
MURRIETA CA 92563

900510090
NORTHSTAR RANCH COMMUNITY ASSN
27349 JEFFERSON AVE 101
TEMECULA CA 92590

900482007
BHAVANBHAI V. PATEL
17536 EDGEWOOD LN
YORBA LINDA CA 92886



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4 . 1

Planning Commission Hearing: December 2, 2020

PROPOSED PROJECT

Case Number(s):	CUP190004	Owner/Applicant: Villa Park Trucking, Inc.
Select Environ. Type	Mitigated Negative Declaration	
Area Plan:	Eastern Coachella Valley	Eng./Rep: Fagelson Consulting
Zoning Area/District:	Lower Coachella Valley District	
Supervisory District:	Fourth District	
Project Planner:	Jay Olivas	
Project APN(s):	757-044-009	

John Earle Hildebrand III
 John Earle Hildebrand III
 TLMA Deputy Director –
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190004 proposes a private truck storage yard to be used to fuel and weigh a private fleet, while providing parking for 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project also proposes a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons, with one (1) fuel pump/dispenser; a 12-foot by 100-foot weigh station; and one metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m., during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

The project is located southerly of Airport Boulevard, westerly of Orange Street, and easterly of State Highway 111/Grapefruit Boulevard in the unincorporated community of Thermal.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **CEQ NO. 190056**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **CONDITIONAL USE PERMIT NO. 190004**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

Planning Commission Hearing: December 2, 2020

PROPOSED PROJECT

Case Number(s):	CUP190004	Owner/Applicant: Villa Park Trucking, Inc.
Select Environ. Type	Mitigated Negative Declaration	Eng./Rep: Fagelson Consulting
Area Plan:	Eastern Coachella Valley	
Zoning Area/District:	Lower Coachella Valley District	
Supervisory District:	Fourth District	
Project Planner:	Jay Olivas	
Project APN(s):	757-044-009	John Earle Hildebrand III TLMA Deputy Director – Interim Planning Director

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PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (CD: LI) (0.25 – 0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Light Industrial (LI)
East:	Open-Space Water (OS-W)
South:	Rural Residential (R-R)
West:	Rural Residential; Commercial Retail; Medium High Density Residential
Existing Zoning Classification:	Manufacturing - Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing - Service Commercial (M-SC)
East:	Watercourse (W-1), City of Coachella
South:	Manufacturing - Service Commercial (M-SC)
West:	Scenic Highway Commercial (C-P-S); General Residential (R-3-4,000)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Commercial & Industrial Buildings; Offices
South:	Single Family Dwellings
East:	Single Family Dwelling; Whitewater River Channel
West:	Commercial Buildings; Single Family Dwellings

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.66	10,000 Square Feet

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	480 Square Feet	N/A
Floor Area Ratio:	0.01	FAR 0.25 – 0.60
Building Height (FT):	10-feet	50 feet
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building or Site Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Auto Parking	480	1 space per 200 square feet	2	2
Truck (4)/Trailer Parking (8)	31,000 SF of 2.66 Acres	1 space per 795 square feet (Standard truck space 15-feet by 53-feet)	12	Up to 38

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Thermal #125 Lighting
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	Yes – Zone AE
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (High)
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Airport Influence Area ("AIA"):	Yes – Thermal Airport, Zone D

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The application for Conditional Use Permit No. 190004 was filed on June 13, 2019. The proposed project is located on approximately 2.66 acres at the southwest corner of Airport Boulevard and Orange Street in Thermal, California.

The project is proposing a private truck storage yard with parking for 2 to 4 semi-trailer trucks and 4-8 sets of agricultural trailers, a 480 square-foot office trailer, an above ground fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot square-foot weigh station, and metal storage container.

The project held Development Advisory Committee internal review meetings on July 25, 2019 and June 25, 2020 to address the plans, corrections, and Amended Exhibits. All department corrections have been addressed and department clearances have been received as of October 29, 2020.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS), CEQ No. 190056, and Mitigated Negative Declaration (MND) was prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On November 10, 2020, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105 and Executive Order No. N-80-20.

Comment letters in response to the circulated IS and MND have not been received as of the preparation of this staff report. As demonstrated in the IS and MND, the proposed project will not result in any significant impacts to the environment, with incorporation of mitigation.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site is currently mapped by the General Plan as being Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio).
2. Surrounding land use designations consist of Rural Residential (RR); Commercial Retail (CR); Medium High Density Residential (MHDR); Medium Density Residential (MDR), and Open-Space Water (OS-W).
3. The project site has an existing Zoning Classification of Manufacturing-Commercial (M-SC) which is consistent with the Riverside County General Plan Land Use Designation of Light Industrial since both encourage industrial land uses such as truck storage and parking in an urban setting.
4. Surrounding zoning consists of M-SC, W-1, C-P-S, R-3-4,000, and R-A-20. The project site in the M-SC zone is compatible with surrounding zones since these zones are either similar zones or our buffered with existing adjoining roads, railroad tracks, and the Whitewater River Channel.
5. The proposed use as a private truck storage yard conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in an urbanized area which includes land uses such as commercial and industrial buildings, offices, single family dwellings, rail road tracks, and the Whitewater River. Additionally, the proposed project would not inhibit potential development of surrounding areas.
6. The project is located along Orange Street (32-foot right-of-way) accessed via Airport Boulevard (129' right-of-way). Orange Street along project boundary is a paved County maintained road designated as a Local Street and shall be improved with 32-feet of asphalt concrete pavement; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section C (40/60). Concrete sidewalk and curb shall connect to existing sidewalk on Airport Boulevard as indicated by Condition of Approval 90.TRANSPORTATION.9-Improvements.
7. The project site is located within Flood Zone AE. Due to existing and proposed drainage improvements such as along Orange Street, required drainage easements as outlined under Condition of Approval 60.Transportaiton.1-Drainage Easements, required landscape and gravel areas, and required grading permit subject to California Building Code, flood and drainage impacts are less than significant.
8. The project site is located within a High Potential Liquefaction Zone, however, the project for private truck storage includes existing and proposed site improvements such as engineered modular office pillar foundation and graveled parking and driveway areas in compliance California building codes, along with required road improvements along Orange Street, 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.

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 Community Development: Light Industrial (CD: LI), which allows industrial and related uses including warehousing/distribution, assembly and light manufacturing, and repair facilities and thus would be compatible with truck parking and storage with office trailer on a 2.66 acre site. The proposed Project, as a private truck storage yard to fuel and weigh a private fleet is considered to be an urban type land use pursuant to Ordinance No. 348 and therefore is consistent with the Light Industrial Land Use Designation. Pursuant to the applicable Zoning Classification of Manufacturing-Service Commercial (M-SC), truck parking and storage are permitted with the approval of a Conditional Use Permit, and therefore the proposed use of truck parking and storage will be fully consistent with the applicable zoning classification with the approval of CUP No. 190004. The proposed 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 Airport Boulevard and Orange Street and is capable of providing access for emergency vehicles. Incorporation of conditions of approval such as minimum fire flow, fire access 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. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under Advisory Notification Document (AND) 15.PLANNING.9-Land Division required should any future land divisions be proposed.
4. 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:

1. The proposed land use, as a truck parking lot, is consistent with the development standards set forth in the Manufacturing Service Commercial (M-SC) Zone in that:
 - I. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75-feet. The subject parcel located within M-SC zone at approximately 2.66 acres is well

in excess of minimum lot size and has lot width of up to 176 feet, and therefore project complies with Section 11.4A of Ordinance No. 348.

- II. Setbacks. The project proposes an office trailer within M-SC zone and is setback a minimum of 25-feet from street, with proposed setback of approximately 38-feet from Orange Street, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
- III. Height Requirements. The project proposes a single-story office trailer within M-SC zone and does not exceed building height limits up to 10-feet in height, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
- IV. Masonry Wall. The project proposes perimeter treatment including 8-foot masonry wall along Orange Street with remaining perimeters to be fenced, subject to Condition of Approval 90.Planning.3 -Fence & Wall Locations prior to final inspection, and therefore is in compliance within this development standard.
- V. Landscaping. The project proposes project desert landscaping along Orange Street consisting of two (2) Mexican Fan palms or Washingtonian palms or similar drought tolerant trees, with brittle bush shrubs in a decorative rock hardscape in accordance with Ordinance No. 348, Section 18.12, and Ordinance No. 859, subject to Condition of Approval 80.Transportation. Landscape Plot Plan Required prior to building permit issuance, therefore the project is in compliance with this development standard.
- VI. Parking Areas. The project proposes an office trailer with 2-parking spaces and additional parking for 12-trucks/trailers within the central portion of the 2.66 acre site totaling 31,000 square feet to be improved with gravel base, as indicated by COA 90.Planning.8 Parking, and therefore is in compliance with this development standard.
- VII. Trash Collection Areas. The project proposes curb side trash collection due to limited refuse being generated such as from the office trailer with limited employees being on the project site, and will be subject to Condition of Approval (COA) 90.Waste Resources.1-Mandatory Commercial Recycling prior to final inspection and therefore complies with this development standard.
- VIII. Outside Storage and Service Areas. The proposed project does not propose any outside storage, excepting for the truck parking on asphalt paving and shipping container(s) within an existing industrial area, and therefore complies with this development standard.
- IX. Utilities. The proposed project has available utilities such as electrical service from Imperial Irrigation District and domestic water and sewer from the Coachella Valley Water District and therefore complies with this development standard.
- X. Mechanical Equipment. The project proposes an office trailer, and any mechanical equipment such as HVAC system is to be screened from view as conditioned by COA 90.Planning.6-Roof Equipment Shielding, and therefore is in compliance with this development standard.

- XI. Lighting. The project proposes limited on-site lighting such as one (1) motion activated security light; and lighting is required to be hooded/directed as outlined under the Advisory Notification Document (AND) Planning.10), and therefore is consistent with this development standard.

Other Findings:

1. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes and fire extinguishers as outlined in the Advisory Notification Document (AND) 5.Fire.1.
2. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated July 31, 2019. Prior to the issuance of building permits, A 'Will Serve' letter will be required to be submitted demonstrating the availability of sufficient water/sewer service for the project (80 – E. Health. Water Will Serve, 80 – E. Health. Sewer Will Serve)
3. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated August 15, 2019 including recommended measures, such as but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document (AND) Planning.15
4. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for truck parking is 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 as outlined in Condition of Approval (COA) 90.Planning.2 Ord. 875 CV-MSHCP Fee.
5. Potential impacts to archaeological resources were analyzed and reviewed. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on August 19, 2019. No response was received from the Cabazon Band, the Colorado River Indian Tribes, Soboba, Torres Martinez, or the Quechan. Consultations were requested by the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Indians. Agua Caliente requested consultation in a letter dated September 18, 2019. On January 8, 2020 the record search report was provided to the tribe. On August 20, 2020 a meeting was held in which Agua Caliente gave specific information regarding Tribal Cultural Resources in the area of the Project. On August 20, 2020 the conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020. Twenty-nine Palms requested consultation in a letter dated September 20, 2019. On January 8, 2020 the record search report was provided to the tribe and on September 5, 2020 the conditions were provided to the tribe who had no comment.

No Tribal Cultural Resources were identified by any of the tribes. Although there were no Tribal Cultural Resources identified, there is the potential for subsurface resources to be present. As such, the project has been conditioned to have an archaeologist and Native American monitor

present during grading so if any previously unidentified Tribal Cultural Resources are unearthed during construction activities, 60.PLANNING.CUL they will be handled in a professional and culturally appropriate manner. As such, impacts to tribal cultural resources will be less than significant.

6. The findings of the initial study performed pursuant to CEQ No. 190056 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment with mitigation measures, and there is no evidence that the project will have a potential for adverse effects on wildlife resources.

Fire Findings:

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

This Project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper on November 12, 2020 for the December 2, 2020 Planning Commission hearing. Public hearing notices were also mailed to property owners within 600-feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public. The project was presented for informational purposes to the Thermal-Oasis Community Council on January 27, 2020.

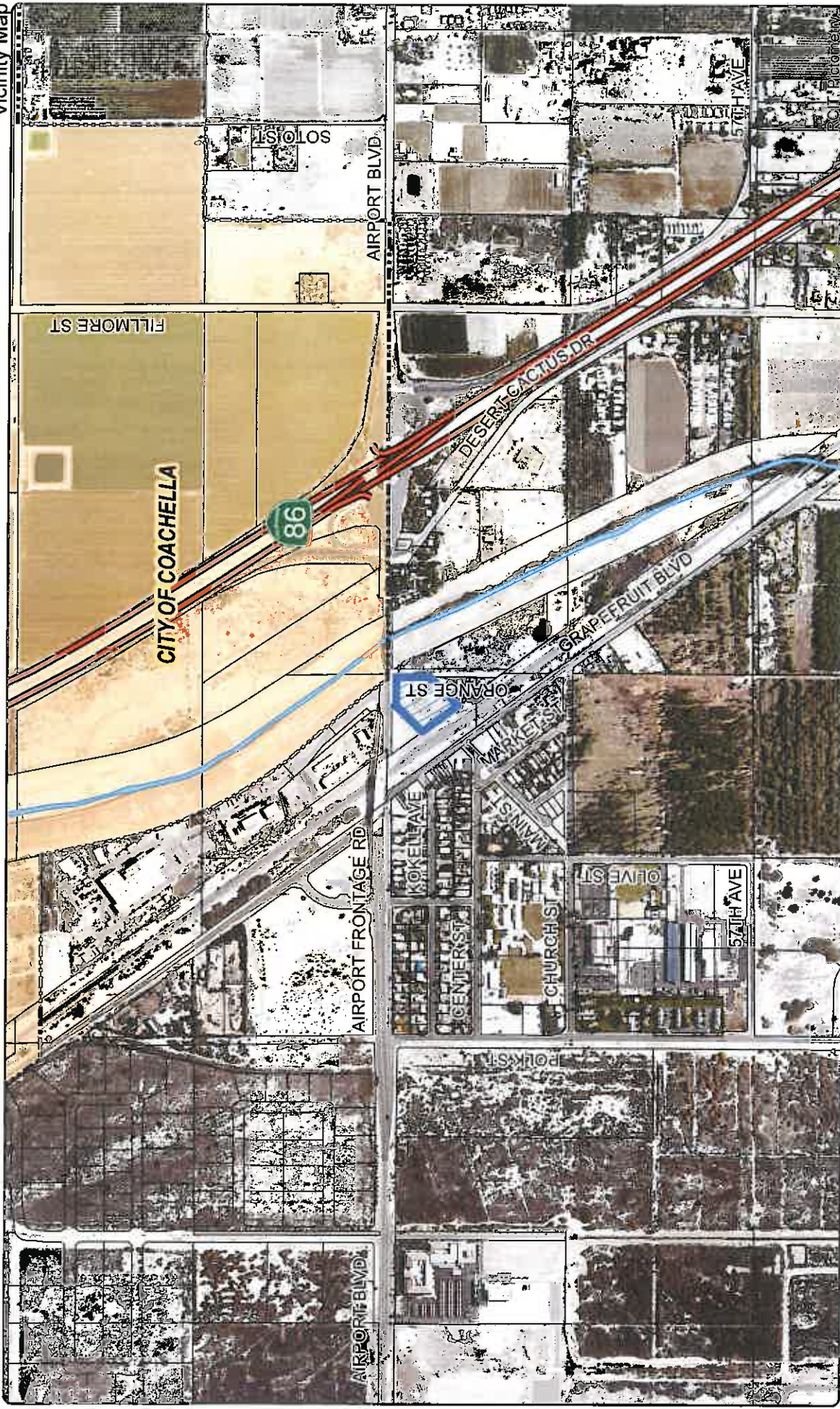
APPEAL INFORMATION

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
CUP190004
VICINITY/POLICY AREAS

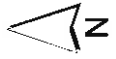
Supervisor: Perez
 District 4

Date Drawn: 10/05/2020
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County. This vicinity map is based on the current General Plan. The information provided herein is for informational purposes only and does not constitute any official action by the County. For further information, please contact the Planning Department offices in Riverside at (951) 952-2700 (Western County) or in John Deussen at (951) 952-4227 (Eastern County) or Website: <http://www.riverside.ca.gov>

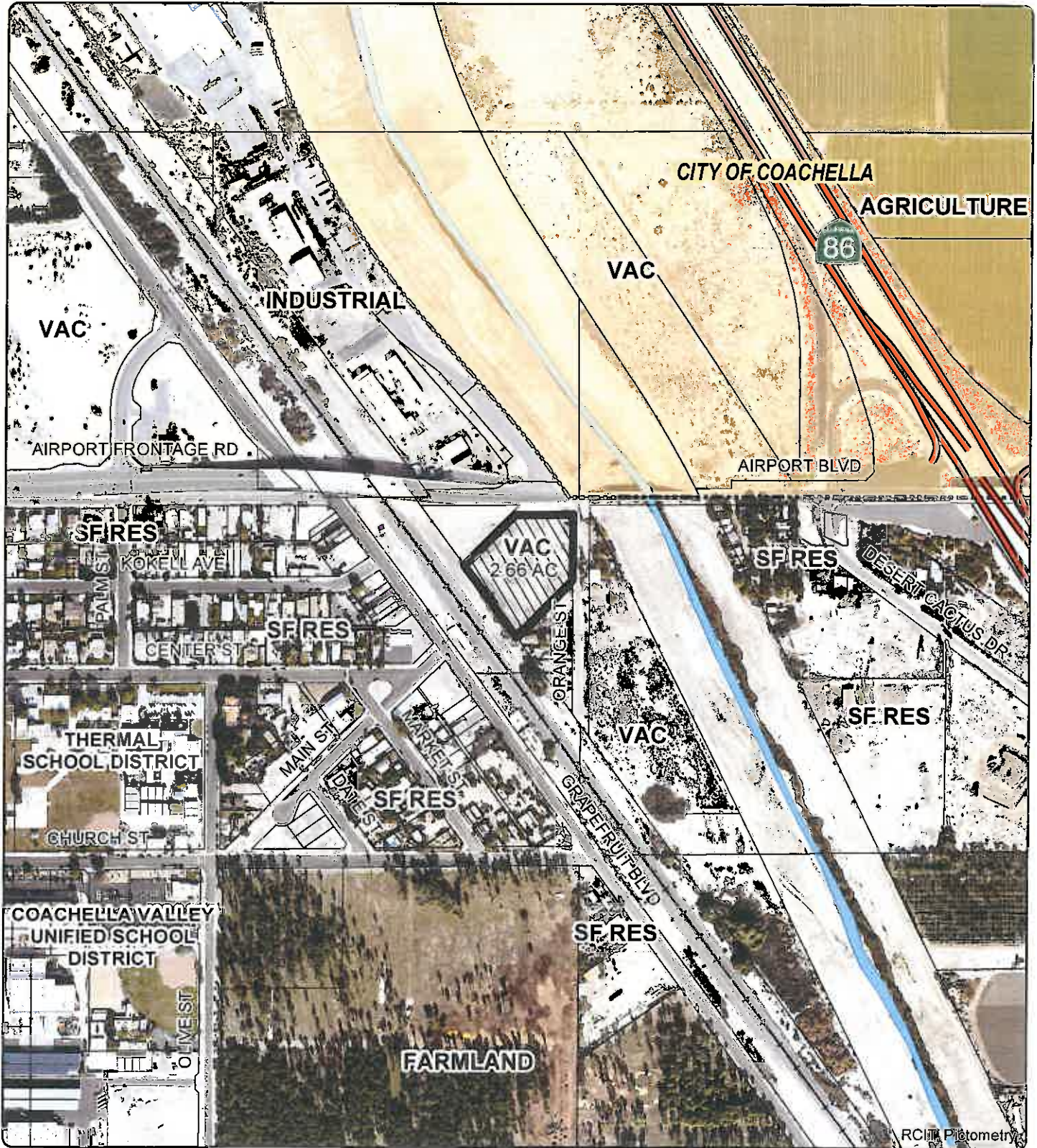
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190004

LAND USE

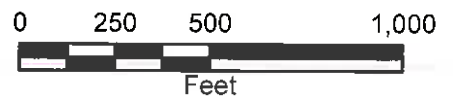
Supervisor: Perez
District 4

Date Drawn: 10/05/2020
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

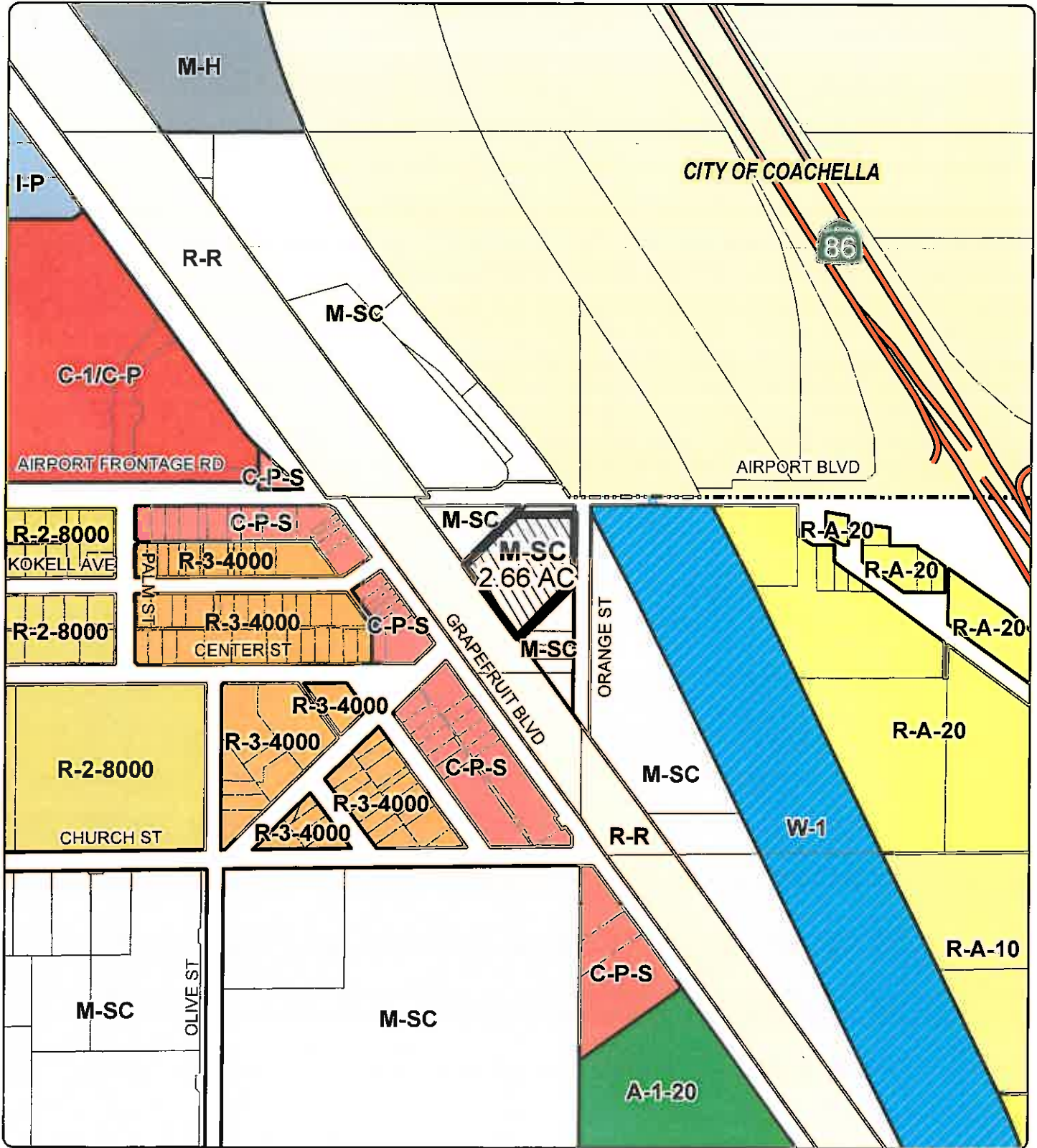
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190004

EXISTING ZONING

Supervisor: Perez
District 4

Date Drawn: 10/05/2020
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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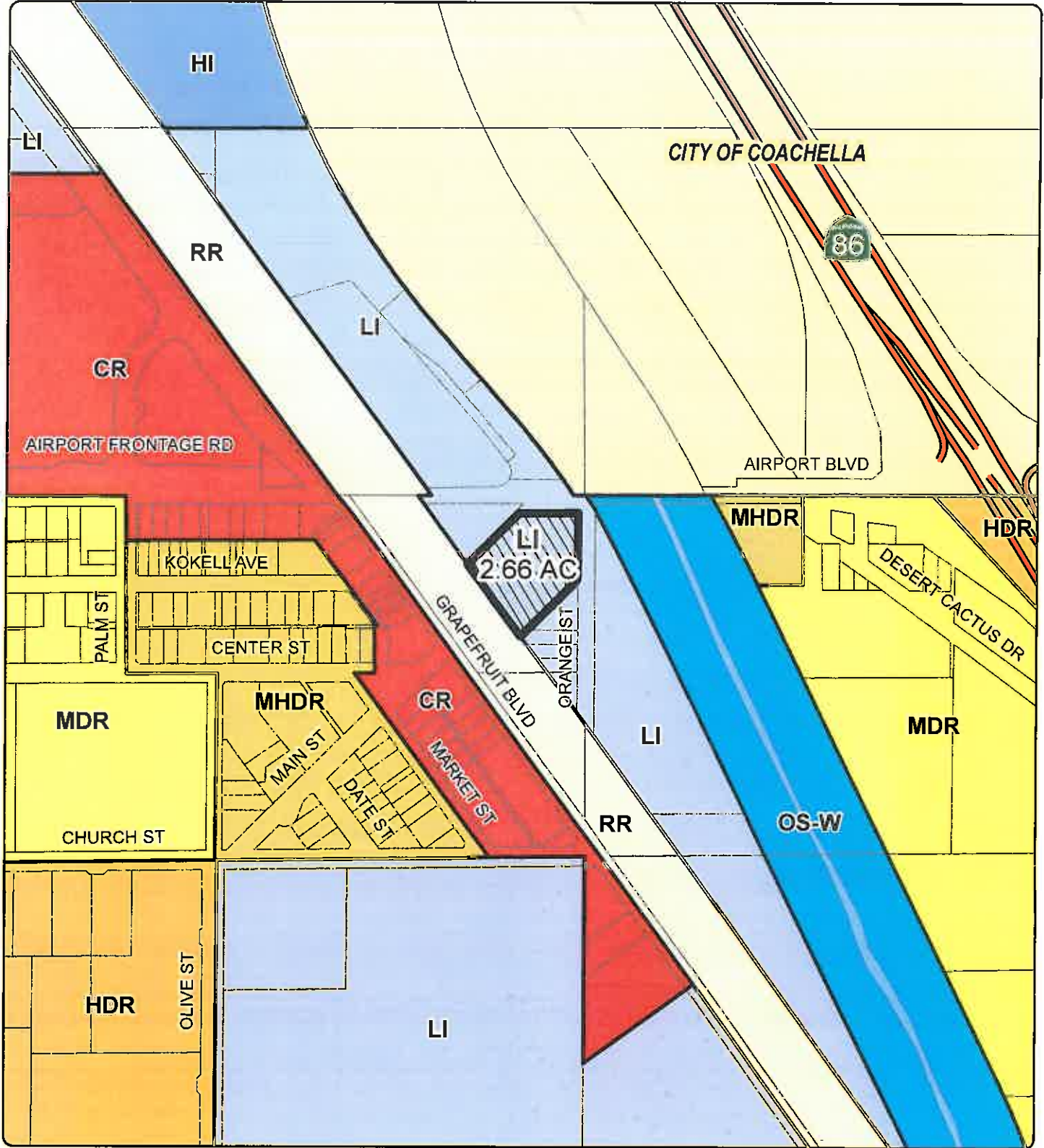
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190004

EXISTING GENERAL PLAN

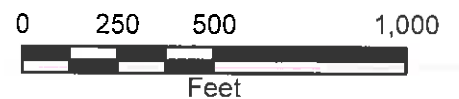
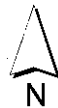
Supervisor: Perez
District 4

Date Drawn: 10/05/2020
Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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PRELIMINARY GRADING & UTILITY PLAN

EXHIBIT DATE: MAY 22, 2017

NO.	DATE	DESCRIPTION	REVISIONS

DATA TABLE

APPLICANT / LAND OWNER	VILLA PARTNERSHIPS INC.
ADDRESS	200 SAN FRANCISCO STREET
CITY	INDIO, CALIFORNIA 92521
CONTACT	JOAN LIETZ / GENERAL MANAGER
PHONE	(951) 734-1474
EXHIBIT PREPARED BY	M.S.A. CONSULTING, INC.
ADDRESS	RANCHO AVILA, CASBORO, CALIFORNIA 92529
CONTACT	JULIAN A. DE LA TORRE (P.E. C-1686)
PHONE	(951) 330-9111
ADDRESS	7117 ALBUQUERQUE AVENUE, SUITE "A"
CITY	RIVERSIDE, CALIFORNIA 92503
DATE OF SUBMISSION	MARCH 13, 2017
PHONE	(951) 404-0225
ASSET/FORFEIT NUMBER	702646409

LEGAL DESCRIPTION
 LOT 11, TRACT 10, BLOCK 7, AND A PORTION OF LOT 1 THROUGH 11, IN A SINGLE ACRE OF TRACT 10, TOWNSHIP 10 NORTH, RANGE 18 EAST, SAN BERNARDINO MERIDIAN.

LAND DESCRIPTION	ACREAGE	TOTAL ACRES	PERCENTAGE
PROPOSED GRADE ADJUSTMENT	114.80035	2.68 AC.	100%
ACCESS ROAD, WAREHOUSE & PARKING	4.567	10.07 AC.	1%
OPEN SPACE	84.997	218 AC.	10%
UTILITIES	120.00	0.44 AC.	1%
TOTAL FARMING PROVIDED	219.364	338.91 AC.	12%
TOTAL FARMING REQUIRED	219.364	338.91 AC.	100%
EXCESS FARMING	0	0	0%
PROPOSED DRAINAGE	0	0	0%
PROPOSED IRRIGATION	0	0	0%

NOTE: THIS SWP INCLUDES THE ENGINEERING DESIGN OF THE LAND DIVISION.



LEGEND

- 1" = 10' (GRAVEL DRIVEWAY)
- 2" = 20' (GRAVEL DRIVEWAY)
- 3" = 30' (GRAVEL DRIVEWAY)
- 4" = 40' (GRAVEL DRIVEWAY)
- 5" = 50' (GRAVEL DRIVEWAY)
- 6" = 60' (GRAVEL DRIVEWAY)
- 7" = 70' (GRAVEL DRIVEWAY)
- 8" = 80' (GRAVEL DRIVEWAY)
- 9" = 90' (GRAVEL DRIVEWAY)
- 10" = 100' (GRAVEL DRIVEWAY)
- 11" = 110' (GRAVEL DRIVEWAY)
- 12" = 120' (GRAVEL DRIVEWAY)
- 13" = 130' (GRAVEL DRIVEWAY)
- 14" = 140' (GRAVEL DRIVEWAY)
- 15" = 150' (GRAVEL DRIVEWAY)
- 16" = 160' (GRAVEL DRIVEWAY)
- 17" = 170' (GRAVEL DRIVEWAY)
- 18" = 180' (GRAVEL DRIVEWAY)
- 19" = 190' (GRAVEL DRIVEWAY)
- 20" = 200' (GRAVEL DRIVEWAY)
- 21" = 210' (GRAVEL DRIVEWAY)
- 22" = 220' (GRAVEL DRIVEWAY)
- 23" = 230' (GRAVEL DRIVEWAY)
- 24" = 240' (GRAVEL DRIVEWAY)
- 25" = 250' (GRAVEL DRIVEWAY)
- 26" = 260' (GRAVEL DRIVEWAY)
- 27" = 270' (GRAVEL DRIVEWAY)
- 28" = 280' (GRAVEL DRIVEWAY)
- 29" = 290' (GRAVEL DRIVEWAY)
- 30" = 300' (GRAVEL DRIVEWAY)
- 31" = 310' (GRAVEL DRIVEWAY)
- 32" = 320' (GRAVEL DRIVEWAY)
- 33" = 330' (GRAVEL DRIVEWAY)
- 34" = 340' (GRAVEL DRIVEWAY)
- 35" = 350' (GRAVEL DRIVEWAY)
- 36" = 360' (GRAVEL DRIVEWAY)
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ABBREVIATIONS

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- 3" = 30' (GRAVEL DRIVEWAY)
- 4" = 40' (GRAVEL DRIVEWAY)
- 5" = 50' (GRAVEL DRIVEWAY)
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MSA CONSULTING, INC.
 200 SAN FRANCISCO STREET
 INDIO, CALIFORNIA 92521
 PHONE: (951) 734-1474
 FAX: (951) 734-1475
 WWW.MSACONSULTING.COM

DATE: 05/22/17
 DRAWN BY: JAL
 CHECKED BY: JAL
 PROJECT: 17-0001-001
 SHEET: 1 OF 1
 SCALE: 1" = 40'

VP TRUCKING CONDITIONAL USE PERMIT #19004

EXPIRE DATE: JANUARY 27, 2020

NO.	DATE	REVISIONS

APPLICANT / LAND OWNER:	VOLTA PARK TRUCKING, INC.
ADDRESS:	350 LANI FRANCES DRIVE MONTICELLO, CA 92354
CONTACT:	LOU CHIE, GENERAL MANAGER
PHONE:	(951) 244-8234
AGENT FIRM NAME:	MSA CONSULTING, INC.
ADDRESS:	25000 DEL MAR AVENUE, SUITE 100 SAN DIEGO, CALIFORNIA 92130
CONTACT:	JULIAN A. DELA TORRE (E. CLERK)
PHONE:	(619) 595-9111
FAX:	NON-GREGORY (E. ASSISTANT)
DOBBS:	LANDSCAPE PLAN
ASSISTANT ARCHITECT NUMBER:	727-044-009
ASSISTANT ARCHITECT:	ROBERTA BARRA, INC.
ADDRESS:	11850 WILSON AVENUE SAN DIEGO, CALIFORNIA 92130
CONTACT:	ROBERTA BARRA
PHONE:	(619) 595-9111
FAX:	NON-GREGORY (E. ASSISTANT)

Revised by County Ordinance 858 Landscaping Near Use Categories

VP TRUCKING

6.3.3.3.3

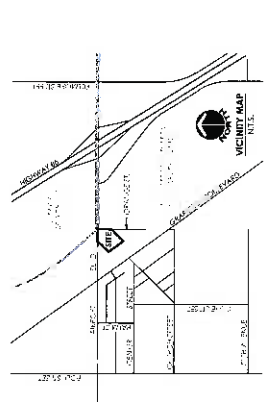
6.3.3.3.3.3

1 Maximum Annual Water Application (gallons)

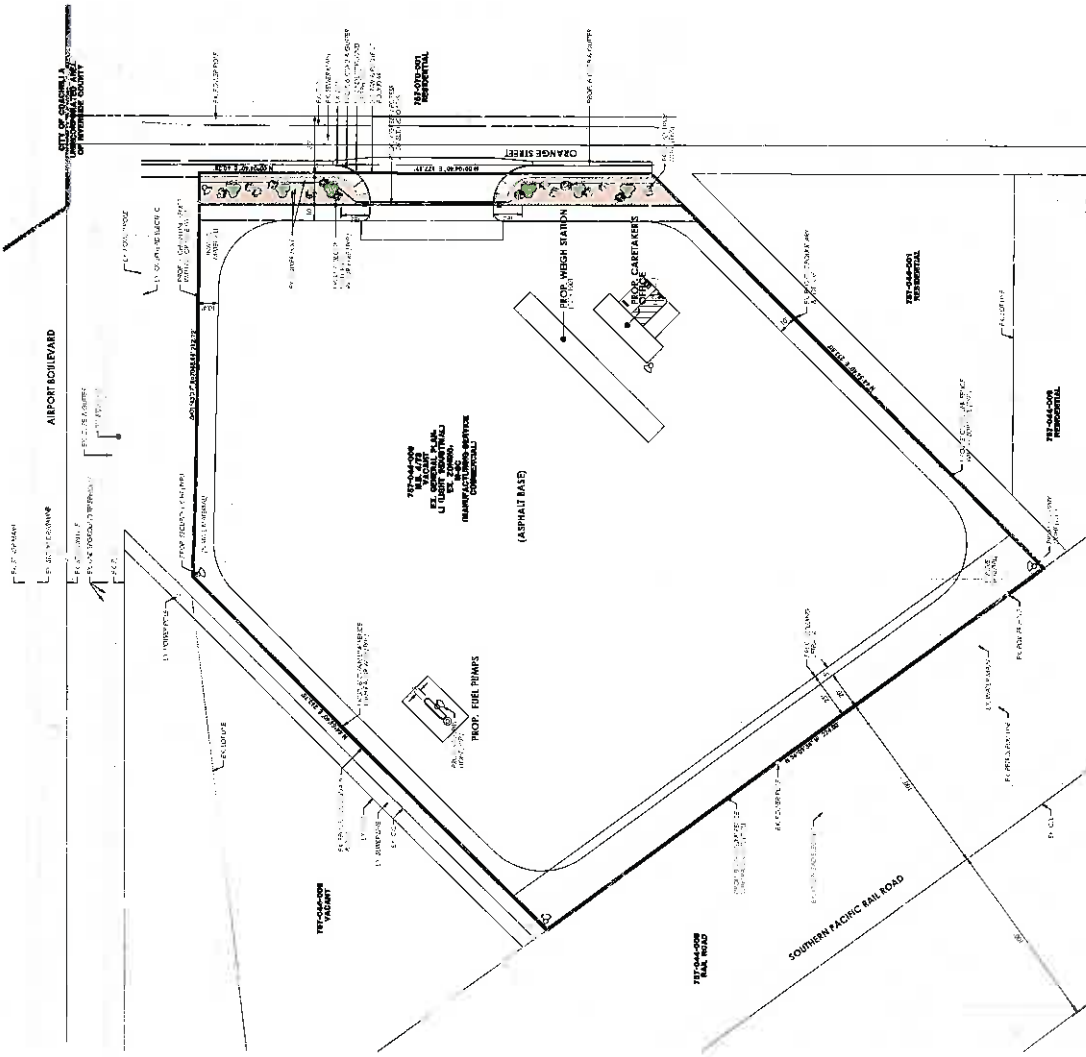
2 Irrigated Annual Water Use (gallons)

REGULATION COMMENTS

FOR THIS PROJECT, THE LANDSCAPE ARCHITECT IS REQUIRED TO PROVIDE A CONCEPTUAL LANDSCAPE ARCHITECTURE PLAN AND A CONCEPTUAL LANDSCAPE ARCHITECTURE PLAN FOR THE PROJECT. THE LANDSCAPE ARCHITECTURE PLAN SHOULD BE SUBMITTED TO THE COUNTY OF RIVERSIDE FOR REVIEW AND APPROVAL.

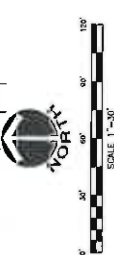


- ABBREVIATIONS**
- ASPH: ASPHALT
 - CONC: CONCRETE
 - DIR: DIRT
 - DR: DRIVE
 - GRASS: GRASS
 - IRR: IRRIGATION
 - LAND: LAND
 - PAV: PAVEMENT
 - PROP: PROPOSED
 - RES: RESIDENTIAL
 - TRUCK: TRUCK
- LEGEND**
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 - DIR: DIRT
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PLANT SCHEDULE

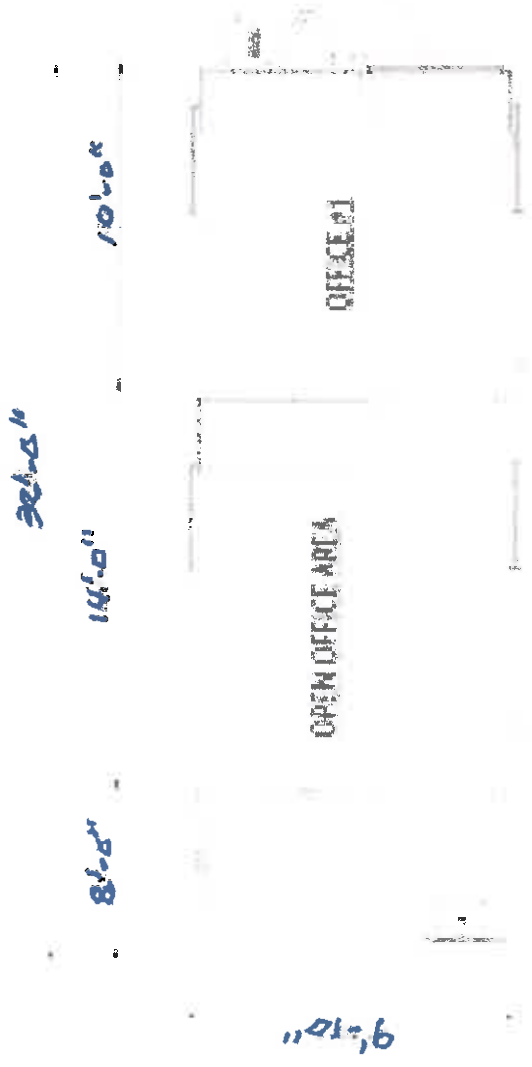
PLANTIES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	CHAMBERED TIMBER	MEDITERRANEAN PASTURE	2' BDB		
	GROUND COVER	CAUTIONER GRASS	CAUTIONER GOLD		
				2,385 SF	



10 x 32 Mobile Office Trailer with 1 Restroom

Pac-Van works with you to learn your needs and find you the most functional interior layout for your construction office trailer or mobile office

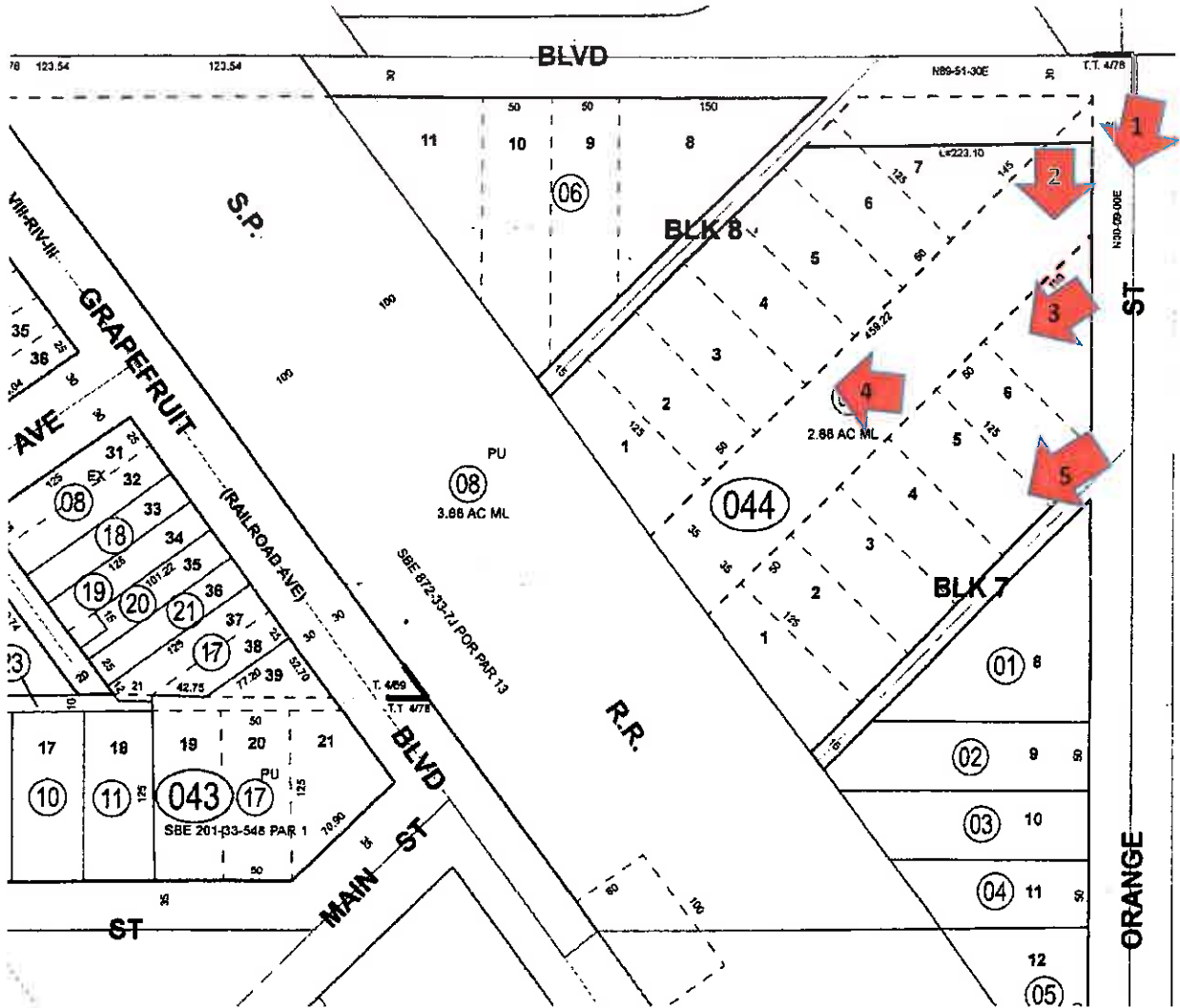
- 10'x32' – 320 sq. ft.
- Allow 4' for nose (hitch)
- 10X14' open and 10x12' private office areas
- Handicapped accessible restroom
- 125 amp electric service, 120/240 volt, single phase
- HVAC – 2 ton A/C



- through wall w/ 10 kw heat strip
- NEMA 3R J-box w/ 3/4" conduit stubbed to ceiling cavity
- Hard wired single ganged j-box for water heater attachment
- (2) standard 36" door opening
- Standard 2x4' recessed fluorescent lighting
- 1/8" vinyl commercial tile throughout
- 1/4" sandstone birch paneling
- 60X36" fold down plan table
- (5) horizontal sliding windows with aluminum mini-blinds and security bars
- 10' of laminate desk space







- Photo #1 Frontage on Orange Street
- Photo #2 Looking south from NE corner
- Photo #3 Looking WSW
- Photo #4 Looking NW from center of site
- Photo #5 Panoramic view of site





Photo #1 - Frontage on Orange Street



Photo #2 - Looking south from NE corner



Photo #3 - Looking WSW



Photo #4 - Looking NW from center of site



Photo #5 - Panoramic view of site

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190056
Project Case Type (s) and Number(s): CUP190004
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-7050
Applicant's Name: Villa Park Trucking, Inc
Applicant's Address: 2301 E Francis Street, Ontario, CA 91761

I. PROJECT INFORMATION

Project Description: Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for two (2) to four (4) semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 2.66 Acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 2.66	Lots: 1	Sq. Ft. of Bldg. Area: 480	Est. No. of Employees: 10
Other: 0			

C. Assessor's Parcel No(s): 757-044-009

Street References: Westerly of Orange Street, southerly of Airport Boulevard and easterly of the Union Pacific Railroad tracks.

D. Section, Township & Range Description or reference/attach a Legal Description: T6S R8E Section 22

Brief description of the existing environmental setting of the project site and its surroundings:
The Property interior is characterized by a vacant and leveled condition with a prevalence of aggregate and gravel groundcover deposited from prior activities. Vegetation presence is relatively sparse, with most of it occurring along the easterly edge of the Property. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

Prior to 1997, a former use of the site involved a transportation maintenance yard with fuel underground storage tanks operated by the Riverside County Road and Survey Department. From 1988 and 1997, Riverside County engaged in Leaking Underground Storage Tank cleanup and remediation efforts under the oversight of the Riverside County Department of Environmental Health and Colorado River Regional Water Quality Control Board. By 1997, the site investigation, fuel tank removal, contaminated

soil removal, monitoring well installation, monitoring well removal, and other associated remedial actions were deemed satisfactory to the governing agencies, resulting in a cleanup case closure with no further required action or established land use controls. After the maintenance yard closure and demolition, the Property was used as a temporary construction staging yard for the Airport Boulevard (Avenue 56) Grade Separation Project (Project Number A6-0241) by County of Riverside Transportation Department. This temporary use was authorized and covered under NPDES Construction General Permit (WDID 733C368991) from February of 2014 to August of 2016. As such, the temporary operation involved the implementation of a Storm Water Pollution Prevention Plan (SWPPP). Upon completion of the grade separation project, the Property was cleared and treated to satisfy SWRCB criteria for permit closure, resulting in the condition presently observed.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project has a Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) per the General Plan Land Use Element. The proposed private truck storage yard shall include buffering to the extent possible including landscaping to address potential visual impacts to adjacent properties which include Rural Residential and Commercial Retail properties along the westerly boundary.
2. **Circulation:** The project has adequate circulation to the site such as from Airport Boulevard and Orange Street and is therefore consistent with the Circulation Element of the General Plan. Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within an area that has a high susceptibility to liquefaction and is within an area of documented subsidence. Subsidence is expected to be a less than significant impact and liquefaction is expected to be a less than significant impact based on County Geologic Report No. 200001 due to flat nature of the site and soils underlying the site which have very low expansion potential, in conformance with Advisory Notification Document (AND) Planning-GEO. 1, and site improvements such as with asphalt which resist liquefaction. The project is not located within a fault zone or high fire hazard zone.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a private truck storage yard and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. The proposed project has been conditioned to control any fugitive dust during grading and construction activities and will be required to meet all other applicable Air Quality Element policies.

8. Healthy Communities: Land use patterns are critical to the health and well-being of residents because they affect such things as levels of physical activity, access to nutritious food, and the creation and exposure to pollutants. Healthy land use patterns can be achieved by encouraging infill, focusing development in mixed use districts and along major transit corridors, avoiding leap frog development, constructing a diverse mix of uses throughout Riverside County and encouraging land use patterns that promote walking, bicycling and transit use. The proposed project is consistent with this element of the General Plan.

9. Environmental Justice (After Element is Adopted): Not adopted

B. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding:

1. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

2. Foundation Component(s): Community Development; Rural; Open Space

3. Land Use Designation(s): Light Industrial, Rural Residential; Commercial-Retail, Open-Space Water, Medium High Density Residential, Medium Density Residential

4. Overlay(s), if any: Not Applicable

5. Policy Area(s), if any: Not Applicable

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC)

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1)

Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

JAY T. OLIVAS
Signature

November 10, 2020

Date

Jay T. Olivas, Project Planner

For: Charissa Leach, P.E.
*Interim Director Transportation & Land
Management Agency*

Printed Name

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic highway corridor. The proposed private truck storage yard on 2.66 acres is located approximately one-third (1/3) of a mile from State Highway 86 Expressway to the east, and is not visible from it. No impacts are expected.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, the nature of the proposed truck storage lot may be aesthetically offensive when open to public view from adjoining streets such as from Airport Boulevard and Orange Street. To minimize this potential impact, the project has been designed with buffering including perimeter fencing, native material around the outer perimeter and desert landscaping such as along Orange Street which will allow the project to blend in with the surrounding setting. With the incorporation this enhanced landscaping, impacts are less than significant.

c) Refer to response 1 b) above. The project is located in a urbanized area with land use designation of Light industrial in the unincorporated community of Thermal. Due to proposed Project for private truck storage yard with perimeter buffers and desert landscaping, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) There will be no impact to Mt. Palomar Observatory due to the site not being within the Mt. Palomar impact area. The project is over 46 miles northeast of the Palomar Observatory. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The Project proposes one (1) security light that will be motion activated that will be shielded from any neighboring properties according to the Applicant's description. Surrounding land uses include one family dwellings, vacant land, commercial and industrial buildings. The project is not anticipated to expose residential property to unacceptable light levels since security lighting is limited to a single motion activated light. Additionally the project is conditioned for any outside lighting to be hooded/directed to not shine onto adjoin properties or right of ways as outlined under the Advisory Notification Document (AND) Planning.10-Lighting Hooded/Directed. Impacts will be less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 2.66 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.

d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered other lands and is currently vacant with prior clearing/disturbance. Therefore no impact is expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a-c) The project is not located within forest land. No forest land occurs within the project region. There will be no impact to any forest resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Report, dated October 2019, by Terra Nova Planning & Research, Inc.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The proposed project within the Salton Sea Air Basin will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves proposed entitlement for conditional use permit for a private truck storage yard that is required to comply with required Dust Control, California Building Codes and road improvements and trucks/vehicles with smog certifications, and project impacts are considered less than significant with these measures.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site with private truck storage yard, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

Construction of the proposed Project is assumed to occur over a two-month period starting in early 2020. Construction-related criteria pollutant emissions will be temporary and will end once construction is complete. The Project would result in approximately 2.18 acres of aggregate base and include a 480 square foot office trailer. A fueling and weigh station would also be constructed and operated on the site. Compliance is required with SCAQMD Rule 461 for Benzene and Rule 2588 air toxic program shall be required as applicable including any applicable AQMD permit to operate a fuel pump. According to the preliminary grading plan, construction would require the export of approximately 4,284 cubic yards of surplus earthen material.

The following table describes pollutant emissions during construction of the proposed Project. Data represent maximum daily emissions expected over the 2-month buildout period.

Construction Emissions Summary						
Proposed Project						
(lbs./day)						
	CO	NOx	ROG	SOx	PM10	PM2.5
Max. Daily Emissions	31.17	32.46	8.67	0.05	4.35	2.58
SCAQMD Threshold*	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold	No	No	No	No	No	No

*Source: CalEEMod Version 2016.3.2. See Appendix A for detailed tables. Value shown represents the average emissions of summer and winter outputs. * Source: "SCAQMD Air Quality Significance Thresholds" prepared by SCAQMD.
 Note: PM10 and PM2.5 emissions are shown as "mitigated" in the CalEEMod output tables in App A; however, the mitigation used is standard dust control requirements, such as watering exposed onsite soil 2 times per day.*

As shown in the table above, SCAQMD daily thresholds for CO, NOx, ROG, SOx, PM10 and PM2.5 will not be exceeded during construction of the proposed Project. Impacts will be less than significant with mitigation incorporated.

Sensitive Receptors

The purpose of analyzing Localized Significance Thresholds (LST) is to determine whether a project may generate significant adverse localized air quality impacts to the nearest exposed individual or sensitive residences, hospitals, day care facilities, and elderly care facilities.

Analysis of LSTs by a local government is voluntary and is designed for projects that are less than or equal to five acres. The maximum area of disturbance associated with buildout of the proposed Project is approximately 2.6 acres, and it is assumed that buildout would occur over the course of two months. LST threshold criteria are for projects of 1-, 2-, or 5 acres in size. Although the total project area is greater than 2 acres, the 2-acre criteria is used because it will provide a more stringent threshold compared to the 5-acre thresholds, and demonstrate worst-case scenario.

The Mass Rate Look-Up tables for LSTs were used to determine if the proposed Project would have the potential to generate significant adverse localized air quality impacts during construction. The LST for Source Receptor Area (SRA) 30 (Coachella Valley) was used to determine LST emission thresholds. The distance from the emission source and the maximum daily site disturbance also determines emission thresholds. The nearest sensitive receptors are residences located immediately southeast of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site. Therefore, for analysis purposes, the worst-case scenario of a sensitive receptor being within 25 meters was used.

The following table shows that LST thresholds are not expected to be exceeded for any criteria pollutant during construction. Therefore, impacts to sensitive receptors will be less than significant.

**Localized Significance Thresholds
25 Meters, 2 Acres
(lbs per day)**

	CO	NOx	PM10	PM2.5
Construction	31.17	32.46	4.35	2.58
LST Threshold	1,299	191	7	5
Exceed	No	No	No	No

Source of Emission Data: CalEEMod Version 2016.3.2, see Appendix A.
Source of LST Threshold: LST Mass Rate Look-up Table, 25 meters, 2 acres, SCAQMD.

Operational Emissions

Operational emissions are those released over the long-term life of the proposed Project. They include emissions generated by area, energy, and mobile sources. Area sources include consumable products, such as building maintenance and cleaning supplies, and restroom supplies. Energy sources include the direct and indirect use of fossil fuels for energy, including natural gas and electricity use in buildings, parking lot lighting, and ventilation equipment. Mobile emissions are generated by motor vehicle trips.

The following table describes pollutant emissions during operation of the proposed Project. Data represent maximum daily emissions. It is assumed that 30 vehicle trips were taken per day with a range of up to 120 miles (Thermal to Orange, CA), resulting in approximately 1,070,000 annual vehicle miles traveled. As shown in the table below, Project-generated operational emissions will not exceed SCAQMD thresholds for any criteria pollutants and impacts are expected to be less than significant.

**Operational Emissions Summary
Proposed Project: Typical Operation vs. Special Events
(lbs./day)**

	CO	NOx	ROG	SOx	PM10	PM2.5
Area	0.00	0.00	0.06	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	8.74	3.75	0.39	0.03	2.33	0.64
TOTAL:	8.74	3.75	0.45	0.03	2.33	0.64
SCAQMD Threshold*	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold	No	No	No	No	No	No

Source: CalEEMod Version 2016.3.2. See Appendix A for detailed tables. Value shown represents the average emissions of summer and winter outputs.

* Source: "SCAQMD Air Quality Significance Thresholds" prepared by SCAQMD.

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

As shown in the above tables, construction and operation of the Project will result in criteria pollutant emission that are below the SCAQMD significance thresholds, and neither of the phases would violate any air quality standard or contribute substantially to an existing or projected air quality violation. With today's technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical predispositions, and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is believed to be low; however, uncertainty is unavoidable. It is anticipated that impacts associated with all criteria pollutants will be less than significant overall, and that health effects will also be less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

d) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction and operations in the immediate vicinity of the project site. Impacts of construction-operation related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively moderate number of nearby residences, approximately 30 dwelling units within 600-foot radius, approximately 100 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours and SCAQMD Rule 1108 identifies standards regarding the application of asphalt for the truck parking for 2-4 semi-trucks. Adherence to the standards identified in these SCAQMD Rules would reduce temporary odor impacts to a less than significant level. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: Implementation of the following standard dust control requirement will further serve to limit construction related air emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Dust Control Plan: SCAQMD Rule 403.1 SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A Dust Control Plan shall be prepared and implemented by all contractors during all construction activities, including ground disturbance, grubbing, grading, and materials import and export. Said plan shall include but not be limited to the following best management practices:

- Treated and stabilized soil where activity will cease for at least four consecutive days;
- All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
- Water site and equipment morning and evening and during all earth-moving operations;
- Operate street-sweepers on impacted paved roads adjacent to site;
- Establish and strictly enforce limits of grading for each phase of construction;
- Wash off trucks as they leave the project site to control fugitive dust emissions
- Cover all transported loads of soils, wet materials prior to transport, provide freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation
- Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.

Monitoring: Monitoring to be provided by SCAQMD and the Riverside Department of Building and Safety.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CVMSHCP), however, it is not located within a conservation area of that plan. No conflicts or impacts would occur.

The project 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 (COA 90.Planning.2).

For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, (CRM TECH Contract Number 3540, survey of previous site studies, dated September 20, 2019)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, (CRM TECH Contract Number 3540, survey of previous site studies, dated September 20, 2019)

Findings of Fact:

a-b) There are no known archaeological resources at the project site, and any ground disturbing activities are limited to site grading consisting of approximately 4,284 cubic yards of cut and asphalt paving for the proposed private truck storage yard. In 1990 and 2012, the project area was included in two large-scale overview studies, (Van Horn et al. 1990; Mirro 2012). Within the one-mile scope of the records search, EIC records show at least 33 other previous studies on various tracts of land and linear features, including several linear surveys along Airport Boulevard, Orange Street, and/or the Union Pacific Railroad, which forms the southwestern project boundary. In all, more than half of the land within the scope of the records search has been surveyed, resulting in the identification of 23 historical/archaeological sites and eight isolates (i.e., localities with fewer than three artifacts). Based on the locations of these sites and isolates, none of them is likely to receive any impact from the proposed project.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 60.Planning-CUL. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage at a minor level with due to the limited energy consumption by the office trailer (used only when someone is on site), a pump for the one diesel fuel dispensary and one security light that is motion activated. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019 (County Geologic Report No. 200001)

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 200001, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. The San Andreas Fault Zone occurs approximately 2.6 miles northeast of the Subject Property. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019 (County Geologic Report No. 200001)

Findings of Fact:

a) According to the County Geologic Report No. 200001 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site as indicated by AND Planning-GEO.1. Seismic settlement calculations were performed-utilizing a magnitude of 7.34 (USGS, 2019) and peak ground acceleration of 0.784g (PGAM). Groundwater depths were determined to be approximately 5 feet bgs. (CVCWD, 1975) Calculations indicate potential total seismic settlements of up to 3.37 inches for BH-I. The potential seismically related differential settlements are expected to be less than 2 inches. Based upon the general uniformity of the soil and groundwater conditions underlying the site, the maximum differential settlement to occur over a horizontal distance of approximately 200 feet. The potential seismic settlements should be considered in design of any permanent structures. Since the project is required to be in compliance with California Building Code as applicable, impacts from liquefaction would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) According to GEO200001, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources. The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project. A probabilistic approach was employed to estimate the peak ground acceleration (am) that could be experienced at the site. Based on the USGS Unified Hazard Tool (USGS, 2019) and shear wave velocity (Vs30) of 259 tal, the site could be subjected to ground motions on the order of 0.53g. The peak ground acceleration at the site is judged to have a 475 year return period and a 10 percent chance of exceedance in 50 years.

California Building Code (CBC) requirements pertaining to the project will reduce the potential impact to less than significant. As CBC requirements are applicable to all related development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) The site is located on relatively flat ground and not immediately adjacent to any slopes or hillsides. Therefore the risks associated with slope instability should be considered "negligible". No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) Because the site is situated at an elevated inland location and is not immediately adjacent to any impounded bodies of water or known volcanic hazards, risk associated with seiches, mudflows or volcanic hazards is considered negligible. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The 2.66 acre site is generally flat with no significant topographical changes anticipated during grading which is estimated to be approximately 4,284 cubic yards of cut and 31-cubic yards of fill. Elevation contours

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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range from approximately 382-feet to 384-feet. The Department of Building and Safety will review any grading plans to assure compliance with the California Building Code. Less than significant impacts will occur.

b-c) Additionally, no cut or fill slopes greater than 2:1 or higher than 10 feet will occur with the project, and, the project will not result in grading that affects or negates subsurface sewage disposal systems due to existing domestic sewer lines that will connect directly with proposed modular office. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. The site contains artificial fill soil consisting primarily of silty sand (SM) to depths generally less than 4 feet bgs. Underlying the artificial fill soil native alluvial horizons were encountered to the maximum explored depth of 51 feet bgs. In general, granular horizons consist of grayish brown, slightly moist to wet, loose to dense silty sand (SM) and sand (SP). Cohesive layers generally consist of olive brown, moist to wet sandy clay (CL/CH) that exhibited medium to high plasticity characteristics.

Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for a private truck storage yard and will not require the use of septic tanks or alternative waste water disposal systems. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is not located within a documented blowsand area. Best management practices and County requirements such as (but not limited to) watering the site during construction activities would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, Air Quality and Greenhouse Gas Report, dated October 2019, by Terra Nova Planning & Research, Inc.

Findings of Fact:

a) The project is for a private truck storage yard with total Coe2E of approximately 92.10 metric tons according to GHG analysis including table provided, which is less than 3,000 metric tons significant threshold. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the project will not require an extensive amount of electricity. Therefore, project is not anticipated to generate any significant greenhouse gas emissions, either directly or indirectly, to the environment.

Greenhouse Gas Emissions

The Project will generate GHG emissions during both construction and operation. As described above, the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to quantify air quality emission projections, including greenhouse gas emissions.

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

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in the table below, the Project will generate 92.10 metric tons of CO2e during the 2-month construction period. There are currently no construction related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds.

Operation

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (architectural coating off-gassing, for example), and mobile sources. The proposed Project is a private truck parking, fueling, and weighing facility. The following table provides a summary of the projected short-term construction and annual operational GHG generation associated with the Project.

**Projected GHG Emissions Summary
(Metric Tons)
Phase/Source CO2e
(MT/YR)**

Construction (Maximum)	90.06
Operational	
Area	0.00
Energy	2.73
Mobile	526.02
Waste	0.22
Water	1.09
Construction: 30 year amortized	3.00
Total Operational	533.06

Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions.

Development and operation of the Project would not violate State or Federal air quality standards or substantially contribute to an existing air quality violation in the Salton Sea Air Basin. The Project does not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan or applicable GHG reduction plans. Nor does the project create objectionable odors affecting a substantial number of people. The Project will adhere to all regulatory requirements to assure that air pollutant emissions generated by the subject undertaking are minimized. Furthermore, the standard dust control requirements are designed to further limit air pollutant emissions resulting from the Project. As such, the proposed Project would have a less than significant impact to air quality and Greenhouse Gas with mitigation incorporated.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases since proposed project which includes a 10,000 gallon above ground diesel fuel tank with dispenser is subject to all federal, state, and local requirements such as, but not limited to, proper fuel nozzles, fuel hoses, safety vent line, grounding safety measures, and spill control pad. Additionally the limited diesel trucks that use the site for parking and fueling are subject to requirements for on-road diesel vehicles, for example, diesel trucks with a gross vehicle weight rating that is 14,001+ lbs. must reduce exhaust emissions by meeting particulate matter (PM) filter

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements and upgrading to newer engines. Any diesel trucks with 2010 engine model year (EMY) or newer will be fully compliant. Therefore, the project will have less than significant impact.

Mitigation:

Implementation of the following standard dust control requirement will further serve to limit construction related air emissions.

Dust Control Plan: SCAQMD Rule 403.1 SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A Dust Control Plan shall be prepared and implemented by all contractors during all construction activities, including ground disturbance, grubbing, grading, and materials import and export. Said plan shall include but not be limited to the following best management practices:

- Treated and stabilized soil where activity will cease for at least four consecutive days;
- All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
- Water site and equipment morning and evening and during all earth-moving operations;
- Operate street-sweepers on impacted paved roads adjacent to site;
- Establish and strictly enforce limits of grading for each phase of construction;
- Wash off trucks as they leave the project site to control fugitive dust emissions
- Cover all transported loads of soils, wet materials prior to transport, provide freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation
- Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.

Monitoring: Monitoring will be required by the Department of Building and Safety and Code Enforcement.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Project Application Materials, Department of Toxic Substances Control

Findings of Fact:

a-b) The project proposes the installation of a 10,000 gallon, above-ground diesel fuel tank for exclusive use of the Applicant. The tank will have one fuel dispensary station that will be operated by the truck drivers employed by the Applicant. California enacted the Aboveground Petroleum Storage Act (APSA) to regulate aboveground storage tanks (ASTs) used for storing crude oil and petroleum products in liquid form. Riverside County through the Department of Environmental Health, Hazardous Materials Management Division augmented the California act to regulate the permitting requirements incorporating provisions in the Uniform Fire Code (UFC) and the Building Code.

Mitigation: The Applicant is required to develop a self-certified Spill Prevention, Control, and Countermeasure (SPCC) Plan. The facility is required to meet all of the applicability criteria listed under §112.3(g)(1) of the SPCC rule. The SPCC plan is approved by the Hazardous Materials Management Division of the Department of Environmental Health prior to obtaining a permit for the 10,000 gallon above-ground diesel fuel tank.

Monitoring: Monitoring by the Hazardous Materials Management Division of the Riverside County Department of Environmental Health and the Fire Department.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

d) The project site is approximately 0.21 mile east of John Kelley Elementary School located at 87163 Center Street, Thermal, CA 92274. The project would contain an above ground storage tank containing diesel fuel. The project would be required to develop a self-certified Spill Prevention, Control, and Countermeasure (SPCC) Plan. The facility is required to meet all of the applicability criteria listed under §112.3(g)(1) of the SPCC rule. The SPCC plan is approved by the Hazardous Materials Management Division of the Department of Environmental Health prior to obtaining a permit for the 10,000 gallon above-ground diesel fuel tank. Compliance with this and other federal, state and County regulations would reduce impacts to less than significant levels.

Mitigation: Refer to mitigation for threshold a-b) above.

Monitoring: Refer to monitoring for threshold a-b) above.

e) The project is not located on a site which is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. The California Department of Toxic Substance Control EnviroStor Hazardous Waste and Substances Site List (CORTESE) was reviewed on October 28, 2020 and the project site, nor sites in the vicinity were included on the list. No impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-d) The project was reviewed by the Riverside County Airport Land Use Commission (File ZAP1047TH19) which concluded that it was consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended.

Mitigation: The project shall comply with the mitigations included in the Riverside County Airport Land Use Commission letter dated August 15, 2019, such as, but not limited to, any use or activity 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. 2. Any use or activity 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. 3. Any use or activity 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. 4. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

Monitoring: The Departments of Planning and Building and Safety shall monitor as necessary.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of a stream or river or through the addition of impervious surfaces?				
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-i) The Hydrology Report dated November 2019 by MSA Consulting, Inc. found that there is no increase in flood volume due to the proposed development. The two retention areas will provide 12,808 cubic feet of storage, reducing the total flood volume leaving the site to 405 cubic feet for the controlling 100-year storm event. Based on a percolation factor of 1 in/hr the basins will de-water within the 72-hour time period prescribed by Vector Control. The project would not impede or redirect flood flows because the retention areas are designed to handle such flows. The chance for a flood hazard, tsunami or seiche is considered remote due to the project's desert location and not being near any large bodies of water. Impacts to water quality are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a-b) There will be no significant environmental impacts due to a conflict with any land use plan, policy, or regulation. The proposed development was presented for informational purposes to the Thermal-Oasis Community Council on January 27, 2020. The project is consistent with the goals and objectives of the Eastern Coachella Valley Area Plan. The project would not disrupt or divide an established community because the project does not propose to build infrastructure such as railways, drainage channels, freeways or facilities that would require an easement. The existing community circulation would remain similar in scope. Less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

a-c) The project site is not located within a Mineral Resource Area and has no known mineral resources on site. According to the Riverside County General Plan Figure OS-6, Mineral Resource Zones, the project site appears to be located in Mineral Resource Zone (MRZ) – 1. MRZ-1 states that no significant mineral deposits are located within the zone. The site is not located in an area that has abandoned quarries or mines that could potentially expose people or property to hazards. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Due to the nature of the parking facility, noise from the Jacqueline Cochran Regional Airport will not impact people visiting the site or during brief periods where someone may be working at the site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The may be temporary noise during working hours as trucks enter or leave the parking facility. Any noise or ground-borne vibrations will be limited and of short duration as trucks enter or leave the project site. Construction and operational noise generated from the project would be required to comply with County ordinances that regulate noise levels so that any sensitive receptors within the vicinity would not be impacted by noise or vibration. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity,"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is located in an area of high sensitivity (high A) for paleontological resources, however, the project site contains flat topography with prior disturbance and partial improvements such as with abandoned cement pads. Any construction grading that is below a depth of four feet will require construction workers to be aware of the potential for paleontological resources that could be uncovered. Should resources be discovered, the project would be required to contact the Riverside County Geologist and grading would stop until a determination is made about the find. Compliance with this County Condition would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project will not create any additional demand for housing nor cause any unplanned population growth as a result of the parking facility. The proposed Project would develop the site with light industrial uses. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The addition of a 10,000 gallon diesel fuel tank on the site may impact the demand for additional fire protection. Compliance with federal, state and County regulations such as the provision of an Emergency Safety Plan that would be reviewed and approved by the Riverside County Fire Department would reduce impacts to less than significant levels including as outlined under AND 15.Fire. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact: There will be a need to monitor any activity on the side during non-working hours by the Police. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact: There will be no impacts to existing or future school since the parking facility will not increase population in the area. Implementation of the Project would result in the development of a truck parking facility. No housing, which could increase the demand for school services, is being proposed. However, impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact: There will be no impacts to existing or future library services since the parking facility will not increase population in the area. Implementation of the Project would result in the development of a truck parking facility. No housing, which could increase the demand for library services, is being proposed. However, impacts to library services are mitigated through income generated through property tax payments and development impact fees, which project implementation would contribute to. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact: There will be no impacts to existing or future population health needs since the parking facility will not increase population in the area. The Project proposes a truck parking facility. No housing, which could increase the demand for health services, is being proposed. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There will be no impacts to existing or future recreation demands in the area since the parking facility will not increase population in the area. No use of existing neighborhood or regional parks or other recreational facilities are being proposed. According to "Map My County," the Project site is not located within a County Service Area (CSA). The project is not subject to quimby fees. There would be no impacts to parks or recreation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Eastern Coachella Valley Area Plan Trails & Bikeways System, Figure 9

Findings of Fact: There will be no impacts to existing or future trails since the parking facility will not increase population in the area. According to the Eastern Coachella Valley Area Plan Figure 9, *Eastern Coachella Valley Area Plan Trails & Bikeways System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project.				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is a private truck parking facility for Villa Park Trucking which transports fruits and vegetables from the farm to processing facilities. Total trips are anticipated to be 6-30 trucks trips per day, Monday thru Saturday during the peak season and 0-6 trucks trips during the off season. The typical hours of operation will be between the hours of 7am and 5pm during both peak (Oct-April) and off peak (May-Sept) seasons. There may be periods of time when the storage facility is not in use since the need to transport produce is not required. The number of trips result in a less than significant impact to Airport Boulevard or State Route 86. The project would not conflict with a circulation program, ordinance or policy because the project would be required to meet right-of-way distances along Orange Street and comply with all Improvement Plans at the intersection of Orange Street and Airport Boulevard, extending 300 feet beyond the intersection as recommended by the Department of Transportation. Sidewalks and ADA appropriate ramps shall be installed as necessary at the intersection of Orange Street and Airport Boulevard. These improvements would be reviewed and approved by the Riverside County Department of Transportation for compliance. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) The project development is a light industrial use that would typically redistribute local agricultural delivery trips rather than creating new longer trips from longer distances from agricultural farms. By adding nearby agricultural delivery opportunities into the region, which would improve proximity to local-serving agricultural tends, delivery trips would be shortened and vehicle miles traveled (VMT) would be reduced. According to guidance from OPR's Technical Advisory document and Riverside County's draft Transportation Analysis Guidelines, local serving retail projects less than 50,000 square feet can be presumed to result in a less than significant VMT impact. The project proposes a small caretaker's office facility that would be approximately 40 ft. x 20 ft., which is well below 50,000 sq. ft. The proposed project has a total building area of less than 50,000 square feet and is expected to serve the local community. Therefore, no significant impacts are identified or anticipated. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) The proposed project would construct an entry/exit driveway that would provide access to the truck parking facility. The driveway would be designed to State and County standards and regulations. The County's Transportation Department would review and approve the driveway design. Project implementation would not result in substantial hazards to vehicular traffic. Less than significant impacts would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) The development of the truck parking facility for light industrial use is considered a small and somewhat infill development that is consistent with the County's General Plan. This type of development would not be considered out of the ordinary for the area. Implementation of the project would not cause

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an effect upon, or a need for new or altered maintenance of roads in the vicinity of the project and a less than significant would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) The project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction would be staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) The project would be located off of the existing and improved Orange Street, which is built to County standards. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading permits would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: There will be no impacts to existing or future bike trails since the parking facility will not increase population in the area. According to the Eastern Coachella Valley Area Plan Figure 9, *Eastern Coachella Valley Area Plan Trails and Bikeway System*, there are no Bike Path/Regional trails planned in the immediate vicinity of the Project site. No component of the proposed Project would impact any planned routes. The Riverside County General Plan does not identify the Project site for any other transit facilities, bikeways, or pedestrian facilities. Accordingly, the Project would not conflict with any adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, nor would the Project otherwise substantially decrease the performance or safety of such facilities. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In 1990 and 2012, the project area was included in two large-scale overview studies, (Van Horn et al. 1990; Mirro 2012). Within the one-mile scope of the records search, EIC records show at least 33 other previous studies on various tracts of land and linear features, including several linear surveys along Airport Boulevard, Orange Street, and/or the Union Pacific Railroad, which forms the southwestern project boundary. In all, more than half of the land within the scope of the records search has been surveyed, resulting in the identification of 23 historical/archaeological sites and eight isolates (i.e., localities with fewer than three artifacts). Based on the locations of these sites and isolates, none of them is likely to receive any impact from the proposed project.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on August 19, 2019. No response was received from the Cabazon Band, the Colorado River Indian Tribes, Soboba, Torres Martinez, or the Quechan. Consultations were requested by the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Indians. Agua Caliente requested consultation in a letter dated September 18, 2019. On January 8, 2020 the record search report was provided to the tribe. On August 20, 2020 a meeting was held in which Agua Caliente gave planning specific information regarding Tribal Cultural Resources in the area of the Project. On August 20, 2020 the conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020.

Twenty-nine Palms requested consultation in a letter dated September 20, 2019. On January 8, 2020 the record search report was provided to the tribe and on September 5, 2020 the conditions were provided to the tribe who had no comment.

No Tribal Cultural Resources were identified by any of the tribes. Although there were no Tribal Cultural Resources identified, there is the potential for subsurface resources to be present. As such, the project has been conditioned to have an archaeologist and Native American monitor present during grading so

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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if any previously unidentified Tribal Cultural Resources are unearthed during construction activities, they will be handled in an a professional and culturally appropriate manner. As such, impacts to tribal cultural resources would be less than significant.

A Tribal Monitor shall be on site during all initial construction ground disturbance operations to assure that any finds can be identified and cataloged. Details of this compliance shall be provided in the County project conditions as outlined under Condition of Approval 60.Planning-CUL.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The site is currently served by the Coachella Valley Water District. Connection to the existing water line within existing roadway right-of-way (or easement) will be necessary for landscape irrigation and restroom facilities in the office trailer. Any connections from the project site to existing water and sewer lines are considered to be part of the project's construction phase and are evaluated throughout this environmental assessment accordingly. The project will be connecting to existing water and sewer facilities. The project would utilize the existing storm drain facilities located along Airport Boulevard and/or Orange Street. Because the project is considered a relatively small development, the project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Department of Environmental Health Review

Findings of Fact:

a-b) Any connections from the project site to existing sewer lines are considered to be part of the project's construction phase and are evaluated throughout this environmental assessment accordingly. Because the project is considered a relatively small development, and would contribute minimal wastewater to existing infrastructure the project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The truck parking facility would not generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure. Therefore, impacts are considered less than significant.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. The provision of a solid waste plan will be required. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Implementation of the proposed project would not require the construction of new facilities that would provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. These facilities exist within the project area and serve the project area. The project occupant would be required to establish a service provider agreement so these facilities can serve the site. No environmental effects are anticipated to occur with the project connecting to these existing facilities. No roadways are proposed that would require the installation of street lighting or maintenance by the County or project occupant. Impacts associated with the provision of utility service to the site are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
as a result of runoff, post-fire slope instability, or drainage changes?				
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project is located on a parcel surrounded by existing developed uses and that has an existing developed road system adjacent to it. The proposed project will not substantially interfere with the existing roads. Therefore, impacts are considered less than significant.

b) The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2019, Figure S-8) relative to the amount of winds typically present in the area. The project is surrounded by developed land uses and is not located within a Fire Hazard Classification. The project site is not located adjacent to High Fire area, therefore prevailing winds, and other factors, will not expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts are considered less than significant.

c) The proposed project is being developed on a parcel surrounded by developed land uses and by an existing developed road system that will not be impacted. The project will install an above ground diesel fuel tank that would comply with strict regulations regarding such facilities. As discussed above the project site is surrounded by existing roads and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) According to "Map My County," the Project site is not located within a High Fire Area. The proposed project is a truck parking facility that will not house people. The site is relatively flat and is not located within a Fire hazard area, which will limit exposure to people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The surrounding area is mostly developed and is located in a relatively flat area with no hilly terrain, which limits the risk of wildfires, landslides or flooding in the vicinity. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE	Does the Project:			
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The project would be located on an existing disturbed site that is void of habitat that would attract or sustain wildlife. No resources of the major periods of California history or prehistory were found within the site boundaries. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The project would be located on an existing disturbed site appropriately zoned for a truck parking facility use. The project is considered a relatively small development that would have negligible incremental cumulative effects within the project area as discussed throughout this document. Any potential impacts due to project implementation have been reduced to less than significant levels with mitigation and the project's minimal contribution to any physical environmental impacts would not create the potential to interact with other projects to create any cumulative effects. The project would not have impacts which are individually limited, but cumulatively considerable. Impacts are considered less than significant with mitigation incorporated.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. As analyzed throughout this document, the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

V. EARLIER ANALYSES

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: None

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

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Revised: 11/12/2020 11:00 AM
Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\EA CUP190004_Final.docx



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



11/23/20, 4:10 pm

CUP190004

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190004. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for a private truck storage yard whose main purpose is to fuel and weigh a private fleet while providing parking 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and a metal storage container. The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting on site. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Thermal (Adopted 7/21/2009)

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A:

- Exhibit A (Site & Truck Radius Plan), dated July 28, 2020.
- Exhibits B & C (Elevations and Floor Plan) dated June 18, 2020.
- Exhibit G (Conceptual Grading Plan), dated June 18, 2020.
- Exhibit L (Conceptual Landscaping), dated October 27, 2020.

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 **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.

Fire

Fire. 1 **AND - Federal, State & Local Regulation Compliance**

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, provide a fire access site plan. Access roads shall be provided to within 150 feet to all portions of the facility and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
3. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200001 ACCEPTED (cont.)

2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered "low."
3. Locally, no fissures or other surficial evidence of subsidence were observed during the field investigations or during a review of aerial imagery. However, the specific effects of long term regional subsidence is beyond the scope of our investigation.
4. Based on our liquefaction analysis, calculations indicate potential seismic settlements of up to 3.37 inches, with a maximum differential settlement of about 2 inches over a span of approximately 20 feet. The potential seismic settlements should be considered in design of any permanent structures.
5. Based on the results of our laboratory testing (EI=1), the materials underlying the site are considered to have a "very low" expansion potential.
6. Static settlement is calculated to be less than one inch when using the recommended bearing pressures, and static differential settlement between footings can be assumed as one-half of the total static settlement.
7. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote.

GEO200001 recommended:

1. Areas to be graded and paved should be cleared of any existing structures, improvements, foundation elements, vegetation, associated root systems, concrete and debris, and disposed of offsite.
2. The primary foundation bearing soil should be removed to competent native soil or to a depth of at least 3 feet below the bottom of footings, whichever is deeper.
3. The exposed surface should then be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction.
4. Removals should extend at least 5 feet laterally beyond the footing limits where possible.
5. The competency of the native soil encountered within the excavation bottoms should be generally evaluated based upon the minimum of 85 percent relative compaction or 85 percent saturation.

GEO No. 200001 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200001 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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 STD INTRO (ORD 461) (cont.)

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

Plan: CUP190004

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

060 - Planning. 1 Gen - Agency Clearance Not Satisfied

Prior to Grading Permit Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated July 31, 2019, summarized as follows: comply with Riverside County Ordinance No. 458 as amended in the preparation of on-site flood protection facilities for this project.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

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:

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Parcel: 757044009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 2 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP REQU Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. The following shall also be addressed during the final plan check Phase:

1. Please show where is the fueling area? Show on WQMP site plan and grading plans.
2. Show trash storage area on site plan.
3. The fuel area and trash area should follow the design features on page 35 of the WWR WQMP guidance document.

060 - Transportation. 4 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of a deposit based account, and payment of the processing fee.

060 - Transportation. 5 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

060 - Transportation. 6 WATER QUALITY MGMT PLAN (WQMP) Not Satisfied

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

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

080 - E Health. 2 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 Gen - 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 A.

080 - Planning. 2 Gen - Conform to Floor Plans Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

080 - Planning. 3 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Gen - Fee Balance (cont.) Not Satisfied
 applicant/developer.

080 - Planning. 4 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 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied
 Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

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

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
 Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

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

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

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

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 TUMF (cont.) Not Satisfied

080 - Transportation. 7 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

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

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.

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90. Prior to Building Final Inspection

E Health

090 - E Health. 4 Hazmat Review Not Satisfied

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

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 Gen - Color/Finish Compliance Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3 Gen - Fence & Wall Locations Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, unless otherwise approved by the Planning Department.

090 - Planning. 4 Gen - Ord. 875 CVMSHCP Fee 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 will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 190004 is calculated to be 2.66 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5 Gen - Ord. No. 659 (DIF) 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 will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The

Plan: CUP190004

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Gen - Ord. No. 659 (DIF) (cont.) Not Satisfied

Project Area for Conditional Use Permit No. 190004 is calculated to be 2.66 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 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. 7 Gen - Underground Utilities 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. 8 Use - Parking Paving Materials Not Satisfied

A minimum of four (4) semi-truck spaces, eight (8) agricultural trailer spaces, and two (2) office parking spaces including ADA space shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The on-site truck turning radius pathway shall be surfaced with asphaltic concrete, the other parking areas shall be compacted Class 2 Base for dust control to current standards as approved by the Department of Building and Safety.

Transportation

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

090 - Transportation. 2 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Conditional Use Permit No. 190004, as approved by the Transportation Department.

090 - Transportation. 3 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.
NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 IMPROVEMENTS Not Satisfied

Airport Boulevard shall be improved at Orange Street to accommodate truck turning movements.

Plan: CUP190004

Parcel: 757044009

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 IMPROVEMENTS (cont.) Not Satisfied

Existing ADA ramps and intersection shall be improved based on engineered plans approved under CUP190004.

Orange Street along project boundary is a paved County maintained road designated as a Local Street and shall be improved with 32-feet of asphalt concrete pavement; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "C" (40'/60')

NOTE: Concrete sidewalk and curb shall connect to existing sidewalk on Airport Boulevard.

090 - Transportation. 5 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

090 - Transportation. 6 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 7 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1 090 Waste - Mandatory Commercial Recycling and Organics 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



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER

Jim Barrett

ASSISTANT GENERAL MANAGER

Robert Cheng

July 31, 2019

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

Dear Mr. Olivas:

Subject: Conditional Use Permit 190004, Truck Storage Yard and Metal Storage Container,
Assessor Parcel Number 757-044-009

Regional stormwater flows within this area are conveyed by the Coachella Valley Stormwater Channel. However, this does not guarantee that the land area or the properties will be free from flooding or flood damage.

Prior to issuance of grading permits for Conditional Use Permit 190004, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

This area is designated Zone AE 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.

There may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Concrete slope protection is required on the banks and levees of stormwater facilities where any development is proposed within 300 feet of the stormwater facilities, is at risk from inundation or erosion from failure of the facilities, or as directed by CVWD.

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

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

CVWD may need additional facilities to provide for the orderly expansion of its domestic water 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.

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

CVWD requires any business having the potential of discharging oil/sand into a public sewer to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined and approved by CVWD prior to installation. Installation of the oil and sand separator will be inspected and subject to approval by CVWD.

Jay Olivas
July 31, 2019
Page 3

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

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

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

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



Jay Olivas
July 31, 2019
Page 4

cc: Villa Park Trucking, Inc.
480 E. Desert Holly Circle
Palm Springs, CA 9262

RM:s\Eng\DevSvcs\2019\July\DRL PZ19-10172 Truck Storage

File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 06-08-22-2
PZ 19-10172

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 15, 2019

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Jay Olivas, Project Planner
County of Riverside Planning Department
77-588 El Duna Court, Suite H
Palm Desert CA 92211

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

File No.: ZAP1047TH19
Related File No.: CUP190004 (Conditional Use Permit)
APN: 757-044-009

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP190004 (Conditional Use Permit), a proposal to establish a truck storage yard with a 480 square foot office trailer, an above ground 10,000 gallon diesel fuel storage tank, a metal storage container, and a weigh station on 2.63 acres located at 56051 Orange Street (on the westerly side of Orange Street, southerly of Airport Boulevard) in the unincorporated community of Thermal.

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, non-residential intensity is restricted to an average of 100 people per acre and 300 people in any given single-acre area. The truck storage yard proposes a 480 square foot office trailer, accommodating 2 people. This results in an average intensity of 1 person per acre, and a single acre intensity of 2 people, which would be consistent with the Compatibility Zone D criteria. Even if 30 trucks with two drivers each were on-site at any one time, the total number of persons would not exceed 60, which would still be consistent.

The elevation at the northerly end of Runway 12-30 at Jacqueline Cochran Regional Airport is -117 feet mean sea level (MSL) [i.e., 117 feet below mean sea level]. At a distance of 5,150 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding -65.5 feet mean sea level. The site’s elevation is -116 feet MSL. The proposed building has a height of 10 feet, resulting in a top point elevation of -106 feet MSL. Therefore, FAA obstruction evaluation review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

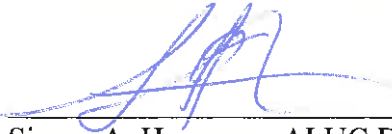
AIRPORT LAND USE COMMISSION

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity 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 or activity 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 or activity 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 or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. This project has been evaluated as a truck storage yard with a 480 square foot office trailer, an above ground fuel storage tank, a metal storage container, and a 1,200 square foot weigh station. Any increase in building area or change in use will require an amended review by the Airport Land Use Commission.

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

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

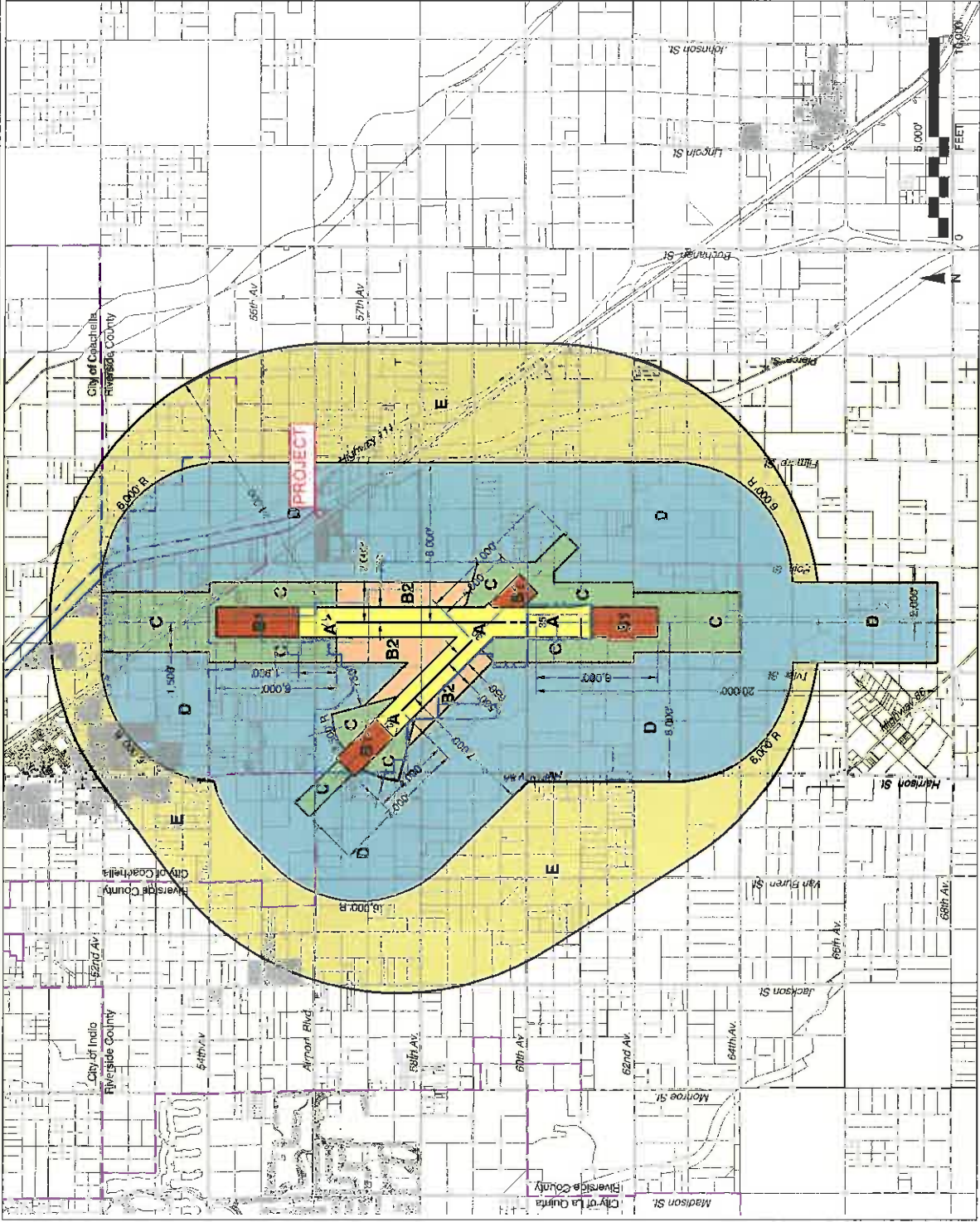
Attachments: Notice of Airport in Vicinity

cc: Villa Park Trucking/Clift Investments LLC (applicant)
James Fagelson (representative)
Juan Manuel Martinez (listed property owner)
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency
Liliana Valle, County Airports Manager
ALUC Case File

Y:\AIRPORT CASE FILES\JCRA\ZAP1047TH19\ZAP1047TH19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

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

Boundary Lines
 Airport Property Line - Existing
 Airport Property Line - Planned
 City Limits

Note

Except for southern extension, 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.

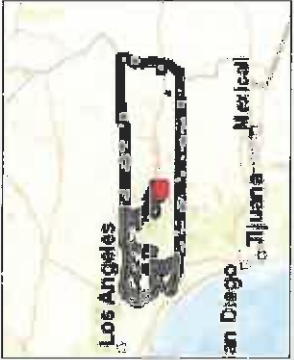
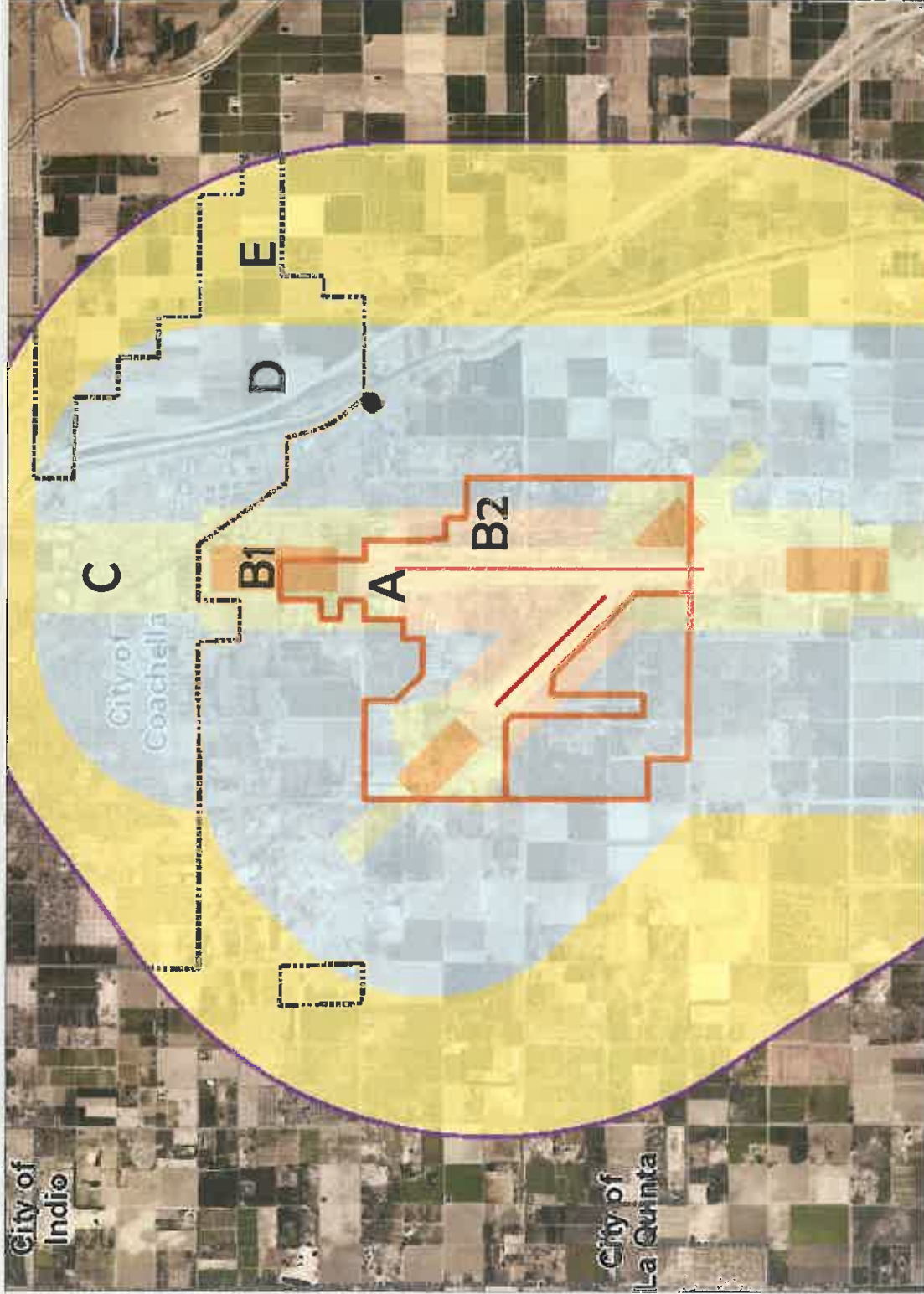
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted June 2005)

Map JC-1

Compatibility Map
 Jacqueline Cochran Regional 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	B1-APZ I-EXC1
B1-APZ II	B1-APZ II-EXC1
B2	B2-EXC1
C	C
C1	C1-EXC1
C1-EXC3	C1-EXC3
C1-EXC4	C1-EXC4
C1-HIGHT	C1-HIGHT
C2	C2
C2-EXC1	C2-EXC1
C2-EXC2	C2-EXC2
C2-EXC3	C2-EXC3
C2-EXC5	C2-EXC5
C2-EXC6	C2-EXC6

Notes

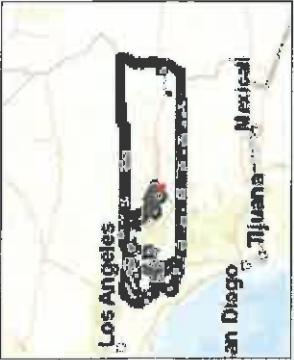
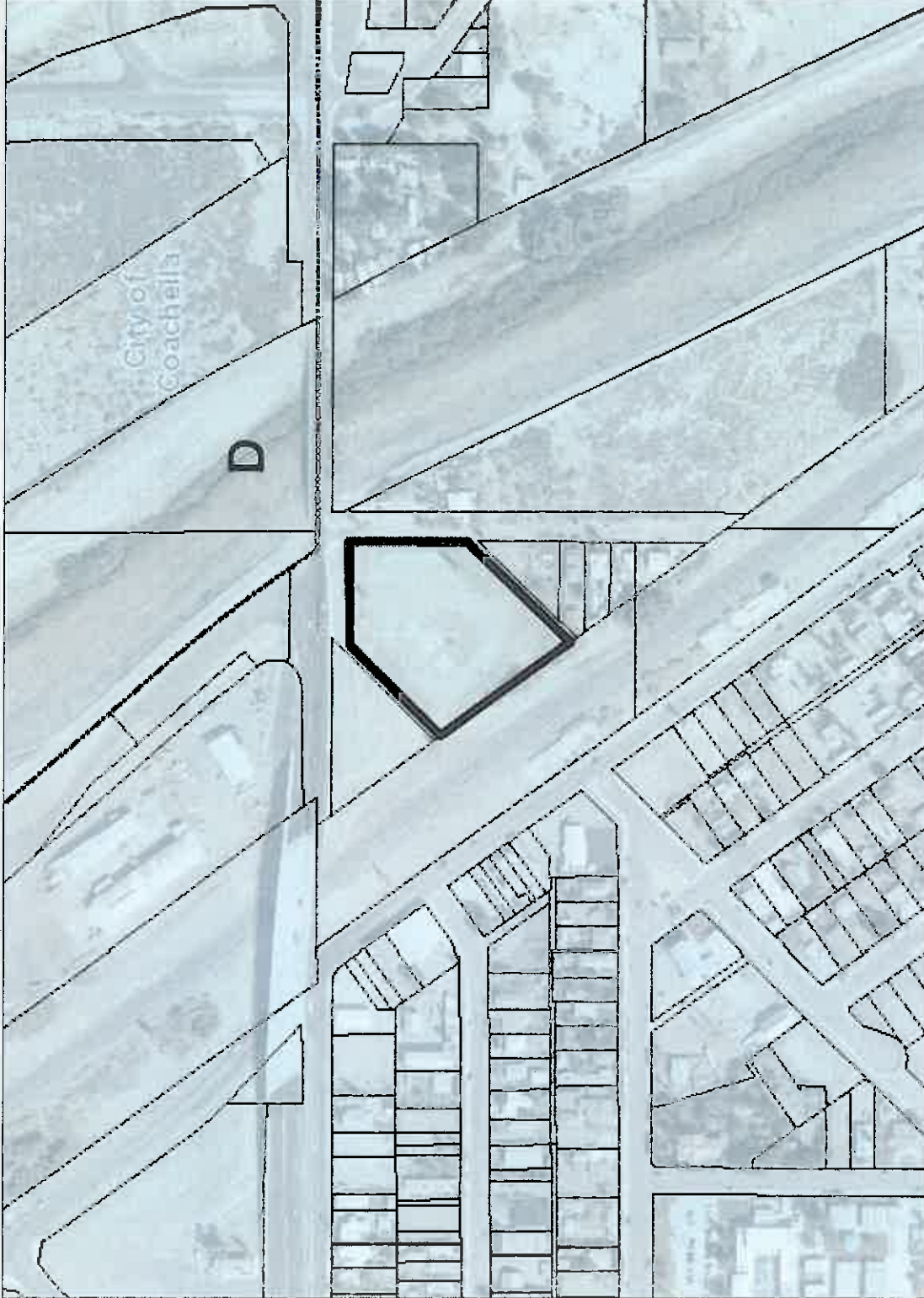
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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Map My County Map



Legend




- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones

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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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map

Notes

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Map My County Map



Legend

- Parcels
- Blue-line Streams
- City Areas
- World Street Map

Notes

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Conditional Use Permit 190004

Villa Park Trucking
2301 East Francis Street
Ontario, CA 91761

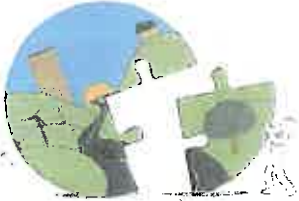
Project Description

Conditional Use Permit No. 190004 proposes a private truck storage yard. The main purpose for the development of the this site is to fuel and weigh our private fleet while parking 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley, a 480 square-foot office trailer containing one bathroom and a meeting room for use of the drivers to prepare paperwork and to take their breaks, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pumps/dispenser, a 70 foot weigh station, and one metal storage container. The facility will be mostly unmanned throughout the year. There will be a landline with no exterior communication systems. Parking spots for private cars will be located next to and in front of the office trailer and will include one handicap space.

The storage yard will be for the exclusive use of Villa Park Trucking. The typical hours of operation will be between the hours of 7am and 5pm during both peak (Oct-April) and off peak (May-Sept) seasons. No use is expected during non-operational hours. We anticipate 6-30 trucks trips per day, Monday thru Saturday during the peak season and 0-6 trucks trips during the off season. There may be periods of time when the storage facility is not in use since the need to transport produce is not required.

There will be motion activated security lights on site. No security personnel will be kept on-site. The Orange Street will be a block wall with an automatic wrought iron gate. The remaining perimeter of the site will be a chain link fence to maintain visibility into the property.

The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking. The drivers will pump their own fuel and will use the office to fill out the necessary paperwork. No truck repair will be allowed on-site. The metal storage container will house equipment necessary for the maintenance of the site and minimal equipment for the trucks.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

CVP190004

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: Villa Park Trucking, Inc.

Contact Person: TOM CLIFT E-Mail: tomclift@vpttrucking.com

Mailing Address: 2301 E. FRANCIS STREET
ONTARIO CA 91761
Street State ZIP

Daytime Phone No: 714-713-0484 Fax No: () _____

Engineer/Representative Name: MSA CONSULTING INC.

Contact Person: MIKE ROWE E-Mail: mrowe@msaconsulting.com

Mailing Address: 34200 Bob Hope Drive
Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: (760) 320-0977

Property Owner Name: Villa Park Trucking, Inc / CLIFT INV. LLC

Contact Person: TOM CLIFT E-Mail: tomclift@vpttrucking.com

Mailing Address: 2301 E. Francis Street
Ontario CA 91761
City State ZIP

Daytime Phone No: (714) 713-0484 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.)

Tom Clift
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 757-044-009

Approximate Gross Acreage: 2.66 acres

General location (nearby or cross streets): North of Church St., South of

Airport Blvd, East of railroad tracks, West of Orange St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A truck storage yard with parking for up to 12 trucks, office trailers, above-ground fuel storage tanks containing up to 10,000 gallons, scales and storage containers

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): *Ord. 348, Section 14.2-1, B.B.C. 5*

Number of existing lots: *1*

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	<i>400</i>	<i>9'</i>	<i>1</i>	<i>office trailer</i>
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	<i>87,000</i>	<i>truck parking</i>
2	<i>400</i>	<i>storage container - metal</i>
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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

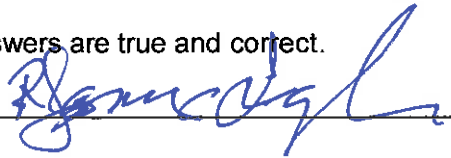
Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 4/11/2019
Owner/Authorized Agent (2) _____ Date _____



**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 Villa Park Trucking, Inc hereafter "Applicant" and Clift Investments LLC "Property Owner".

Description of application/permit use:

A truck storage yard with parking for up to 12 trucks, office trailer, above-ground fuel storage tank
containing up to 10,000 gallons, truck scales and a metal storage container on 2.66 acres.

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): 757-044-009

Property Location or Address:
56051 Orange Street, Coachella, south of Airport Blvd. and east of the railroad tracks

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Clift Investments LLC Phone No.: 800-734-8734
 Firm Name: Villa Park Trucking, Inc Email: tomclift@vptrucking.com
 Address: 2301 E Francis Street
Ontario, CA 91761

3. APPLICANT INFORMATION:

Applicant Name: Tom Clift Phone No.: 714-713-0484
 Firm Name: Villa Park Trucking Inc Email: tomclift@vptrucking.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: *Tom Clift* Date: 2-20-19
 Print Name and Title: Tom Clift C.E.O.

Signature of Property Owner: _____ Date: _____
 Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

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

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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 05, 2020,

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

APN (s) or case numbers CUP190004 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

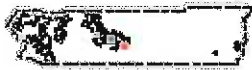
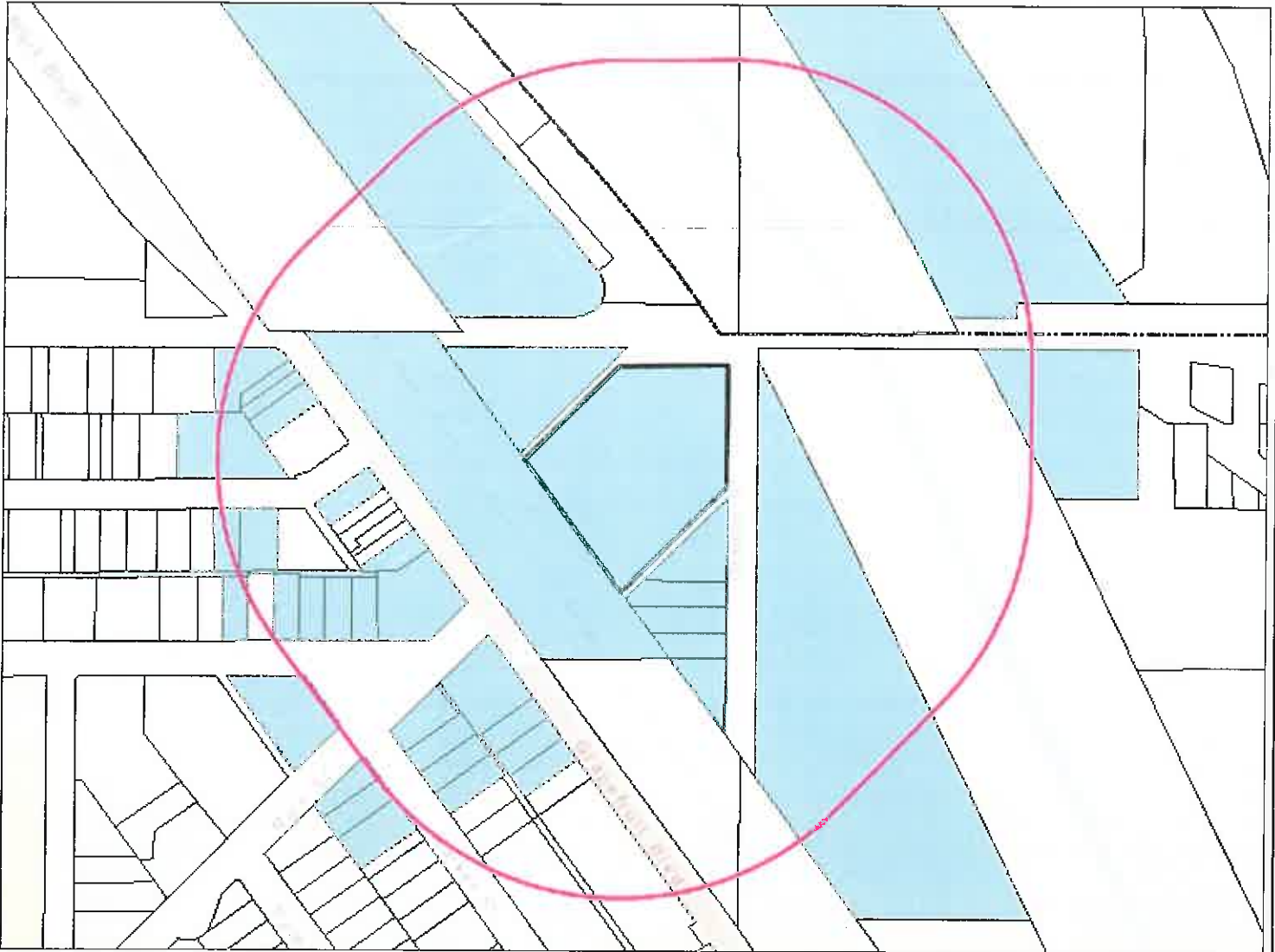
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190004 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 10/5/2020 3:31:05 PM

© Riverside County RCIT

757042004
FABIAN GONZALES
48042 ESTRELLA PEDRO
COACHELLA CA 92236

757042008
MEJOHN
82980 LONFELLOW CT
INDIO CA 92201

757041030
RUBEN H. MARTINEZ
54684 HARRISON ST
THERMAL CA 92274

757044009
CLIFT INVESTMENTS
2301 E FRANCIS ST
ONTARIO CA 91761

757053041
JOSE C. PEREZ
P O BOX 528
THERMAL CA 92274

763330018
EMPIRE AIRPORT
12302 EXPOSITION BLVD
LOS ANGELES CA 90064

757054015
ELISEO S. MEDINA
68535 RAMON RD STE B103
CATHEDRAL CY CA 92234

757054017
MARIA CHRISTINA FLORES RIOS
P O BOX 1494
THERMAL CA 92274

757054018
REDEVELOPMENT AGENCY COUNTY OF
P O BOX 1180
RIVERSIDE CA 92502

757041033
RUBEN C. ZAMOREZ
P O BOX 471
THERMAL CA 92274

757043017
GENERAL TELEPHONE CO OF CALIF
P O BOX 152206
IRVING TX 75015

757054022
ERNESTO RIOS
P O BOX 727
THERMAL CA 92274

757041029
JEWEL DATE
48440 PRAIRIE DR
PALM DESERT CA 92260

757042005
ATILANO ACEVEDO
83861 OZARK DR
INDIO CA 92203

757054005
DELGADO GERARDO FAMILY TRUST DATED
1 PINE TREE LN
ROLLING HILLS CA 90274

757044004
MARCEL MORENO
P O BOX 968
THERMAL CA 92274

757053026
ELOISA M. TORRES
56351 MARKET ST
THERMAL CA 92274

757070022
FRAZ AHMED
P O BOX 8181
LA VERNE CA 91750

757043006
OLALDE MARIA
P O BOX 467
THERMAL CA 92274

757043021
JOSE LUIS ANGULO LOPEZ
P O BOX 668
THERMAL CA 92274

757044003
PEDRO RUIZ RODRIGUEZ
P O BOX 669
THERMAL CA 92274

757044008
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

763350009
CALIFORNIA AG PROP
P O BOX 336
MECCA CA 92254

757042017
ERNEST JESUS RIOS
P O BOX 727
THERMAL CA 92274

757043011
ROBERTO GOBEA
P O BOX 1425
THERMAL CA 92274

757044005
JESSE B. VALADEZ
74040 VIA OCOTILLO
MECCA CA 92254

757051009
CHRIST IS SALVATION CHRISTIAN CHURCH
54684 HIGHWAY 86
THERMAL CA 92274

757053025
JESSE A. CERVANTES
P O BOX 325
THERMAL CA 92274

757054004
DRT HOLDINGS
8 THE GREEN STE A
DOVER DE 19901

757054016
REGINA LYNN DERVARTANIAN
P O BOX 578
THERMAL CA 92274

757041010
RIVERSIDE COUNTY REDEVELOPMENT
P O BOX 1180
RIVERSIDE CA 92502

757041031
BARBARA BEWLEY JONES
11166 BRITANNY LN
DUBLIN CA 94568

757043010
ARTHUR G. HERNANDEZ
85576 BRENDA LN
COACHELLA CA 92236

757054021
ARNOLD LUTZ
PO BOX 911
LYNWOOD CA 90262

757043009
JOSE GUADALUPE RAMIREZ GOMEZ
PO BOX 1345
THERMAL CA 92274

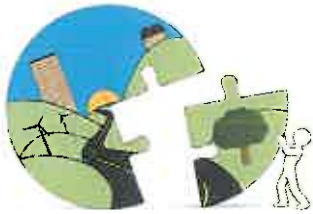
757043023
CVCWD
P O BOX 1058
COACHELLA CA 92236

757044001
MAURILLO CASTRO
83687 PALOMAR CT
COACHELLA CA 92236

757044002
NETZAHUALCOY C. SAENZ
P O BOX 1039
THERMAL CA 92274

757044006
COUNTY OF RIVERSIDE
3403 10TH ST STE 500
RIVERSIDE CA 92501

757070001
VICTOR G. RODRIGUEZ
37837 CASTLEFORD ST
INDIO CA 92203



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 190004

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: 11/10/2020

Applicant/Project Sponsor: Villa Park Trucking Date Submitted: 8/17/2018

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: 12/02/2020

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 77588 El Duna Ct, Suite H, Palm Desert, CA 92211

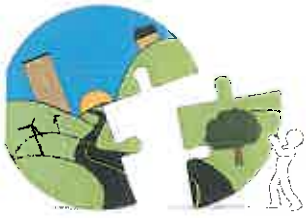
For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 10/22/20

Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZCEQ1900056 ZCFW200045

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Ct. Ste. H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

Conditional Use Permit No. 190004 (CEQ1900056)

Project Title/Case Numbers

Jay Olivas, Urban Regional Planner

County Contact Person

(760) 863-7050

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Villa Park Trucking

Project Applicant

2301 E Francis Street, Ontario, CA 91761

Address

Unincorporated Riverside County, Airport Boulevard, Orange Street, in Thermal, CA.

Project Location

Conditional Use Permit for private truck storage yard on 2.66 acres.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 18, 2020, 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 (**\$2,354.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA/EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department

Signature

Urban Regional Planner

Title

9/24/2020

Date

Date Received for Filing and Posting at OPR: _____

Revised: 02/07/2019

Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\NOD Draft.docx

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00127702)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Tom Clift
Clift Investments, LLC/Villa Park
Trucking, Inc
2301 E Francis St
Ontario, Ca 91761

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00127702	10/22/2020	10/22/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200045	0451 - CF&W Trust ND/MND	\$2,406.75
	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Thermal, CA 92274	SUB TOTAL	\$2,456.75

TOTAL DUE	\$2,456.75
------------------	-------------------

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.

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development	
Proposed General Plan Foundation Component:	N/A	
Existing General Plan Land Use Designation:	Light Industrial (CD: LI) (0.25 – 0.60 FAR)	
Proposed General Plan Land Use Designation:	N/A	
Policy / Overlay Area:	N/A	
Surrounding General Plan Land Use Designations		
North:	Light Industrial (LI)	
East:	Open-Space Water (OS-W)	
South:	Rural Residential (R-R)	
West:	Rural Residential; Commercial Retail; Medium High Density Residential	
Existing Zoning Classification:	Manufacturing - Service Commercial (M-SC)	
Proposed Zoning Classification:	N/A	
Surrounding Zoning Classifications		
North:	Manufacturing - Service Commercial (M-SC)	
East:	Watercourse (W-1), City of Coachella	
South:	Manufacturing - Service Commercial (M-SC)	
West:	Scenic Highway Commercial (C-P-S); General Residential (R-3-4,000)	
Existing Use:	Vacant Land	
Surrounding Uses		
North:	Commercial & Industrial Buildings; Offices	
South:	Single Family Dwellings	
East:	Single Family Dwelling; Whitewater River Channel	
West:	Commercial Buildings; Single Family Dwellings	

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.66	10,000 Square Feet

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	480 Square Feet	N/A
Floor Area Ratio:	0.01	FAR 0.25 – 0.60
Building Height (FT):	10-feet	50 feet
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building or Site Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Auto Parking	480	1 space per 200 square feet	2	2
Truck (4)/Trailer Parking (8)	31,000 SF of 2.66 Acres	1 space per 795 square feet (Standard truck space 15-feet by 53-feet)	12	Up to 38

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Thermal #125 Lighting
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	Yes – Zone AE
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (High)
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Airport Influence Area ("AIA"):	Yes – Thermal Airport, Zone D

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The application for Conditional Use Permit No. 190004 was filed on June 13, 2019. The proposed project is located on approximately 2.66 acres at the southwest corner of Airport Boulevard and Orange Street in Thermal, California.

The project is proposing a private truck storage yard with parking for 2 to 4 semi-trailer trucks and 4-8 sets of agricultural trailers, a 480 square-foot office trailer, an above ground fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot square-foot weigh station, and metal storage container.

The project held Development Advisory Committee internal review meetings on July 25, 2019 and June 25, 2020 to address the plans, corrections, and Amended Exhibits. All department corrections have been addressed and department clearances have been received as of October 29, 2020.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS), CEQ No. 190056, and Mitigated Negative Declaration (MND) was prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On November 10, 2020, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105 and Executive Order No. N-80-20.

Comment letters in response to the circulated IS and MND have not been received as of the preparation of this staff report. As demonstrated in the IS and MND, the proposed project will not result in any significant impacts to the environment, with incorporation of mitigation.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site is currently mapped by the General Plan as being Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio).
2. Surrounding land use designations consist of Rural Residential (RR); Commercial Retail (CR); Medium High Density Residential (MHDR); Medium Density Residential (MDR), and Open-Space Water (OS-W).
3. The project site has an existing Zoning Classification of Manufacturing-Commercial (M-SC) which is consistent with the Riverside County General Plan Land Use Designation of Light Industrial since both encourage industrial land uses such as truck storage and parking in an urban setting.
4. Surrounding zoning consists of M-SC, W-1, C-P-S, R-3-4,000, and R-A-20. The project site in the M-SC zone is compatible with surrounding zones since these zones are either similar zones or our buffered with existing adjoining roads, railroad tracks, and the Whitewater River Channel.
5. The proposed use as a private truck storage yard conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in an urbanized area which includes land uses such as commercial and industrial buildings, offices, single family dwellings, rail road tracks, and the Whitewater River. Additionally, the proposed project would not inhibit potential development of surrounding areas.
6. The project is located along Orange Street (32-foot right-of-way) accessed via Airport Boulevard (129' right-of-way). Orange Street along project boundary is a paved County maintained road designated as a Local Street and shall be improved with 32-feet of asphalt concrete pavement; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section C (40/60). Concrete sidewalk and curb shall connect to existing sidewalk on Airport Boulevard as indicated by Condition of Approval 90.TRANSPORTATION.9-Improvements.
7. The project site is located within Flood Zone AE. Due to existing and proposed drainage improvements such as along Orange Street, required drainage easements as outlined under Condition of Approval 60.Transportaiton.1-Drainage Easements, required landscape and gravel areas, and required grading permit subject to California Building Code, flood and drainage impacts are less than significant.
8. The project site is located within a High Potential Liquefaction Zone, however, the project for private truck storage includes existing and proposed site improvements such as engineered modular office pillar foundation and graveled parking and driveway areas in compliance California building codes, along with required road improvements along Orange Street, 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.

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 Community Development: Light Industrial (CD: LI), which allows industrial and related uses including warehousing/distribution, assembly and light manufacturing, and repair facilities and thus would be compatible with truck parking and storage with office trailer on a 2.66 acre site. The proposed Project, as a private truck storage yard to fuel and weigh a private fleet is considered to be an urban type land use pursuant to Ordinance No. 348 and therefore is consistent with the Light Industrial Land Use Designation. Pursuant to the applicable Zoning Classification of Manufacturing-Service Commercial (M-SC), truck parking and storage are permitted with the approval of a Conditional Use Permit, and therefore the proposed use of truck parking and storage will be fully consistent with the applicable zoning classification with the approval of CUP No. 190004. The proposed 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 Airport Boulevard and Orange Street and is capable of providing access for emergency vehicles. Incorporation of conditions of approval such as minimum fire flow, fire access 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. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under Advisory Notification Document (AND) 15.PLANNING.9-Land Division required should any future land divisions be proposed.
4. 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:

1. The proposed land use, as a truck parking lot, is consistent with the development standards set forth in the Manufacturing Service Commercial (M-SC) Zone in that:
 - I. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75-feet. The subject parcel located within M-SC zone at approximately 2.66 acres is well

in excess of minimum lot size and has lot width of up to 176 feet, and therefore project complies with Section 11.4A of Ordinance No. 348.

- II. Setbacks. The project proposes an office trailer within M-SC zone and is setback a minimum of 25-feet from street, with proposed setback of approximately 38-feet from Orange Street, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
- III. Height Requirements. The project proposes a single-story office trailer within M-SC zone and does not exceed building height limits up to 10-feet in height, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
- IV. Masonry Wall. The project proposes perimeter treatment including 8-foot masonry wall along Orange Street with remaining perimeters to be fenced, subject to Condition of Approval 90.Planning.3 -Fence & Wall Locations prior to final inspection, and therefore is in compliance within this development standard.
- V. Landscaping. The project proposes project desert landscaping along Orange Street consisting of two (2) Mexican Fan palms or Washingtonian palms or similar drought tolerant trees, with brittle bush shrubs in a decorative rock hardscape in accordance with Ordinance No. 348, Section 18.12, and Ordinance No. 859, subject to Condition of Approval 80.Transportation. Landscape Plot Plan Required prior to building permit issuance, therefore the project is in compliance with this development standard.
- VI. Parking Areas. The project proposes an office trailer with 2-parking spaces and additional parking for 12-trucks/trailers within the central portion of the 2.66 acre site totaling 31,000 square feet to be improved with gravel base, as indicated by COA 90.Planning.8 Parking, and therefore is in compliance with this development standard.
- VII. Trash Collection Areas. The project proposes curb side trash collection due to limited refuse being generated such as from the office trailer with limited employees being on the project site, and will be subject to Condition of Approval (COA) 90.Waste Resources.1-Mandatory Commercial Recycling prior to final inspection and therefore complies with this development standard.
- VIII. Outside Storage and Service Areas. The proposed project does not propose any outside storage, excepting for the truck parking on asphalt paving and shipping container(s) within an existing industrial area, and therefore complies with this development standard.
- IX. Utilities. The proposed project has available utilities such as electrical service from Imperial Irrigation District and domestic water and sewer from the Coachella Valley Water District and therefore complies with this development standard.
- X. Mechanical Equipment. The project proposes an office trailer, and any mechanical equipment such as HVAC system is to be screened from view as conditioned by COA 90.Planning.6-Roof Equipment Shielding, and therefore is in compliance with this development standard.

- XI. Lighting. The project proposes limited on-site lighting such as one (1) motion activated security light; and lighting is required to be hooded/directed as outlined under the Advisory Notification Document (AND) Planning.10), and therefore is consistent with this development standard.

Other Findings:

1. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes and fire extinguishers as outlined in the Advisory Notification Document (AND) 5.Fire.1.
2. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated July 31, 2019. Prior to the issuance of building permits, A 'Will Serve' letter will be required to be submitted demonstrating the availability of sufficient water/sewer service for the project (80 – E. Health. Water Will Serve, 80 – E. Health. Sewer Will Serve)
3. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated August 15, 2019 including recommended measures, such as but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document (AND) Planning.15
4. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for truck parking is 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 as outlined in Condition of Approval (COA) 90.Planning.2 Ord. 875 CV-MSHCP Fee.
5. Potential impacts to archaeological resources were analyzed and reviewed. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on August 19, 2019. No response was received from the Cabazon Band, the Colorado River Indian Tribes, Soboba, Torres Martinez, or the Quechan. Consultations were requested by the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Indians. Agua Caliente requested consultation in a letter dated September 18, 2019. On January 8, 2020 the record search report was provided to the tribe. On August 20, 2020 a meeting was held in which Agua Caliente gave specific information regarding Tribal Cultural Resources in the area of the Project. On August 20, 2020 the conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020. Twenty-nine Palms requested consultation in a letter dated September 20, 2019. On January 8, 2020 the record search report was provided to the tribe and on September 5, 2020 the conditions were provided to the tribe who had no comment.

No Tribal Cultural Resources were identified by any of the tribes. Although there were no Tribal Cultural Resources identified, there is the potential for subsurface resources to be present. As such, the project has been conditioned to have an archaeologist and Native American monitor

present during grading so if any previously unidentified Tribal Cultural Resources are unearthed during construction activities, 60.PLANNING.CUL they will be handled in a professional and culturally appropriate manner. As such, impacts to tribal cultural resources will be less than significant.

6. The findings of the initial study performed pursuant to CEQ No. 190056 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment with mitigation measures, and there is no evidence that the project will have a potential for adverse effects on wildlife resources.

Fire Findings:

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

This Project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper on November 12, 2020 for the December 2, 2020 Planning Commission hearing. Public hearing notices were also mailed to property owners within 600-feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public. The project was presented for informational purposes to the Thermal-Oasis Community Council on January 27, 2020.

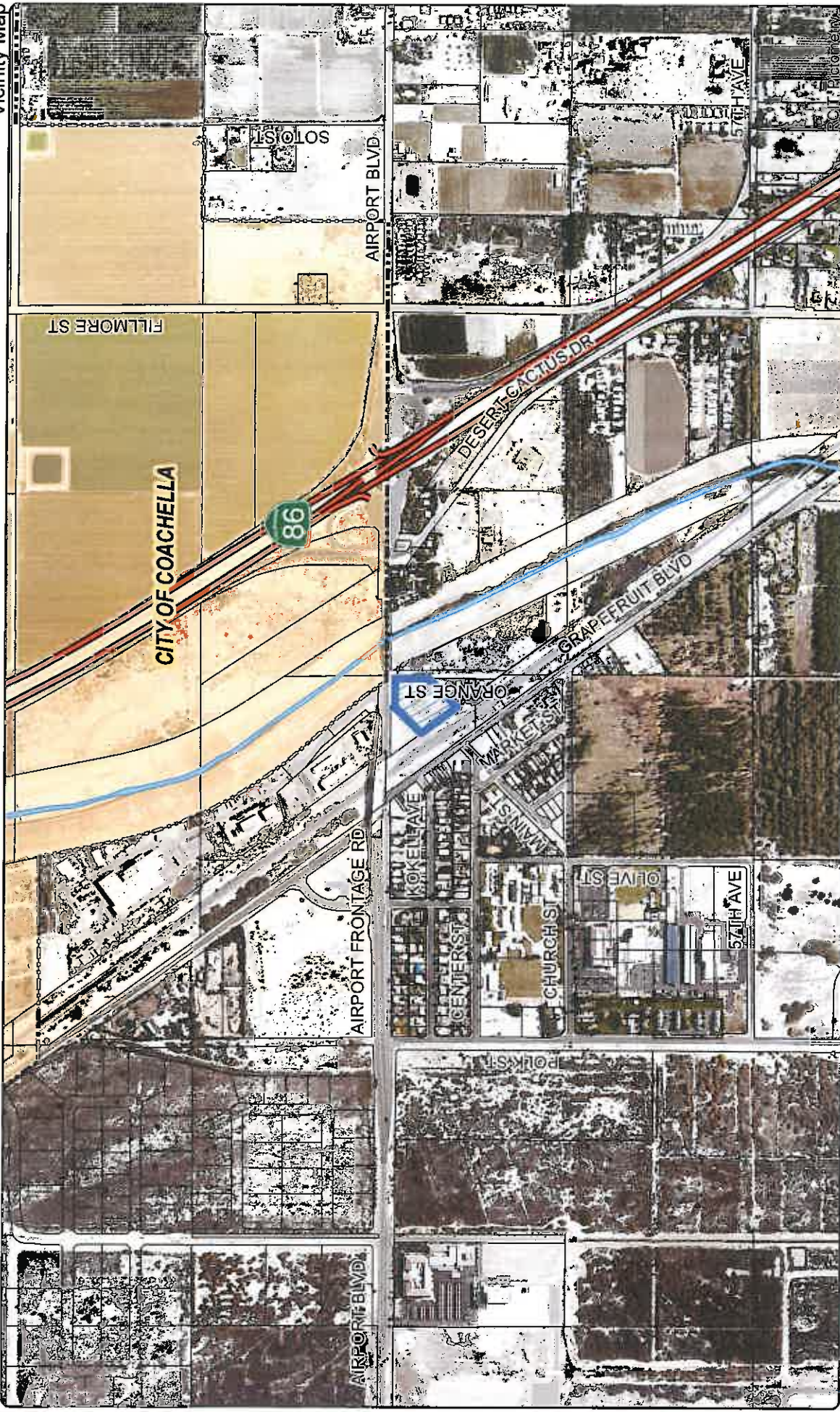
APPEAL INFORMATION

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
CUP190004
VICINITY/POLICY AREAS

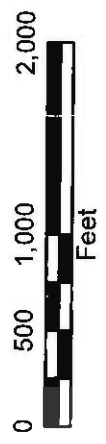
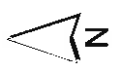
Supervisor: Perez
 District 4

Date Drawn: 10/05/2020
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. This planning document is a description for unincorporated Riverside County. It is not intended to be used as a legal document. It is provided for informational purposes only. For further information, please contact the Planning Department offices in Riverside at (951) 952-2200 (Western County) or in John Deussen at (951) 952-4227 (Eastern County) or Website: <http://www.riverside.ca.gov>

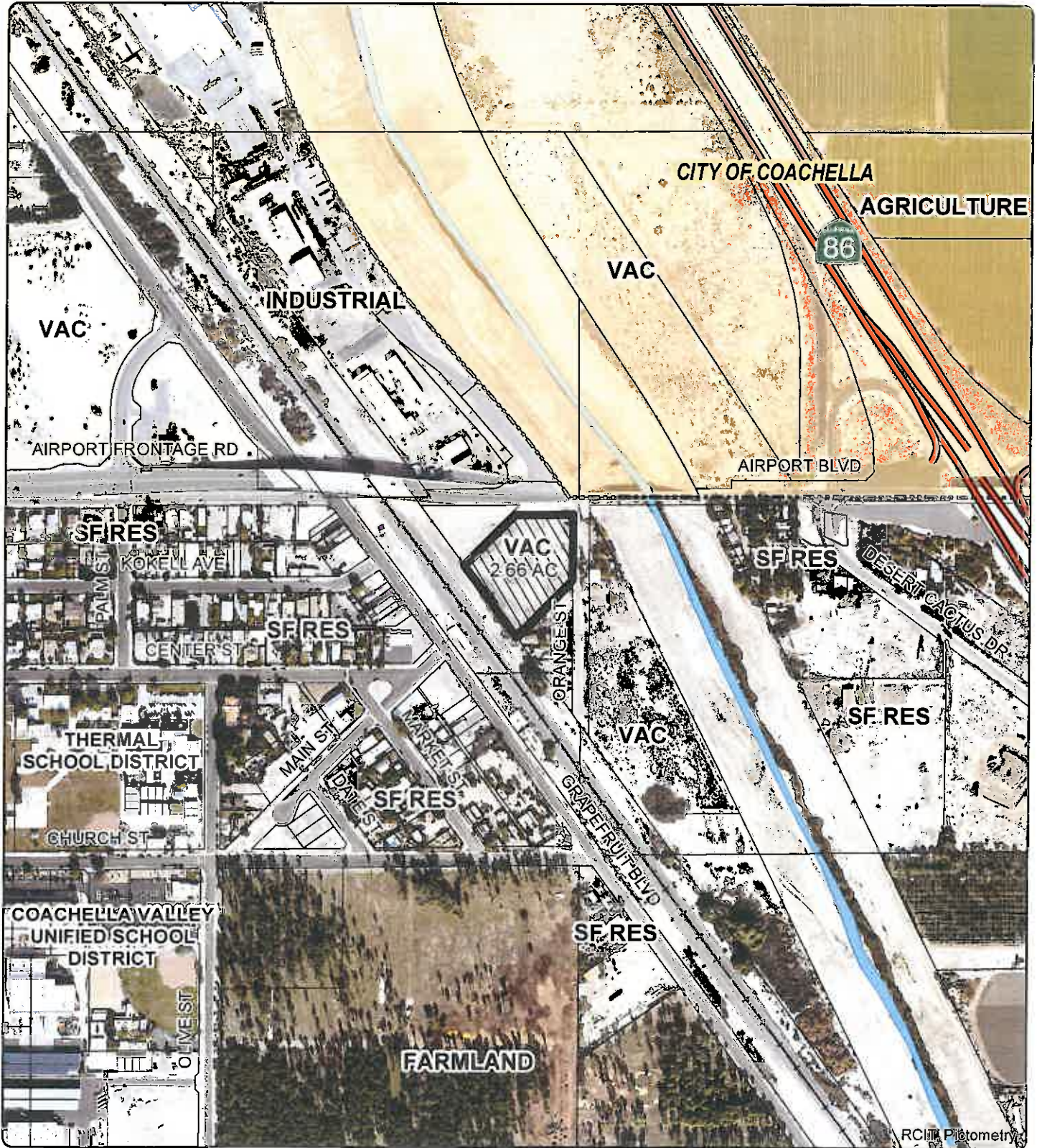
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190004

LAND USE

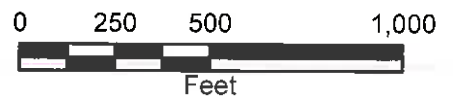
Supervisor: Perez
District 4

Date Drawn: 10/05/2020
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

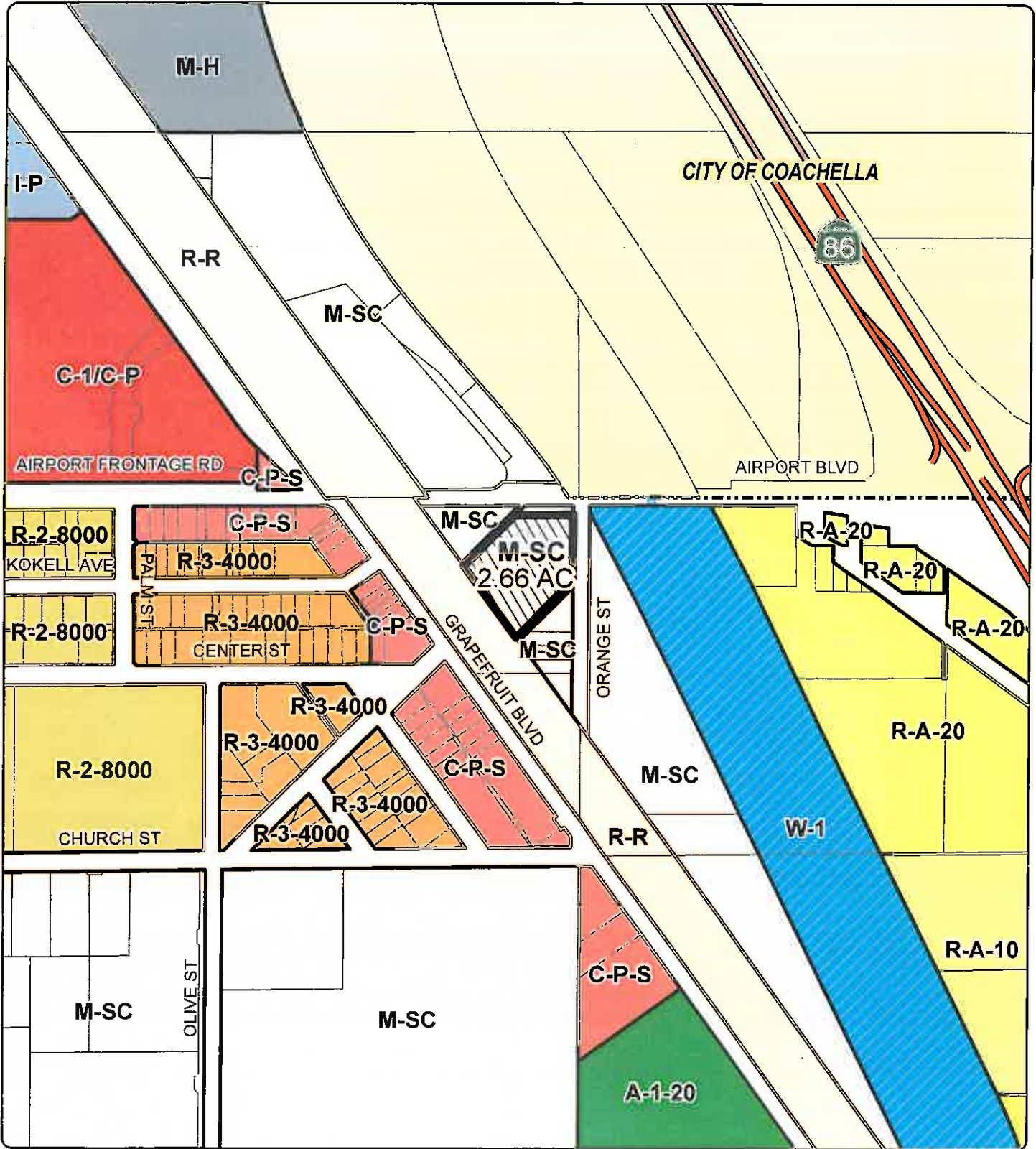
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190004

EXISTING ZONING

Supervisor: Perez
District 4

Date Drawn: 10/05/2020
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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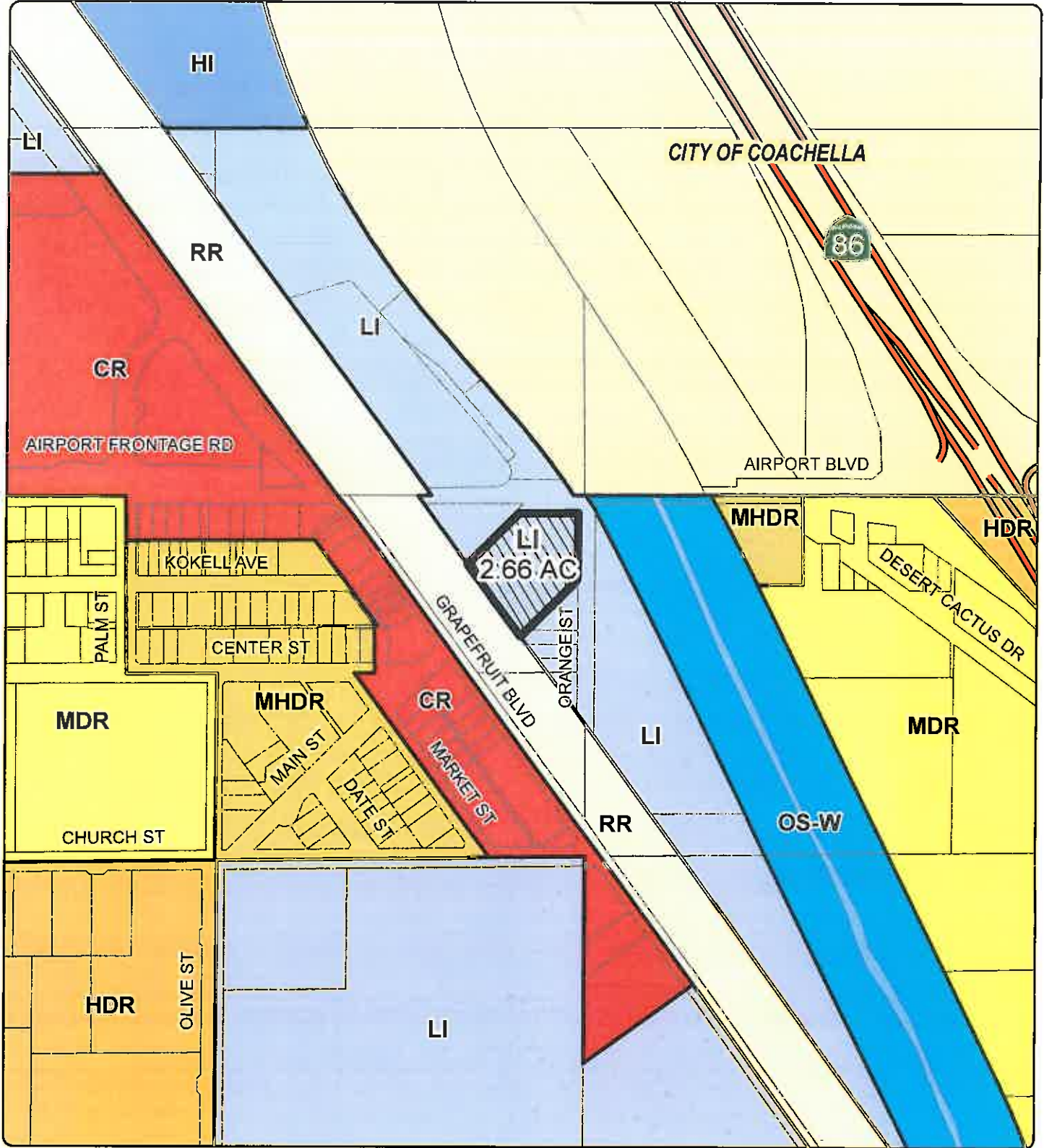
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190004

EXISTING GENERAL PLAN

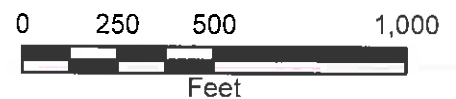
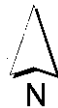
Supervisor: Perez
District 4

Date Drawn: 10/05/2020
Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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PRELIMINARY GRADING & UTILITY PLAN

EXHIBIT DATE: MAY 22, 2017

NO.	DATE	DESCRIPTION	REVISIONS

DATA TABLE

APPLICANT / LAND OWNER	VILLA PARTNERSHIP INC.
ADDRESS	200 SAN FRANCISCO STREET
CITY	INDIO, CALIFORNIA 92561
CONTACT	JOAN LIETZ / GENERAL MANAGER
PHONE	(951) 741-1474
EXHIBIT PREPARED BY	M.S.A. CONSULTING, INC.
ADDRESS	RANCHO AVILA, CASBORO, CALIFORNIA 92529
CONTACT	JULIAN A. DE LA TORRE (E.C. 1586)
PHONE	(951) 330-9111
ADDRESS	7117 ALBUQUERQUE AVENUE, SUITE "A"
CITY	RIVERSIDE, CALIFORNIA 92503
DATE OF SUBMISSION	MARCH 13, 2017
PHONE	(951) 404-0225
ASSET/FORFEIT NUMBER	752644609

LAND DESCRIPTION	ACREAGE	PERCENTAGE
ORANGE STREET	114.80035	2.68 AC.
ACCESS ROAD, WAREHOUSE & PARKING	4.667	10.67 AC.
OPEN SPACE	84.8978	21.8 AC.
AREAS TO BE REMOVED	192.037	4.41 AC.
TOTAL AREAS REQUIRED	-	-
TOTAL AREAS PROVIDED	-	-

UTILITIES	DEPTH	SPACING	CONDUIT	REMARKS
WATER	24"	5'	2" HDPE	1" W/ 1" VENT
SEWER	24"	5'	2" HDPE	1" W/ 1" VENT
POWER	24"	5'	2" HDPE	1" W/ 1" VENT
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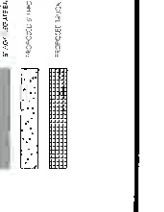
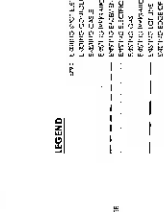
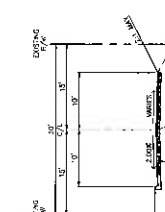
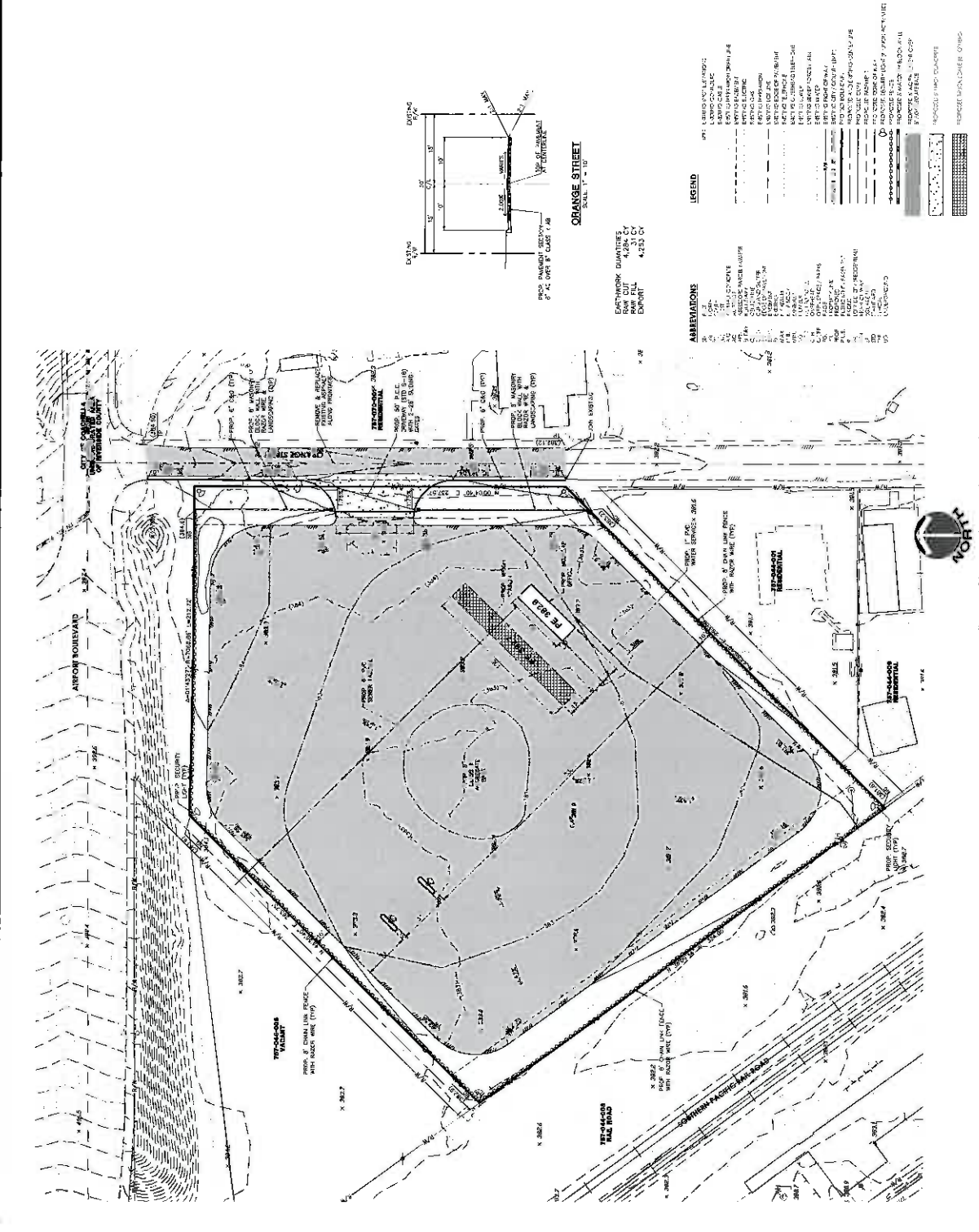
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NOTE: THIS PLAN INCLUDES THE ENGINEERING DESIGN OF THE LAND DIVISION.

LEGEND

ABBREVIATIONS

SCALE 1" = 40'

DATE: 05/22/17

PROJECT: 2017-001

DESIGNER: J.A. DE LA TORRE

CHECKER: J.A. DE LA TORRE

APPROVED: J.A. DE LA TORRE

PROJECT NUMBER: 01705

10 x 32 Mobile Office Trailer with 1 Restroom

Pac-Van works with you to learn your needs and find you the most functional interior layout for your construction office trailer or mobile office

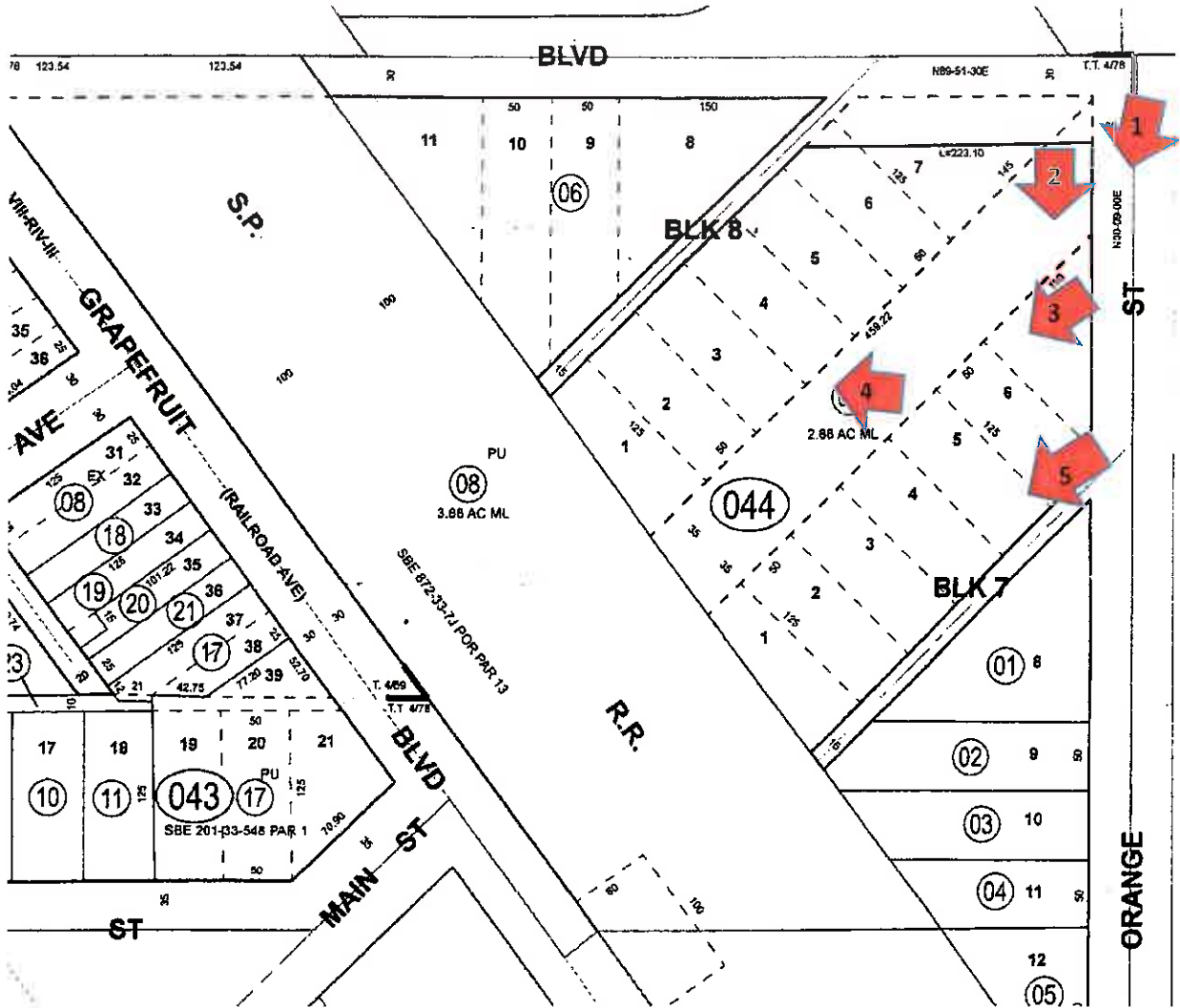
- 10'x32' – 320 sq. ft.
- Allow 4' for nose (hitch)
- 10X14' open and 10x12' private office areas
- Handicapped accessible restroom
- 125 amp electric service, 120/240 volt, single phase
- HVAC – 2 ton A/C



- through wall w/ 10 kw heat strip
- NEMA 3R J-box w/ 3/4" conduit stubbed to ceiling cavity
- Hard wired single ganged j-box for water heater attachment
- (2) standard 36" door opening
- Standard 2x4' recessed fluorescent lighting
- 1/8" vinyl commercial tile throughout
- 1/4" sandstone birch paneling
- 60X36" fold down plan table
- (5) horizontal sliding windows with aluminum mini-blinds and security bars
- 10' of laminate desk space







- Photo #1 Frontage on Orange Street
- Photo #2 Looking south from NE corner
- Photo #3 Looking WSW
- Photo #4 Looking NW from center of site
- Photo #5 Panoramic view of site





Photo #1 - Frontage on Orange Street



Photo #2 - Looking south from NE corner



Photo #3 - Looking WSW



Photo #4 - Looking NW from center of site



Photo #5 - Panoramic view of site

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190056
Project Case Type (s) and Number(s): CUP190004
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-7050
Applicant's Name: Villa Park Trucking, Inc
Applicant's Address: 2301 E Francis Street, Ontario, CA 91761

I. PROJECT INFORMATION

Project Description: Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for two (2) to four (4) semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 2.66 Acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 2.66	Lots: 1	Sq. Ft. of Bldg. Area: 480	Est. No. of Employees: 10
Other: 0			

C. Assessor's Parcel No(s): 757-044-009

Street References: Westerly of Orange Street, southerly of Airport Boulevard and easterly of the Union Pacific Railroad tracks.

D. Section, Township & Range Description or reference/attach a Legal Description: T6S R8E Section 22

Brief description of the existing environmental setting of the project site and its surroundings:
The Property interior is characterized by a vacant and leveled condition with a prevalence of aggregate and gravel groundcover deposited from prior activities. Vegetation presence is relatively sparse, with most of it occurring along the easterly edge of the Property. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

Prior to 1997, a former use of the site involved a transportation maintenance yard with fuel underground storage tanks operated by the Riverside County Road and Survey Department. From 1988 and 1997, Riverside County engaged in Leaking Underground Storage Tank cleanup and remediation efforts under the oversight of the Riverside County Department of Environmental Health and Colorado River Regional Water Quality Control Board. By 1997, the site investigation, fuel tank removal, contaminated

soil removal, monitoring well installation, monitoring well removal, and other associated remedial actions were deemed satisfactory to the governing agencies, resulting in a cleanup case closure with no further required action or established land use controls. After the maintenance yard closure and demolition, the Property was used as a temporary construction staging yard for the Airport Boulevard (Avenue 56) Grade Separation Project (Project Number A6-0241) by County of Riverside Transportation Department. This temporary use was authorized and covered under NPDES Construction General Permit (WDID 733C368991) from February of 2014 to August of 2016. As such, the temporary operation involved the implementation of a Storm Water Pollution Prevention Plan (SWPPP). Upon completion of the grade separation project, the Property was cleared and treated to satisfy SWRCB criteria for permit closure, resulting in the condition presently observed.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project has a Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) per the General Plan Land Use Element. The proposed private truck storage yard shall include buffering to the extent possible including landscaping to address potential visual impacts to adjacent properties which include Rural Residential and Commercial Retail properties along the westerly boundary.
2. **Circulation:** The project has adequate circulation to the site such as from Airport Boulevard and Orange Street and is therefore consistent with the Circulation Element of the General Plan. Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within an area that has a high susceptibility to liquefaction and is within an area of documented subsidence. Subsidence is expected to be a less than significant impact and liquefaction is expected to be a less than significant impact based on County Geologic Report No. 200001 due to flat nature of the site and soils underlying the site which have very low expansion potential, in conformance with Advisory Notification Document (AND) Planning-GEO. 1, and site improvements such as with asphalt which resist liquefaction. The project is not located within a fault zone or high fire hazard zone.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a private truck storage yard and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. The proposed project has been conditioned to control any fugitive dust during grading and construction activities and will be required to meet all other applicable Air Quality Element policies.

8. Healthy Communities: Land use patterns are critical to the health and well-being of residents because they affect such things as levels of physical activity, access to nutritious food, and the creation and exposure to pollutants. Healthy land use patterns can be achieved by encouraging infill, focusing development in mixed use districts and along major transit corridors, avoiding leap frog development, constructing a diverse mix of uses throughout Riverside County and encouraging land use patterns that promote walking, bicycling and transit use. The proposed project is consistent with this element of the General Plan.

9. Environmental Justice (After Element is Adopted): Not adopted

B. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding:

1. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

2. Foundation Component(s): Community Development; Rural; Open Space

3. Land Use Designation(s): Light Industrial, Rural Residential; Commercial-Retail, Open-Space Water, Medium High Density Residential, Medium Density Residential

4. Overlay(s), if any: Not Applicable

5. Policy Area(s), if any: Not Applicable

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC)

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1)

Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

JAY T. OLIVAS
Signature

November 10, 2020

Date

Jay T. Olivas, Project Planner

For: Charissa Leach, P.E.
*Interim Director Transportation & Land
Management Agency*

Printed Name

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic highway corridor. The proposed private truck storage yard on 2.66 acres is located approximately one-third (1/3) of a mile from State Highway 86 Expressway to the east, and is not visible from it. No impacts are expected.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, the nature of the proposed truck storage lot may be aesthetically offensive when open to public view from adjoining streets such as from Airport Boulevard and Orange Street. To minimize this potential impact, the project has been designed with buffering including perimeter fencing, native material around the outer perimeter and desert landscaping such as along Orange Street which will allow the project to blend in with the surrounding setting. With the incorporation this enhanced landscaping, impacts are less than significant.

c) Refer to response 1 b) above. The project is located in a urbanized area with land use designation of Light industrial in the unincorporated community of Thermal. Due to proposed Project for private truck storage yard with perimeter buffers and desert landscaping, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) There will be no impact to Mt. Palomar Observatory due to the site not being within the Mt. Palomar impact area. The project is over 46 miles northeast of the Palomar Observatory. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The Project proposes one (1) security light that will be motion activated that will be shielded from any neighboring properties according to the Applicant's description. Surrounding land uses include one family dwellings, vacant land, commercial and industrial buildings. The project is not anticipated to expose residential property to unacceptable light levels since security lighting is limited to a single motion activated light. Additionally the project is conditioned for any outside lighting to be hooded/directed to not shine onto adjoin properties or right of ways as outlined under the Advisory Notification Document (AND) Planning.10-Lighting Hooded/Directed. Impacts will be less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 2.66 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.

d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered other lands and is currently vacant with prior clearing/disturbance. Therefore no impact is expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a-c) The project is not located within forest land. No forest land occurs within the project region. There will be no impact to any forest resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Report, dated October 2019, by Terra Nova Planning & Research, Inc.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The proposed project within the Salton Sea Air Basin will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves proposed entitlement for conditional use permit for a private truck storage yard that is required to comply with required Dust Control, California Building Codes and road improvements and trucks/vehicles with smog certifications, and project impacts are considered less than significant with these measures.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site with private truck storage yard, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

Construction of the proposed Project is assumed to occur over a two-month period starting in early 2020. Construction-related criteria pollutant emissions will be temporary and will end once construction is complete. The Project would result in approximately 2.18 acres of aggregate base and include a 480 square foot office trailer. A fueling and weigh station would also be constructed and operated on the site. Compliance is required with SCAQMD Rule 461 for Benzene and Rule 2588 air toxic program shall be required as applicable including any applicable AQMD permit to operate a fuel pump. According to the preliminary grading plan, construction would require the export of approximately 4,284 cubic yards of surplus earthen material.

The following table describes pollutant emissions during construction of the proposed Project. Data represent maximum daily emissions expected over the 2-month buildout period.

	CO	NOx	ROG	SOx	PM10	PM2.5
Max. Daily Emissions	31.17	32.46	8.67	0.05	4.35	2.58
SCAQMD Threshold*	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold	No	No	No	No	No	No

*Source: CalEEMod Version 2016.3.2. See Appendix A for detailed tables. Value shown represents the average emissions of summer and winter outputs. * Source: "SCAQMD Air Quality Significance Thresholds" prepared by SCAQMD.
Note: PM10 and PM2.5 emissions are shown as "mitigated" in the CalEEMod output tables in App A; however, the mitigation used is standard dust control requirements, such as watering exposed onsite soil 2 times per day.*

As shown in the table above, SCAQMD daily thresholds for CO, NOx, ROG, SOx, PM10 and PM2.5 will not be exceeded during construction of the proposed Project. Impacts will be less than significant with mitigation incorporated.

Sensitive Receptors

The purpose of analyzing Localized Significance Thresholds (LST) is to determine whether a project may generate significant adverse localized air quality impacts to the nearest exposed individual or sensitive residences, hospitals, day care facilities, and elderly care facilities.

Analysis of LSTs by a local government is voluntary and is designed for projects that are less than or equal to five acres. The maximum area of disturbance associated with buildout of the proposed Project is approximately 2.6 acres, and it is assumed that buildout would occur over the course of two months. LST threshold criteria are for projects of 1-, 2-, or 5 acres in size. Although the total project area is greater than 2 acres, the 2-acre criteria is used because it will provide a more stringent threshold compared to the 5-acre thresholds, and demonstrate worst-case scenario.

The Mass Rate Look-Up tables for LSTs were used to determine if the proposed Project would have the potential to generate significant adverse localized air quality impacts during construction. The LST for Source Receptor Area (SRA) 30 (Coachella Valley) was used to determine LST emission thresholds. The distance from the emission source and the maximum daily site disturbance also determines emission thresholds. The nearest sensitive receptors are residences located immediately southeast of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site. Therefore, for analysis purposes, the worst-case scenario of a sensitive receptor being within 25 meters was used.

The following table shows that LST thresholds are not expected to be exceeded for any criteria pollutant during construction. Therefore, impacts to sensitive receptors will be less than significant.

**Localized Significance Thresholds
25 Meters, 2 Acres
(lbs per day)**

	CO	NOx	PM10	PM2.5
Construction	31.17	32.46	4.35	2.58
LST Threshold	1,299	191	7	5
Exceed	No	No	No	No

Source of Emission Data: CalEEMod Version 2016.3.2, see Appendix A.
Source of LST Threshold: LST Mass Rate Look-up Table, 25 meters, 2 acres, SCAQMD.

Operational Emissions

Operational emissions are those released over the long-term life of the proposed Project. They include emissions generated by area, energy, and mobile sources. Area sources include consumable products, such as building maintenance and cleaning supplies, and restroom supplies. Energy sources include the direct and indirect use of fossil fuels for energy, including natural gas and electricity use in buildings, parking lot lighting, and ventilation equipment. Mobile emissions are generated by motor vehicle trips.

The following table describes pollutant emissions during operation of the proposed Project. Data represent maximum daily emissions. It is assumed that 30 vehicle trips were taken per day with a range of up to 120 miles (Thermal to Orange, CA), resulting in approximately 1,070,000 annual vehicle miles traveled. As shown in the table below, Project-generated operational emissions will not exceed SCAQMD thresholds for any criteria pollutants and impacts are expected to be less than significant.

**Operational Emissions Summary
Proposed Project: Typical Operation vs. Special Events
(lbs./day)**

	CO	NOx	ROG	SOx	PM10	PM2.5
Area	0.00	0.00	0.06	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	8.74	3.75	0.39	0.03	2.33	0.64
TOTAL:	8.74	3.75	0.45	0.03	2.33	0.64
SCAQMD Threshold*	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold	No	No	No	No	No	No

Source: CalEEMod Version 2016.3.2. See Appendix A for detailed tables. Value shown represents the average emissions of summer and winter outputs.

* Source: "SCAQMD Air Quality Significance Thresholds" prepared by SCAQMD.

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

As shown in the above tables, construction and operation of the Project will result in criteria pollutant emission that are below the SCAQMD significance thresholds, and neither of the phases would violate any air quality standard or contribute substantially to an existing or projected air quality violation. With today's technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical predispositions, and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is believed to be low; however, uncertainty is unavoidable. It is anticipated that impacts associated with all criteria pollutants will be less than significant overall, and that health effects will also be less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

d) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction and operations in the immediate vicinity of the project site. Impacts of construction-operation related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively moderate number of nearby residences, approximately 30 dwelling units within 600-foot radius, approximately 100 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours and SCAQMD Rule 1108 identifies standards regarding the application of asphalt for the truck parking for 2-4 semi-trucks. Adherence to the standards identified in these SCAQMD Rules would reduce temporary odor impacts to a less than significant level. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: Implementation of the following standard dust control requirement will further serve to limit construction related air emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Dust Control Plan: SCAQMD Rule 403.1 SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A Dust Control Plan shall be prepared and implemented by all contractors during all construction activities, including ground disturbance, grubbing, grading, and materials import and export. Said plan shall include but not be limited to the following best management practices:

- Treated and stabilized soil where activity will cease for at least four consecutive days;
- All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
- Water site and equipment morning and evening and during all earth-moving operations;
- Operate street-sweepers on impacted paved roads adjacent to site;
- Establish and strictly enforce limits of grading for each phase of construction;
- Wash off trucks as they leave the project site to control fugitive dust emissions
- Cover all transported loads of soils, wet materials prior to transport, provide freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation
- Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.

Monitoring: Monitoring to be provided by SCAQMD and the Riverside Department of Building and Safety.

BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CVMSHCP), however, it is not located within a conservation area of that plan. No conflicts or impacts would occur.

The project 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 (COA 90.Planning.2).

For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, (CRM TECH Contract Number 3540, survey of previous site studies, dated September 20, 2019)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): On-Site Inspection, Project Application Materials, (CRM TECH Contract Number 3540, survey of previous site studies, dated September 20, 2019)

Findings of Fact:

a-b) There are no known archaeological resources at the project site, and any ground disturbing activities are limited to site grading consisting of approximately 4,284 cubic yards of cut and asphalt paving for the proposed private truck storage yard. In 1990 and 2012, the project area was included in two large-scale overview studies, (Van Horn et al. 1990; Mirro 2012). Within the one-mile scope of the records search, EIC records show at least 33 other previous studies on various tracts of land and linear features, including several linear surveys along Airport Boulevard, Orange Street, and/or the Union Pacific Railroad, which forms the southwestern project boundary. In all, more than half of the land within the scope of the records search has been surveyed, resulting in the identification of 23 historical/archaeological sites and eight isolates (i.e., localities with fewer than three artifacts). Based on the locations of these sites and isolates, none of them is likely to receive any impact from the proposed project.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 60.Planning-CUL. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage at a minor level with due to the limited energy consumption by the office trailer (used only when someone is on site), a pump for the one diesel fuel dispensary and one security light that is motion activated. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019 (County Geologic Report No. 200001)

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 200001, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. The San Andreas Fault Zone occurs approximately 2.6 miles northeast of the Subject Property. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019 (County Geologic Report No. 200001)

Findings of Fact:

a) According to the County Geologic Report No. 200001 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site as indicated by AND Planning-GEO.1. Seismic settlement calculations were performed-utilizing a magnitude of 7.34 (USGS, 2019) and peak ground acceleration of 0.784g (PGAM). Groundwater depths were determined to be approximately 5 feet bgs. (CVCWD, 1975) Calculations indicate potential total seismic settlements of up to 3.37 inches for BH-I. The potential seismically related differential settlements are expected to be less than 2 inches. Based upon the general uniformity of the soil and groundwater conditions underlying the site, the maximum differential settlement to occur over a horizontal distance of approximately 200 feet. The potential seismic settlements should be considered in design of any permanent structures. Since the project is required to be in compliance with California Building Code as applicable, impacts from liquefaction would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) According to GEO200001, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources. The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project. A probabilistic approach was employed to estimate the peak ground acceleration (am) that could be experienced at the site. Based on the USGS Unified Hazard Tool (USGS, 2019) and shear wave velocity (Vs30) of 259 tal», the site could be subjected to ground motions on the order of 0.53g. The peak ground acceleration at the site is judged to have a 475 year return period and a 10 percent chance of exceedance in 50 years.

California Building Code (CBC) requirements pertaining to the project will reduce the potential impact to less than significant. As CBC requirements are applicable to all related development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) The site is located on relatively flat ground and not immediately adjacent to any slopes or hillsides. Therefore the risks associated with slope instability should be considered "negligible". No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) Because the site is situated at an elevated inland location and is not immediately adjacent to any impounded bodies of water or known volcanic hazards, risk associated with seiches, mudflows or volcanic hazards is considered negligible. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geotechnical Investigation by Sladden Engineering, dated October 17, 2019

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The 2.66 acre site is generally flat with no significant topographical changes anticipated during grading which is estimated to be approximately 4,284 cubic yards of cut and 31-cubic yards of fill. Elevation contours

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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range from approximately 382-feet to 384-feet. The Department of Building and Safety will review any grading plans to assure compliance with the California Building Code. Less than significant impacts will occur.

b-c) Additionally, no cut or fill slopes greater than 2:1 or higher than 10 feet will occur with the project, and, the project will not result in grading that affects or negates subsurface sewage disposal systems due to existing domestic sewer lines that will connect directly with proposed modular office. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. The site contains artificial fill soil consisting primarily of silty sand (SM) to depths generally less than 4 feet bgs. Underlying the artificial fill soil native alluvial horizons were encountered to the maximum explored depth of 51 feet bgs. In general, granular horizons consist of grayish brown, slightly moist to wet, loose to dense silty sand (SM) and sand (SP). Cohesive layers generally consist of olive brown, moist to wet sandy clay (CL/CH) that exhibited medium to high plasticity characteristics.

Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for a private truck storage yard and will not require the use of septic tanks or alternative waste water disposal systems. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is not located within a documented blowsand area. Best management practices and County requirements such as (but not limited to) watering the site during construction activities would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, Air Quality and Greenhouse Gas Report, dated October 2019, by Terra Nova Planning & Research, Inc.

Findings of Fact:

a) The project is for a private truck storage yard with total Coe2E of approximately 92.10 metric tons according to GHG analysis including table provided, which is less than 3,000 metric tons significant threshold. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the project will not require an extensive amount of electricity. Therefore, project is not anticipated to generate any significant greenhouse gas emissions, either directly or indirectly, to the environment.

Greenhouse Gas Emissions

The Project will generate GHG emissions during both construction and operation. As described above, the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to quantify air quality emission projections, including greenhouse gas emissions.

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

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in the table below, the Project will generate 92.10 metric tons of CO2e during the 2-month construction period. There are currently no construction related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds.

Operation

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (architectural coating off-gassing, for example), and mobile sources. The proposed Project is a private truck parking, fueling, and weighing facility. The following table provides a summary of the projected short-term construction and annual operational GHG generation associated with the Project.

**Projected GHG Emissions Summary
(Metric Tons)
Phase/Source CO2e
(MT/YR)**

Construction (Maximum)	90.06
Operational	
Area	0.00
Energy	2.73
Mobile	526.02
Waste	0.22
Water	1.09
Construction: 30 year amortized	3.00
Total Operational	533.06

Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions.

Development and operation of the Project would not violate State or Federal air quality standards or substantially contribute to an existing air quality violation in the Salton Sea Air Basin. The Project does not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan or applicable GHG reduction plans. Nor does the project create objectionable odors affecting a substantial number of people. The Project will adhere to all regulatory requirements to assure that air pollutant emissions generated by the subject undertaking are minimized. Furthermore, the standard dust control requirements are designed to further limit air pollutant emissions resulting from the Project. As such, the proposed Project would have a less than significant impact to air quality and Greenhouse Gas with mitigation incorporated.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases since proposed project which includes a 10,000 gallon above ground diesel fuel tank with dispenser is subject to all federal, state, and local requirements such as, but not limited to, proper fuel nozzles, fuel hoses, safety vent line, grounding safety measures, and spill control pad. Additionally the limited diesel trucks that use the site for parking and fueling are subject to requirements for on-road diesel vehicles, for example, diesel trucks with a gross vehicle weight rating that is 14,001+ lbs. must reduce exhaust emissions by meeting particulate matter (PM) filter

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements and upgrading to newer engines. Any diesel trucks with 2010 engine model year (EMY) or newer will be fully compliant. Therefore, the project will have less than significant impact.

Mitigation:

Implementation of the following standard dust control requirement will further serve to limit construction related air emissions.

Dust Control Plan: SCAQMD Rule 403.1 SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A Dust Control Plan shall be prepared and implemented by all contractors during all construction activities, including ground disturbance, grubbing, grading, and materials import and export. Said plan shall include but not be limited to the following best management practices:

- Treated and stabilized soil where activity will cease for at least four consecutive days;
- All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
- Water site and equipment morning and evening and during all earth-moving operations;
- Operate street-sweepers on impacted paved roads adjacent to site;
- Establish and strictly enforce limits of grading for each phase of construction;
- Wash off trucks as they leave the project site to control fugitive dust emissions
- Cover all transported loads of soils, wet materials prior to transport, provide freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation
- Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.

Monitoring: Monitoring will be required by the Department of Building and Safety and Code Enforcement.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Project Application Materials, Department of Toxic Substances Control

Findings of Fact:

a-b) The project proposes the installation of a 10,000 gallon, above-ground diesel fuel tank for exclusive use of the Applicant. The tank will have one fuel dispensary station that will be operated by the truck drivers employed by the Applicant. California enacted the Aboveground Petroleum Storage Act (APSA) to regulate aboveground storage tanks (ASTs) used for storing crude oil and petroleum products in liquid form. Riverside County through the Department of Environmental Health, Hazardous Materials Management Division augmented the California act to regulate the permitting requirements incorporating provisions in the Uniform Fire Code (UFC) and the Building Code.

Mitigation: The Applicant is required to develop a self-certified Spill Prevention, Control, and Countermeasure (SPCC) Plan. The facility is required to meet all of the applicability criteria listed under §112.3(g)(1) of the SPCC rule. The SPCC plan is approved by the Hazardous Materials Management Division of the Department of Environmental Health prior to obtaining a permit for the 10,000 gallon above-ground diesel fuel tank.

Monitoring: Monitoring by the Hazardous Materials Management Division of the Riverside County Department of Environmental Health and the Fire Department.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

d) The project site is approximately 0.21 mile east of John Kelley Elementary School located at 87163 Center Street, Thermal, CA 92274. The project would contain an above ground storage tank containing diesel fuel. The project would be required to develop a self-certified Spill Prevention, Control, and Countermeasure (SPCC) Plan. The facility is required to meet all of the applicability criteria listed under §112.3(g)(1) of the SPCC rule. The SPCC plan is approved by the Hazardous Materials Management Division of the Department of Environmental Health prior to obtaining a permit for the 10,000 gallon above-ground diesel fuel tank. Compliance with this and other federal, state and County regulations would reduce impacts to less than significant levels.

Mitigation: Refer to mitigation for threshold a-b) above.

Monitoring: Refer to monitoring for threshold a-b) above.

e) The project is not located on a site which is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. The California Department of Toxic Substance Control EnviroStor Hazardous Waste and Substances Site List (CORTESE) was reviewed on October 28, 2020 and the project site, nor sites in the vicinity were included on the list. No impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-d) The project was reviewed by the Riverside County Airport Land Use Commission (File ZAP1047TH19) which concluded that it was consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended.

Mitigation: The project shall comply with the mitigations included in the Riverside County Airport Land Use Commission letter dated August 15, 2019, such as, but not limited to, any use or activity 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. 2. Any use or activity 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. 3. Any use or activity 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. 4. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

Monitoring: The Departments of Planning and Building and Safety shall monitor as necessary.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of a stream or river or through the addition of impervious surfaces?				
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-i) The Hydrology Report dated November 2019 by MSA Consulting, Inc. found that there is no increase in flood volume due to the proposed development. The two retention areas will provide 12,808 cubic feet of storage, reducing the total flood volume leaving the site to 405 cubic feet for the controlling 100-year storm event. Based on a percolation factor of 1 in/hr the basins will de-water within the 72-hour time period prescribed by Vector Control. The project would not impede or redirect flood flows because the retention areas are designed to handle such flows. The chance for a flood hazard, tsunami or seiche is considered remote due to the project's desert location and not being near any large bodies of water. Impacts to water quality are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a-b) There will be no significant environmental impacts due to a conflict with any land use plan, policy, or regulation. The proposed development was presented for informational purposes to the Thermal-Oasis Community Council on January 27, 2020. The project is consistent with the goals and objectives of the Eastern Coachella Valley Area Plan. The project would not disrupt or divide an established community because the project does not propose to build infrastructure such as railways, drainage channels, freeways or facilities that would require an easement. The existing community circulation would remain similar in scope. Less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

a-c) The project site is not located within a Mineral Resource Area and has no known mineral resources on site. According to the Riverside County General Plan Figure OS-6, Mineral Resource Zones, the project site appears to be located in Mineral Resource Zone (MRZ) – 1. MRZ-1 states that no significant mineral deposits are located within the zone. The site is not located in an area that has abandoned quarries or mines that could potentially expose people or property to hazards. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Due to the nature of the parking facility, noise from the Jacqueline Cochran Regional Airport will not impact people visiting the site or during brief periods where someone may be working at the site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The may be temporary noise during working hours as trucks enter or leave the parking facility. Any noise or ground-borne vibrations will be limited and of short duration as trucks enter or leave the project site. Construction and operational noise generated from the project would be required to comply with County ordinances that regulate noise levels so that any sensitive receptors within the vicinity would not be impacted by noise or vibration. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity,"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is located in an area of high sensitivity (high A) for paleontological resources, however, the project site contains flat topography with prior disturbance and partial improvements such as with abandoned cement pads. Any construction grading that is below a depth of four feet will require construction workers to be aware of the potential for paleontological resources that could be uncovered. Should resources be discovered, the project would be required to contact the Riverside County Geologist and grading would stop until a determination is made about the find. Compliance with this County Condition would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project will not create any additional demand for housing nor cause any unplanned population growth as a result of the parking facility. The proposed Project would develop the site with light industrial uses. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The addition of a 10,000 gallon diesel fuel tank on the site may impact the demand for additional fire protection. Compliance with federal, state and County regulations such as the provision of an Emergency Safety Plan that would be reviewed and approved by the Riverside County Fire Department would reduce impacts to less than significant levels including as outlined under AND 15.Fire. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact: There will be a need to monitor any activity on the side during non-working hours by the Police. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact: There will be no impacts to existing or future school since the parking facility will not increase population in the area. Implementation of the Project would result in the development of a truck parking facility. No housing, which could increase the demand for school services, is being proposed. However, impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact: There will be no impacts to existing or future library services since the parking facility will not increase population in the area. Implementation of the Project would result in the development of a truck parking facility. No housing, which could increase the demand for library services, is being proposed. However, impacts to library services are mitigated through income generated through property tax payments and development impact fees, which project implementation would contribute to. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact: There will be no impacts to existing or future population health needs since the parking facility will not increase population in the area. The Project proposes a truck parking facility. No housing, which could increase the demand for health services, is being proposed. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There will be no impacts to existing or future recreation demands in the area since the parking facility will not increase population in the area. No use of existing neighborhood or regional parks or other recreational facilities are being proposed. According to "Map My County," the Project site is not located within a County Service Area (CSA). The project is not subject to quimby fees. There would be no impacts to parks or recreation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Eastern Coachella Valley Area Plan Trails & Bikeways System, Figure 9

Findings of Fact: There will be no impacts to existing or future trails since the parking facility will not increase population in the area. According to the Eastern Coachella Valley Area Plan Figure 9, *Eastern Coachella Valley Area Plan Trails & Bikeways System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project.				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is a private truck parking facility for Villa Park Trucking which transports fruits and vegetables from the farm to processing facilities. Total trips are anticipated to be 6-30 trucks trips per day, Monday thru Saturday during the peak season and 0-6 trucks trips during the off season. The typical hours of operation will be between the hours of 7am and 5pm during both peak (Oct-April) and off peak (May-Sept) seasons. There may be periods of time when the storage facility is not in use since the need to transport produce is not required. The number of trips result in a less than significant impact to Airport Boulevard or State Route 86. The project would not conflict with a circulation program, ordinance or policy because the project would be required to meet right-of-way distances along Orange Street and comply with all Improvement Plans at the intersection of Orange Street and Airport Boulevard, extending 300 feet beyond the intersection as recommended by the Department of Transportation. Sidewalks and ADA appropriate ramps shall be installed as necessary at the intersection of Orange Street and Airport Boulevard. These improvements would be reviewed and approved by the Riverside County Department of Transportation for compliance. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) The project development is a light industrial use that would typically redistribute local agricultural delivery trips rather than creating new longer trips from longer distances from agricultural farms. By adding nearby agricultural delivery opportunities into the region, which would improve proximity to local-serving agricultural tends, delivery trips would be shortened and vehicle miles traveled (VMT) would be reduced. According to guidance from OPR's Technical Advisory document and Riverside County's draft Transportation Analysis Guidelines, local serving retail projects less than 50,000 square feet can be presumed to result in a less than significant VMT impact. The project proposes a small caretaker's office facility that would be approximately 40 ft. x 20 ft., which is well below 50,000 sq. ft. The proposed project has a total building area of less than 50,000 square feet and is expected to serve the local community. Therefore, no significant impacts are identified or anticipated. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) The proposed project would construct an entry/exit driveway that would provide access to the truck parking facility. The driveway would be designed to State and County standards and regulations. The County's Transportation Department would review and approve the driveway design. Project implementation would not result in substantial hazards to vehicular traffic. Less than significant impacts would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) The development of the truck parking facility for light industrial use is considered a small and somewhat infill development that is consistent with the County's General Plan. This type of development would not be considered out of the ordinary for the area. Implementation of the project would not cause

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an effect upon, or a need for new or altered maintenance of roads in the vicinity of the project and a less than significant would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) The project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction would be staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) The project would be located off of the existing and improved Orange Street, which is built to County standards. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading permits would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: There will be no impacts to existing or future bike trails since the parking facility will not increase population in the area. According to the Eastern Coachella Valley Area Plan Figure 9, *Eastern Coachella Valley Area Plan Trails and Bikeway System*, there are no Bike Path/Regional trails planned in the immediate vicinity of the Project site. No component of the proposed Project would impact any planned routes. The Riverside County General Plan does not identify the Project site for any other transit facilities, bikeways, or pedestrian facilities. Accordingly, the Project would not conflict with any adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, nor would the Project otherwise substantially decrease the performance or safety of such facilities. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In 1990 and 2012, the project area was included in two large-scale overview studies, (Van Horn et al. 1990; Mirro 2012). Within the one-mile scope of the records search, EIC records show at least 33 other previous studies on various tracts of land and linear features, including several linear surveys along Airport Boulevard, Orange Street, and/or the Union Pacific Railroad, which forms the southwestern project boundary. In all, more than half of the land within the scope of the records search has been surveyed, resulting in the identification of 23 historical/archaeological sites and eight isolates (i.e., localities with fewer than three artifacts). Based on the locations of these sites and isolates, none of them is likely to receive any impact from the proposed project.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on August 19, 2019. No response was received from the Cabazon Band, the Colorado River Indian Tribes, Soboba, Torres Martinez, or the Quechan. Consultations were requested by the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Indians. Agua Caliente requested consultation in a letter dated September 18, 2019. On January 8, 2020 the record search report was provided to the tribe. On August 20, 2020 a meeting was held in which Agua Caliente gave planning specific information regarding Tribal Cultural Resources in the area of the Project. On August 20, 2020 the conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020.

Twenty-nine Palms requested consultation in a letter dated September 20, 2019. On January 8, 2020 the record search report was provided to the tribe and on September 5, 2020 the conditions were provided to the tribe who had no comment.

No Tribal Cultural Resources were identified by any of the tribes. Although there were no Tribal Cultural Resources identified, there is the potential for subsurface resources to be present. As such, the project has been conditioned to have an archaeologist and Native American monitor present during grading so

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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if any previously unidentified Tribal Cultural Resources are unearthed during construction activities, they will be handled in an a professional and culturally appropriate manner. As such, impacts to tribal cultural resources would be less than significant.

A Tribal Monitor shall be on site during all initial construction ground disturbance operations to assure that any finds can be identified and cataloged. Details of this compliance shall be provided in the County project conditions as outlined under Condition of Approval 60.Planning-CUL.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The site is currently served by the Coachella Valley Water District. Connection to the existing water line within existing roadway right-of-way (or easement) will be necessary for landscape irrigation and restroom facilities in the office trailer. Any connections from the project site to existing water and sewer lines are considered to be part of the project's construction phase and are evaluated throughout this environmental assessment accordingly. The project will be connecting to existing water and sewer facilities. The project would utilize the existing storm drain facilities located along Airport Boulevard and/or Orange Street. Because the project is considered a relatively small development, the project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Department of Environmental Health Review

Findings of Fact:

a-b) Any connections from the project site to existing sewer lines are considered to be part of the project's construction phase and are evaluated throughout this environmental assessment accordingly. Because the project is considered a relatively small development, and would contribute minimal wastewater to existing infrastructure the project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The truck parking facility would not generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure. Therefore, impacts are considered less than significant.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. The provision of a solid waste plan will be required. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Implementation of the proposed project would not require the construction of new facilities that would provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. These facilities exist within the project area and serve the project area. The project occupant would be required to establish a service provider agreement so these facilities can serve the site. No environmental effects are anticipated to occur with the project connecting to these existing facilities. No roadways are proposed that would require the installation of street lighting or maintenance by the County or project occupant. Impacts associated with the provision of utility service to the site are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
as a result of runoff, post-fire slope instability, or drainage changes?				
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project is located on a parcel surrounded by existing developed uses and that has an existing developed road system adjacent to it. The proposed project will not substantially interfere with the existing roads. Therefore, impacts are considered less than significant.

b) The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2019, Figure S-8) relative to the amount of winds typically present in the area. The project is surrounded by developed land uses and is not located within a Fire Hazard Classification. The project site is not located adjacent to High Fire area, therefore prevailing winds, and other factors, will not expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts are considered less than significant.

c) The proposed project is being developed on a parcel surrounded by developed land uses and by an existing developed road system that will not be impacted. The project will install an above ground diesel fuel tank that would comply with strict regulations regarding such facilities. As discussed above the project site is surrounded by existing roads and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) According to "Map My County," the Project site is not located within a High Fire Area. The proposed project is a truck parking facility that will not house people. The site is relatively flat and is not located within a Fire hazard area, which will limit exposure to people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The surrounding area is mostly developed and is located in a relatively flat area with no hilly terrain, which limits the risk of wildfires, landslides or flooding in the vicinity. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE	Does the Project:			
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The project would be located on an existing disturbed site that is void of habitat that would attract or sustain wildlife. No resources of the major periods of California history or prehistory were found within the site boundaries. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The project would be located on an existing disturbed site appropriately zoned for a truck parking facility use. The project is considered a relatively small development that would have negligible incremental cumulative effects within the project area as discussed throughout this document. Any potential impacts due to project implementation have been reduced to less than significant levels with mitigation and the project's minimal contribution to any physical environmental impacts would not create the potential to interact with other projects to create any cumulative effects. The project would not have impacts which are individually limited, but cumulatively considerable. Impacts are considered less than significant with mitigation incorporated.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. As analyzed throughout this document, the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

V. EARLIER ANALYSES

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: None

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

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Revised: 11/12/2020 11:00 AM
Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\EA CUP190004_Final.docx



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



11/23/20, 4:10 pm

CUP190004

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190004. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for a private truck storage yard whose main purpose is to fuel and weigh a private fleet while providing parking 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 square-foot office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and a metal storage container. The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting on site. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Thermal (Adopted 7/21/2009)

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A:

- Exhibit A (Site & Truck Radius Plan), dated July 28, 2020.
- Exhibits B & C (Elevations and Floor Plan) dated June 18, 2020.
- Exhibit G (Conceptual Grading Plan), dated June 18, 2020.
- Exhibit L (Conceptual Landscaping), dated October 27, 2020.

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 **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.

Fire

Fire. 1 **AND - Federal, State & Local Regulation Compliance**

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, provide a fire access site plan. Access roads shall be provided to within 150 feet to all portions of the facility and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
3. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200001 ACCEPTED (cont.)

2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered "low."
3. Locally, no fissures or other surficial evidence of subsidence were observed during the field investigations or during a review of aerial imagery. However, the specific effects of long term regional subsidence is beyond the scope of our investigation.
4. Based on our liquefaction analysis, calculations indicate potential seismic settlements of up to 3.37 inches, with a maximum differential settlement of about 2 inches over a span of approximately 20 feet. The potential seismic settlements should be considered in design of any permanent structures.
5. Based on the results of our laboratory testing (EI=1), the materials underlying the site are considered to have a "very low" expansion potential.
6. Static settlement is calculated to be less than one inch when using the recommended bearing pressures, and static differential settlement between footings can be assumed as one-half of the total static settlement.
7. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote.

GEO200001 recommended:

1. Areas to be graded and paved should be cleared of any existing structures, improvements, foundation elements, vegetation, associated root systems, concrete and debris, and disposed of offsite.
2. The primary foundation bearing soil should be removed to competent native soil or to a depth of at least 3 feet below the bottom of footings, whichever is deeper.
3. The exposed surface should then be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction.
4. Removals should extend at least 5 feet laterally beyond the footing limits where possible.
5. The competency of the native soil encountered within the excavation bottoms should be generally evaluated based upon the minimum of 85 percent relative compaction or 85 percent saturation.

GEO No. 200001 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200001 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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 STD INTRO (ORD 461) (cont.)

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

Plan: CUP190004

Parcel: 757044009

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

060 - Planning. 1 Gen - Agency Clearance Not Satisfied

Prior to Grading Permit Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated July 31, 2019, summarized as follows: comply with Riverside County Ordinance No. 458 as amended in the preparation of on-site flood protection facilities for this project.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by

Plan: CUP190004

Parcel: 757044009

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

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:

Plan: CUP190004

Parcel: 757044009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 2 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP REQU Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. The following shall also be addressed during the final plan check Phase:

1. Please show where is the fueling area? Show on WQMP site plan and grading plans.
2. Show trash storage area on site plan.
3. The fuel area and trash area should follow the design features on page 35 of the WWR WQMP guidance document.

060 - Transportation. 4 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of a deposit based account, and payment of the processing fee.

060 - Transportation. 5 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

060 - Transportation. 6 WATER QUALITY MGMT PLAN (WQMP) Not Satisfied

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

Plan: CUP190004

Parcel: 757044009

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

Plan: CUP190004

Parcel: 757044009

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

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

080 - E Health. 2 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 Gen - 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 A.

080 - Planning. 2 Gen - Conform to Floor Plans Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

080 - Planning. 3 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Gen - Fee Balance (cont.) Not Satisfied
 applicant/developer.

080 - Planning. 4 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 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied
 Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

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

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
 Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

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

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

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

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 TUMF (cont.) Not Satisfied

080 - Transportation. 7 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

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

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.

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90. Prior to Building Final Inspection

E Health

090 - E Health. 4 Hazmat Review Not Satisfied

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

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 Gen - Color/Finish Compliance Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3 Gen - Fence & Wall Locations Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, unless otherwise approved by the Planning Department.

090 - Planning. 4 Gen - Ord. 875 CVMSHCP Fee 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 will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 190004 is calculated to be 2.66 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5 Gen - Ord. No. 659 (DIF) 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 will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Gen - Ord. No. 659 (DIF) (cont.) Not Satisfied

Project Area for Conditional Use Permit No. 190004 is calculated to be 2.66 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 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. 7 Gen - Underground Utilities 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. 8 Use - Parking Paving Materials Not Satisfied

A minimum of four (4) semi-truck spaces, eight (8) agricultural trailer spaces, and two (2) office parking spaces including ADA space shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The on-site truck turning radius pathway shall be surfaced with asphaltic concrete, the other parking areas shall be compacted Class 2 Base for dust control to current standards as approved by the Department of Building and Safety.

Transportation

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

090 - Transportation. 2 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Conditional Use Permit No. 190004, as approved by the Transportation Department.

090 - Transportation. 3 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.
NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 IMPROVEMENTS Not Satisfied

Airport Boulevard shall be improved at Orange Street to accommodate truck turning movements.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 IMPROVEMENTS (cont.) Not Satisfied

Existing ADA ramps and intersection shall be improved based on engineered plans approved under CUP190004.

Orange Street along project boundary is a paved County maintained road designated as a Local Street and shall be improved with 32-feet of asphalt concrete pavement; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "C" (40'/60')
NOTE: Concrete sidewalk and curb shall connect to existing sidewalk on Airport Boulevard.

090 - Transportation. 5 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

090 - Transportation. 6 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 7 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1 090 Waste - Mandatory Commercial Recycling and Organics 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



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER

Jim Barrett

ASSISTANT GENERAL MANAGER

Robert Cheng

July 31, 2019

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

Dear Mr. Olivas:

Subject: Conditional Use Permit 190004, Truck Storage Yard and Metal Storage Container,
Assessor Parcel Number 757-044-009

Regional stormwater flows within this area are conveyed by the Coachella Valley Stormwater Channel. However, this does not guarantee that the land area or the properties will be free from flooding or flood damage.

Prior to issuance of grading permits for Conditional Use Permit 190004, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

This area is designated Zone AE 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.

There may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Concrete slope protection is required on the banks and levees of stormwater facilities where any development is proposed within 300 feet of the stormwater facilities, is at risk from inundation or erosion from failure of the facilities, or as directed by CVWD.

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

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

CVWD may need additional facilities to provide for the orderly expansion of its domestic water 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.

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

CVWD requires any business having the potential of discharging oil/sand into a public sewer to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined and approved by CVWD prior to installation. Installation of the oil and sand separator will be inspected and subject to approval by CVWD.

Jay Olivas
July 31, 2019
Page 3

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

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

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

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



Jay Olivas
July 31, 2019
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cc: Villa Park Trucking, Inc.
480 E. Desert Holly Circle
Palm Springs, CA 9262

RM:s\Eng\DevSvcs\2019\July\DRL PZ19-10172 Truck Storage

File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 06-08-22-2
PZ 19-10172

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 15, 2019

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

www.rcaluc.org

Mr. Jay Olivas, Project Planner
County of Riverside Planning Department
77-588 El Duna Court, Suite H
Palm Desert CA 92211

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

File No.: ZAP1047TH19
Related File No.: CUP190004 (Conditional Use Permit)
APN: 757-044-009

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP190004 (Conditional Use Permit), a proposal to establish a truck storage yard with a 480 square foot office trailer, an above ground 10,000 gallon diesel fuel storage tank, a metal storage container, and a weigh station on 2.63 acres located at 56051 Orange Street (on the westerly side of Orange Street, southerly of Airport Boulevard) in the unincorporated community of Thermal.

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, non-residential intensity is restricted to an average of 100 people per acre and 300 people in any given single-acre area. The truck storage yard proposes a 480 square foot office trailer, accommodating 2 people. This results in an average intensity of 1 person per acre, and a single acre intensity of 2 people, which would be consistent with the Compatibility Zone D criteria. Even if 30 trucks with two drivers each were on-site at any one time, the total number of persons would not exceed 60, which would still be consistent.

The elevation at the northerly end of Runway 12-30 at Jacqueline Cochran Regional Airport is -117 feet mean sea level (MSL) [i.e., 117 feet below mean sea level]. At a distance of 5,150 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding -65.5 feet mean sea level. The site’s elevation is -116 feet MSL. The proposed building has a height of 10 feet, resulting in a top point elevation of -106 feet MSL. Therefore, FAA obstruction evaluation review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

AIRPORT LAND USE COMMISSION

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity 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 or activity 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 or activity 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 or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. This project has been evaluated as a truck storage yard with a 480 square foot office trailer, an above ground fuel storage tank, a metal storage container, and a 1,200 square foot weigh station. Any increase in building area or change in use will require an amended review by the Airport Land Use Commission.

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

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

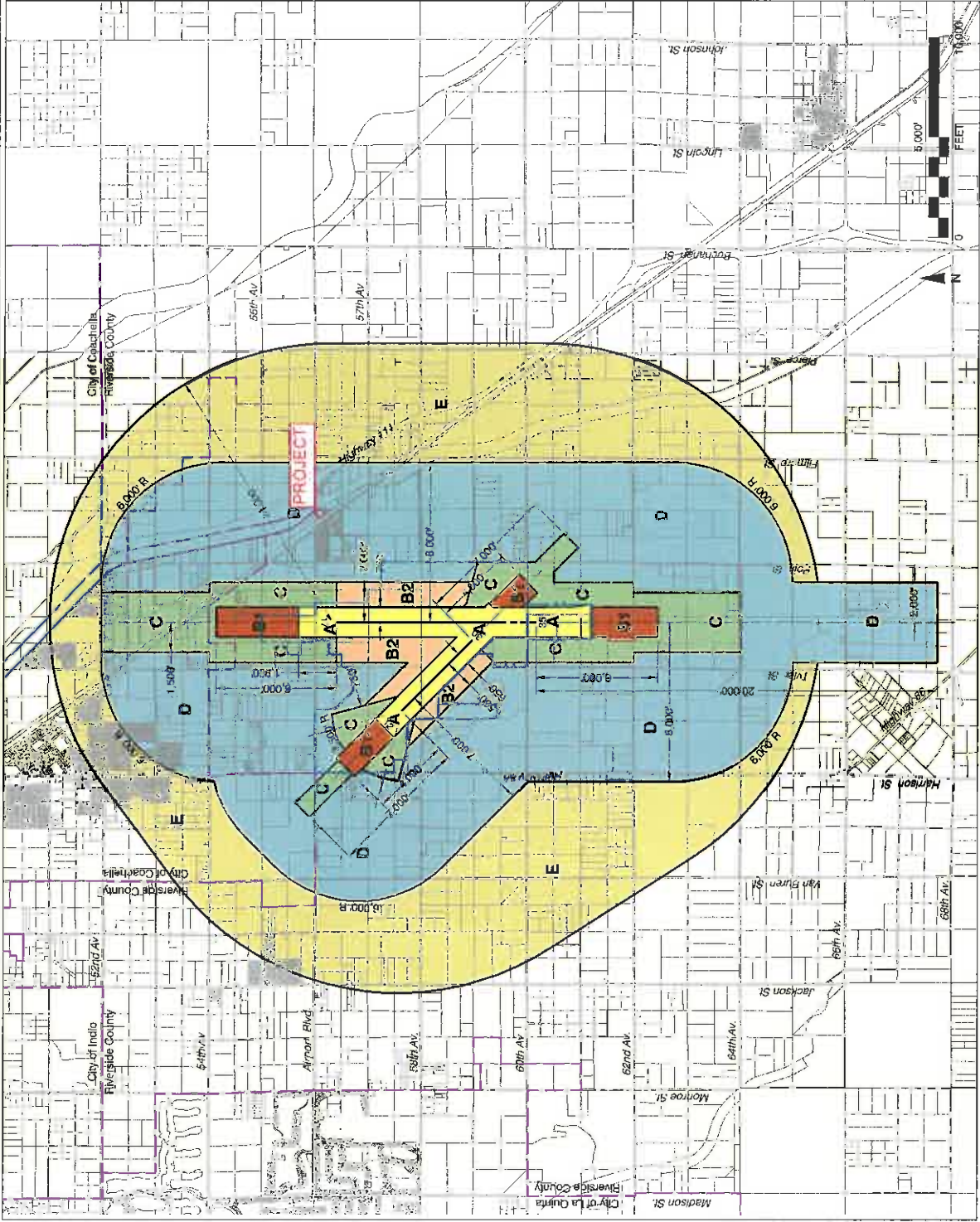
Attachments: Notice of Airport in Vicinity

cc: Villa Park Trucking/Clift Investments LLC (applicant)
James Fagelson (representative)
Juan Manuel Martinez (listed property owner)
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency
Liliana Valle, County Airports Manager
ALUC Case File

Y:\AIRPORT CASE FILES\JCRA\ZAP1047TH19\ZAP1047TH19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

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

Boundary Lines
 Airport Property Line - Existing
 Airport Property Line - Planned
 City Limits

Note

Except for southern extension, 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.

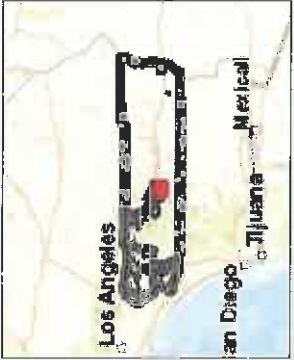
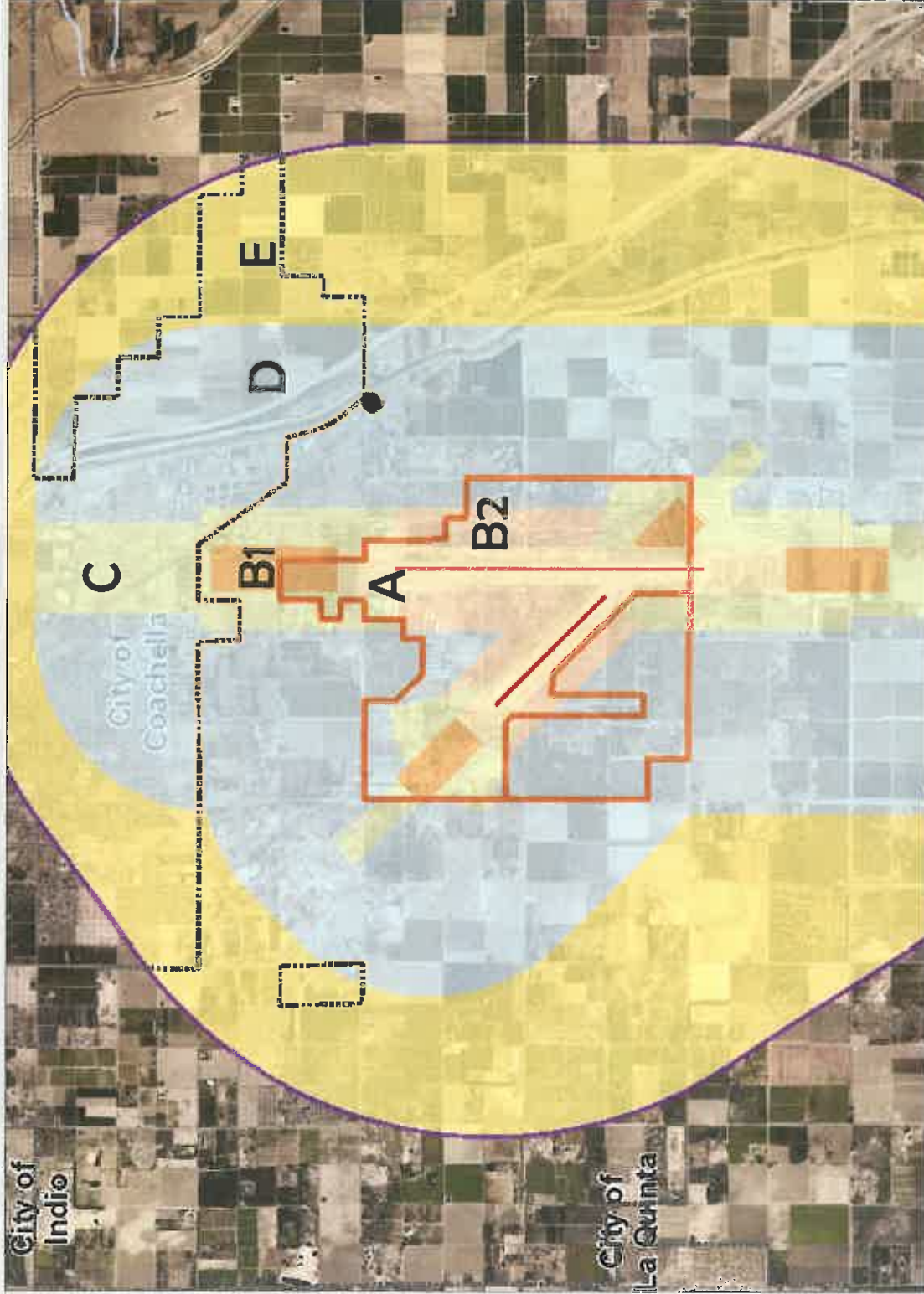
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted June 2005)

Map JC-1

Compatibility Map
 Jacqueline Cochran Regional 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	B1-APZ I-EXC1
B1-APZ II	B1-APZ II-EXC1
B2	B2-EXC1
C	C
C1	C1-EXC1
C1-EXC1	C1-EXC3
C1-EXC3	C1-EXC4
C1-EXC4	C1-HIGHT
C2	C2
C2-EXC1	C2-EXC2
C2-EXC2	C2-EXC3
C2-EXC3	C2-EXC5
C2-EXC5	C2-EXC6

Notes

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

0 6 12,127 Feet

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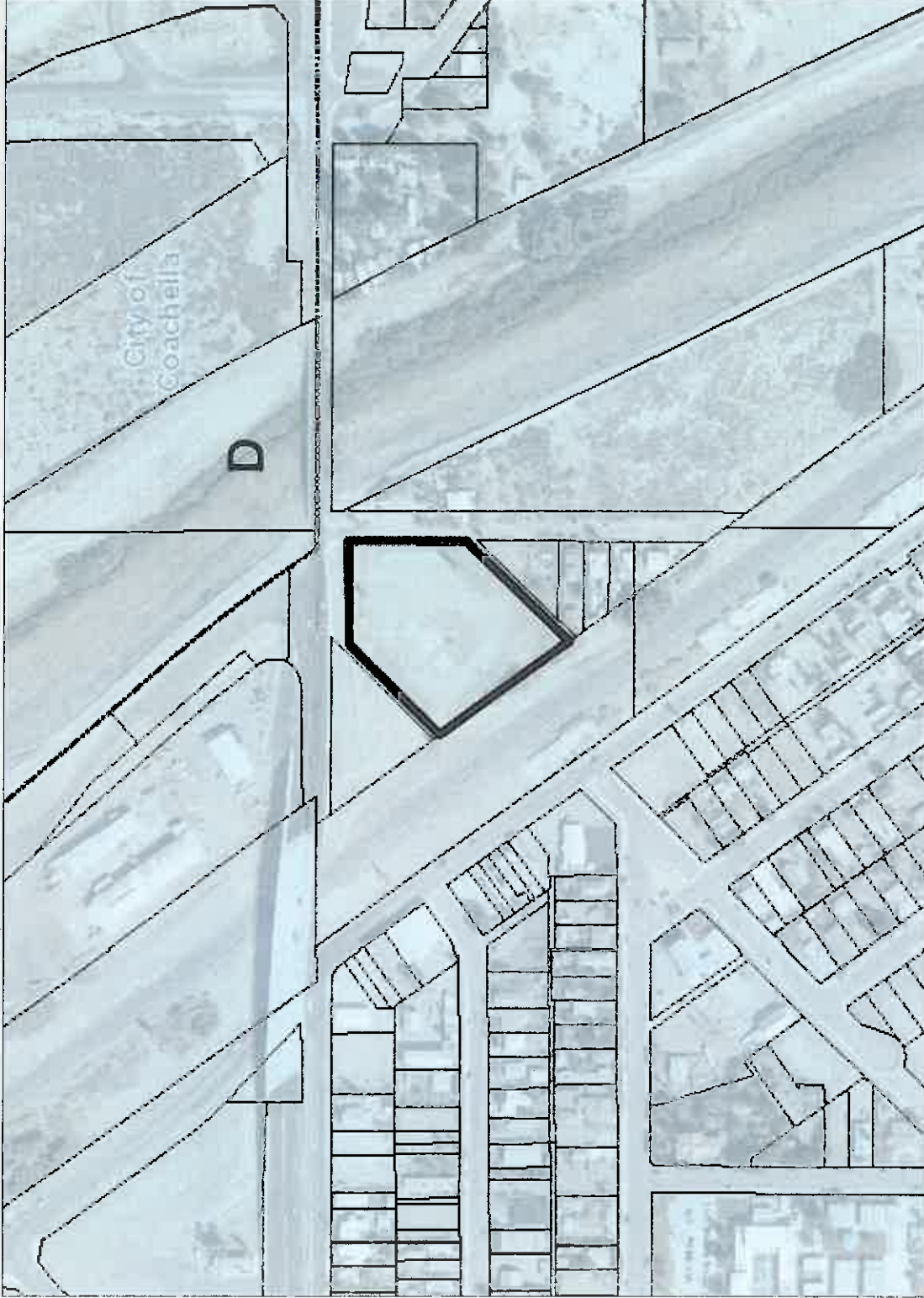
© Riverside County GIS

City of Indio

City of La Quinta



Map My County Map



Legend




- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones

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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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map

Notes

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

ACI

0 1 3,032 Feet 516

REPORT PRINTED ON... 8/12/2019 9:09:50 AM

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Map My County Map



Legend

- Parcels
- Blue-line Streams
- City Areas
- World Street Map



0 379 758 Feet

REPORT PRINTED ON... 8/12/2019 9:10:20 AM

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Notes

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Conditional Use Permit 190004

Villa Park Trucking
2301 East Francis Street
Ontario, CA 91761

Project Description

Conditional Use Permit No. 190004 proposes a private truck storage yard. The main purpose for the development of the this site is to fuel and weigh our private fleet while parking 2 to 4 semi-trailer trucks and approximately 4 to 8 sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley, a 480 square-foot office trailer containing one bathroom and a meeting room for use of the drivers to prepare paperwork and to take their breaks, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pumps/dispenser, a 70 foot weigh station, and one metal storage container. The facility will be mostly unmanned throughout the year. There will be a landline with no exterior communication systems. Parking spots for private cars will be located next to and in front of the office trailer and will include one handicap space.

The storage yard will be for the exclusive use of Villa Park Trucking. The typical hours of operation will be between the hours of 7am and 5pm during both peak (Oct-April) and off peak (May-Sept) seasons. No use is expected during non-operational hours. We anticipate 6-30 trucks trips per day, Monday thru Saturday during the peak season and 0-6 trucks trips during the off season. There may be periods of time when the storage facility is not in use since the need to transport produce is not required.

There will be motion activated security lights on site. No security personnel will be kept on-site. The Orange Street will be a block wall with an automatic wrought iron gate. The remaining perimeter of the site will be a chain link fence to maintain visibility into the property.

The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking. The drivers will pump their own fuel and will use the office to fill out the necessary paperwork. No truck repair will be allowed on-site. The metal storage container will house equipment necessary for the maintenance of the site and minimal equipment for the trucks.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

CVP190004

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: Villa Park Trucking, Inc.
 Contact Person: TOM CLIFT E-Mail: tomclift@vpttrucking.com
 Mailing Address: 2301 E. FRANCIS STREET
ONTARIO CA 91761
Street State ZIP
 Daytime Phone No: 714-713-0484 Fax No: () _____
 Engineer/Representative Name: MSA CONSULTING INC.
 Contact Person: MIKE ROWE E-Mail: mrowe@msaconsulting.com
 Mailing Address: 34200 Bob Hope Drive
Rancho Mirage CA 92270
City State ZIP
 Daytime Phone No: (760) 320-9811 Fax No: (760) 320-0977
 Property Owner Name: Villa Park Trucking, Inc / CLIFT INV. LLC
 Contact Person: TOM CLIFT E-Mail: tomclift@vpttrucking.com
 Mailing Address: 2301 E. Francis Street
Ontario CA 91761
City State ZIP
 Daytime Phone No: (714) 713-0484 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.)

Tom Clift
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 757-044-009

Approximate Gross Acreage: 2.66 acres

General location (nearby or cross streets): North of Church St., South of

Airport Blvd, East of railroad tracks, West of Orange St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A truck storage yard with parking for up to 12 trucks, office trailers, above-ground fuel storage tanks containing up to 10,000 gallons, scales and storage containers

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): *Ord. 348, Section 14.2.1, B.I.C. 5*

Number of existing lots: *1*

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	<i>400</i>	<i>9'</i>	<i>1</i>	<i>office trailer</i>
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	<i>87,000</i>	<i>truck parking</i>
2	<i>400</i>	<i>storage container - metal</i>
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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

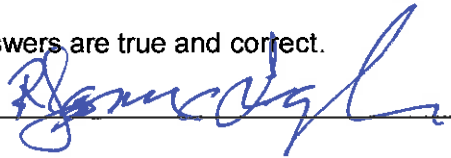
Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 4/11/2019
Owner/Authorized Agent (2) _____ Date _____



**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 Villa Park Trucking, Inc hereafter "Applicant" and Clift Investments LLC "Property Owner".

Description of application/permit use:

A truck storage yard with parking for up to 12 trucks, office trailer, above-ground fuel storage tank
containing up to 10,000 gallons, truck scales and a metal storage container on 2.66 acres.

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): 757-044-009

Property Location or Address:
56051 Orange Street, Coachella, south of Airport Blvd. and east of the railroad tracks

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Clift Investments LLC Phone No.: 800-734-8734
 Firm Name: Villa Park Trucking, Inc Email: tomclift@vptrucking.com
 Address: 2301 E Francis Street
Ontario, CA 91761

3. APPLICANT INFORMATION:

Applicant Name: Tom Clift Phone No.: 714-713-0484
 Firm Name: Villa Park Trucking Inc Email: tomclift@vptrucking.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: *Tom Clift* Date: 2-20-19
 Print Name and Title: Tom Clift C.E.O.

Signature of Property Owner: _____ Date: _____
 Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

CONDITIONAL USE PERMIT NO. 190004 – Intent to Adopt a Mitigated Negative Declaration – CEQ190056 – Owner/Applicant: Villa Park Trucking, Inc. – Representative: Fagelson Consulting – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Airport Boulevard, westerly of Orange Street, and easterly of State Highway 111/Grapefruit Boulevard – 2.66 Acres – Zoning: Manufacturing-Service Commercial (M-S-C) – **REQUEST:** Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for two (2) to four (4) semi-trailer trucks and approximately four (4) to eight (8) sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 sq. ft. office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 2, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 05, 2020,

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

APN (s) or case numbers CUP190004 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

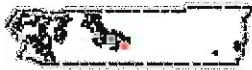
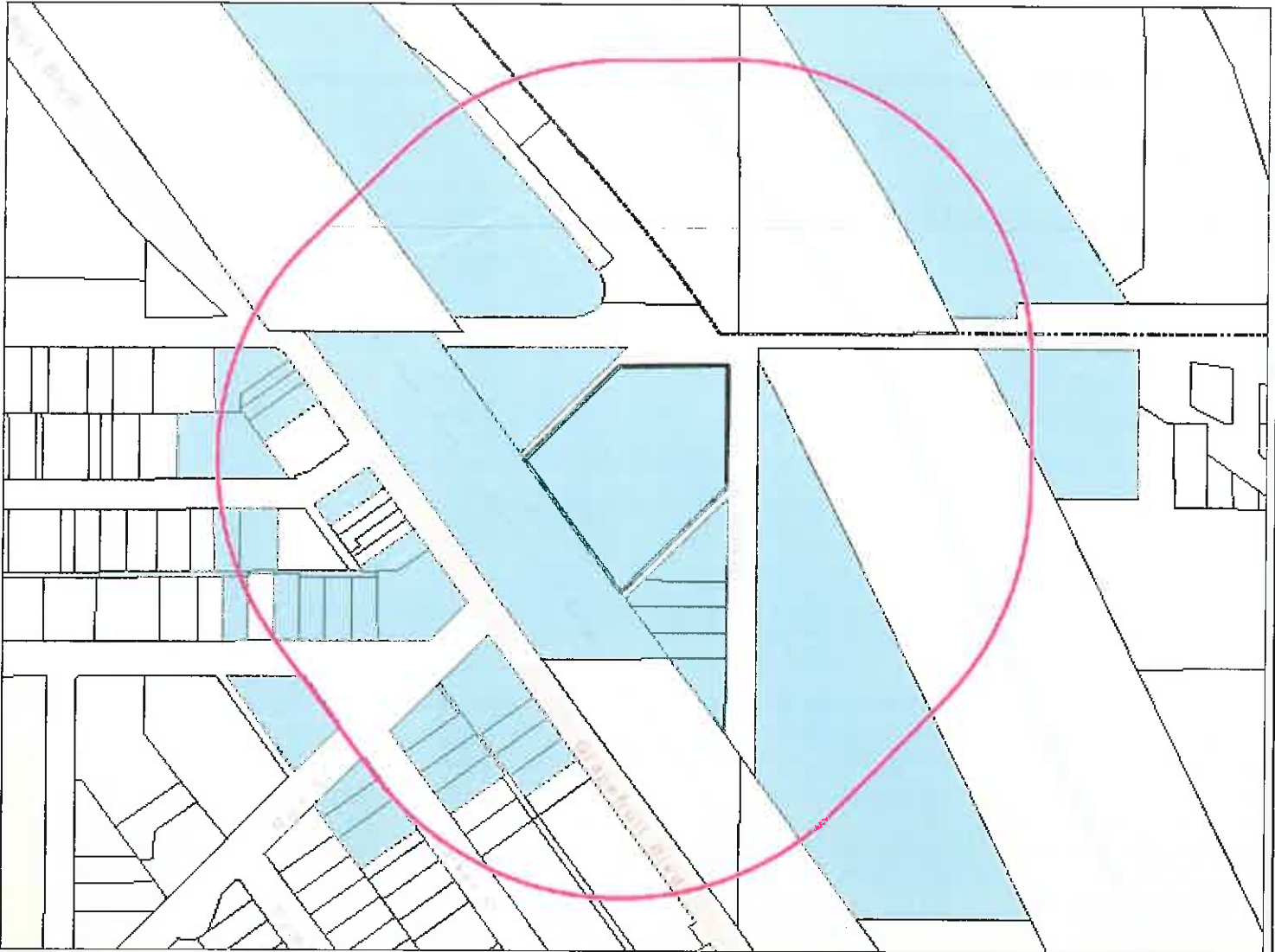
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190004 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 10/5/2020 3:31:05 PM

© Riverside County RCIT

757042004
FABIAN GONZALES
48042 ESTRELLA PEDRO
COACHELLA CA 92236

757042008
MEJOHN
82980 LONFELLOW CT
INDIO CA 92201

757041030
RUBEN H. MARTINEZ
54684 HARRISON ST
THERMAL CA 92274

757044009
CLIFT INVESTMENTS
2301 E FRANCIS ST
ONTARIO CA 91761

757053041
JOSE C. PEREZ
P O BOX 528
THERMAL CA 92274

763330018
EMPIRE AIRPORT
12302 EXPOSITION BLVD
LOS ANGELES CA 90064

757054015
ELISEO S. MEDINA
68535 RAMON RD STE B103
CATHEDRAL CY CA 92234

757054017
MARIA CHRISTINA FLORES RIOS
P O BOX 1494
THERMAL CA 92274

757054018
REDEVELOPMENT AGENCY COUNTY OF
P O BOX 1180
RIVERSIDE CA 92502

757041033
RUBEN C. ZAMOREZ
P O BOX 471
THERMAL CA 92274

757043017
GENERAL TELEPHONE CO OF CALIF
P O BOX 152206
IRVING TX 75015

757054022
ERNESTO RIOS
P O BOX 727
THERMAL CA 92274

757041029
JEWEL DATE
48440 PRAIRIE DR
PALM DESERT CA 92260

757042005
ATILANO ACEVEDO
83861 OZARK DR
INDIO CA 92203

757054005
DELGADO GERARDO FAMILY TRUST DATED
1 PINE TREE LN
ROLLING HILLS CA 90274

757044004
MARCEL MORENO
P O BOX 968
THERMAL CA 92274

757053026
ELOISA M. TORRES
56351 MARKET ST
THERMAL CA 92274

757070022
FRAZ AHMED
P O BOX 8181
LA VERNE CA 91750

757043006
OLALDE MARIA
P O BOX 467
THERMAL CA 92274

757043021
JOSE LUIS ANGULO LOPEZ
P O BOX 668
THERMAL CA 92274

757044003
PEDRO RUIZ RODRIGUEZ
P O BOX 669
THERMAL CA 92274

757044008
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

763350009
CALIFORNIA AG PROP
P O BOX 336
MECCA CA 92254

757042017
ERNEST JESUS RIOS
P O BOX 727
THERMAL CA 92274

757043011
ROBERTO GOBEA
P O BOX 1425
THERMAL CA 92274

757044005
JESSE B. VALADEZ
74040 VIA OCOTILLO
MECCA CA 92254

757051009
CHRIST IS SALVATION CHRISTIAN CHURCH
54684 HIGHWAY 86
THERMAL CA 92274

757053025
JESSE A. CERVANTES
P O BOX 325
THERMAL CA 92274

757054004
DRT HOLDINGS
8 THE GREEN STE A
DOVER DE 19901

757054016
REGINA LYNN DERVARTANIAN
P O BOX 578
THERMAL CA 92274

757041010
RIVERSIDE COUNTY REDEVELOPMENT
P O BOX 1180
RIVERSIDE CA 92502

757041031
BARBARA BEWLEY JONES
11166 BRITANNY LN
DUBLIN CA 94568

757043010
ARTHUR G. HERNANDEZ
85576 BRENDA LN
COACHELLA CA 92236

757054021
ARNOLD LUTZ
PO BOX 911
LYNWOOD CA 90262

757043009
JOSE GUADALUPE RAMIREZ GOMEZ
PO BOX 1345
THERMAL CA 92274

757043023
CVCWD
P O BOX 1058
COACHELLA CA 92236

757044001
MAURILLO CASTRO
83687 PALOMAR CT
COACHELLA CA 92236

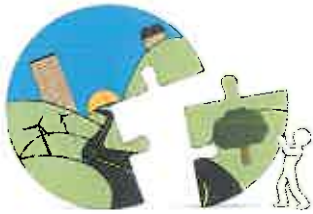
757044002
NETZAHUALCOY C. SAENZ
P O BOX 1039
THERMAL CA 92274

757044006
COUNTY OF RIVERSIDE
3403 10TH ST STE 500
RIVERSIDE CA 92501

757070001
VICTOR G. RODRIGUEZ
37837 CASTLEFORD ST
INDIO CA 92203

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 190004

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: 11/10/2020

Applicant/Project Sponsor: Villa Park Trucking Date Submitted: 8/17/2018

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: 12/02/2020

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 77588 El Duna Ct, Suite H, Palm Desert, CA 92211

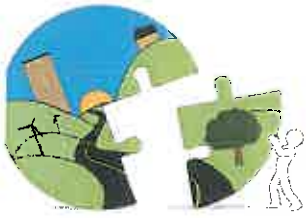
For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 10/22/20

Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZCEQ1900056 ZCFW200045

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Ct. Ste. H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

Conditional Use Permit No. 190004 (CEQ1900056)

Project Title/Case Numbers

Jay Olivas, Urban Regional Planner

County Contact Person

(760) 863-7050

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Villa Park Trucking

Project Applicant

2301 E Francis Street, Ontario, CA 91761

Address

Unincorporated Riverside County, Airport Boulevard, Orange Street, in Thermal, CA.

Project Location

Conditional Use Permit for private truck storage yard on 2.66 acres.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 18, 2020, 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 (**\$2,354.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA/EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department

Signature

Urban Regional Planner

Title

9/24/2020

Date

Date Received for Filing and Posting at OPR: _____

Revised: 02/07/2019

Y:\Planning Case Files-Riverside office\CUP190004\DH-PC BOS\NOD Draft.docx

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00127702)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Tom Clift
Clift Investments, LLC/Villa Park
Trucking, Inc
2301 E Francis St
Ontario, Ca 91761

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00127702	10/22/2020	10/22/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200045	0451 - CF&W Trust ND/MND	\$2,406.75
	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	
0 Unassigned Thermal, CA 92274	SUB TOTAL \$2,456.75

TOTAL DUE	\$2,456.75
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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.



Charissa Leach, P.E.
Interim TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

4.2

Memorandum

Date: November 24, 2020

To: Riverside County Planning Commission

From: Tim Wheeler, Project Planner

RE: December 2, 2020 Regular Scheduled Planning Commission Hearing, Agenda Item 4.2, General Plan Amendment 190012, Change of Zone No.1900034, Tentative Parcel Map No. 37801, and Conditional Use Permit No.190030 – Intent to Adopt a Mitigated Negative Declaration

Staff is continuing the above referenced projects (General Plan Amendment 190012, Change of Zone No.1900034, Tentative Parcel Map No. 37801, and Conditional Use Permit No.190030) due to the need for a greater noticing radius for Public Convenience and Necessity (PCN) findings required by the Department of Alcoholic Beverage Control (ABC). The reason for the continuance is the census tract that encompasses this project site has meet its given number for licenses without additional PCN findings for the proposed uses needing additional alcohol off sales. The noticing radius will increase from 600 feet to 1,000 feet from the proposed project site. The project has already meet its CEQA requirement for noticing of 20 days.

Therefore, staff requests that agenda item 4.2 be continued to December 16, 2020.