



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

DECEMBER 16, 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 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35924** – Applicant: Olivia Balderrama – Representative: Louidar, LLC c/o Louis Darwish – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road – 178.8 Gross Acres – Zoning: Wine Country-Winery (WC-W) – Approved Project Description: The Tentative Tract Map proposes a Schedule "B" subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres. The lots are comprised of 15 residential lots with a minimum lot size of one (1) acre, four (4) winery lots with a minimum lot size of 10 acres, and one (1) 25 acre production lot. **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35924, extending the expiration date to November 9, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.
- 1.2 **PLOT PLAN WIRELESS NO. 200007 – RECEIVE and FILE** – Except from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC. c/o Alisha Strasheim – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Simpson Road, easterly of Leon Road, westerly of Memory Lane, and southerly of Grand Avenue – 9.96 acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** An AT&T Collocation on an existing 63 foot-tall wireless communication facility disguised as a monopine. Ground-mounted equipment proposed within the existing equipment lease area include one (1) 6' by 6' steel shelter on helical piers, one (1) 20kw Generac Diesel Generator, one (1) H-Frame, one (1) Utility Cabinet, and one (1) DC Power Plant. Tower-mounted equipment proposed at 48 ft. centerline height of the existing monopine include nine (9) panel antennas, 15 LTE RRU, one (1) MW Antenna, two (2) DC-9 Surge Suppressors, and three (3) DC Power Plant. The proposed collocation does not modify the height, disguising elements, or square footage of the existing equipment lease area. APN: 462-020-051. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

- 1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36288** – Applicant: Dave Jacinto – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Specific Plan No. 293, Amendment No. 5 – Planning Area No. 19: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, easterly of La Ventana Road, southerly of Winchester Hill Drive, and westerly of Leon Road – 10 gross acres – Zoning: Specific Plan (Winchester Hills No. 293) – Approved Project Description: Schedule “A” subdivision of 10 gross acres into 72 single family residential ranging in size from 3,600 to 8,190 sq. ft., and two (2) water quality basin lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 36288, extending the expiration date to November 7, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.
- 1.4 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372** – Applicant: Richland Communities, Inc. c/o Samantha Kuhns & Brian Hardy – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Community Development: Very High Density Residential (CD-VHDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Community Center (CD-CC) (5-40 du/ac) – Open Space: Recreation (OS-R) – Open Space: Conservation (OS-C) – Location: Northerly of E Nuevo Road and southerly of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. 239, Planning Areas 4, 5, 9, 12/20, 13, 16, 21, 22, 25A and 25B and Specific Plan No. 246A1, Planning Areas 20, 21, 22, and 25A and 25B – Approved Project Description: Tract Map No. 32372 is a Schedule “A” subdivision of 305.80 gross acres into 803 single family residential lots with a minimum lot size of 5,000 sq. ft. The project proposes two (2) potential school sites within the Val-Verde Unified School District, one (1) 17.8 acre community sports park, and one (1) 21.2 acre open space parcel to be maintained by CSA146A, and eight (8) open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32372, extending the expiration date to December 13, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.
- 1.5 **PLOT PLAN NO. 25693 – RECEIVE and FILE** – Exempt from the California Environmental Quality Act (CEQA), pursuant State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Owner: Valley Wide Recreation & Park District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southeasterly of Winchester Road, southwesterly of Abelia Street, and westerly of Wintersweet Lane – Zoning: Winchester Specific Plan No. 286, Planning Area 10A/11/16 – **REQUEST:** Plot Plan No. 25963 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, 12 panel antennas at the 41-foot height, two (2) parabolic antennas, nine (9) remote radio units, two (2) tower mounted junction boxes, five (5) outdoor equipment cabinets, three (3) GPS antennas, one 15kW stand-by generator, and two (2) 50KVA transformers within a 440 sq. ft. lease area. 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 **CONDITIONAL USE PERMIT NO. 3771 – No New Environmental Documentation Required** – EA43010 – Applicant: Vohne Liche Kennels West – Engineer/Representative: Kathleen Browne – Fifth Supervisorial District – Beaumont/Banning Zoning District – The Pass Area Plan: Agriculture: Agriculture (AG) –Location: Northerly of Death Valley Road, southerly of Hilltop Drive, easterly of Sunset Avenue, and westerly of Turtle Dove Lane – 10 gross acres – Zoning: Light Agriculture (A-1) – **REQUEST:** Conditional Use Permit No. 3771 proposes to expand the existing law enforcement K9 dog kennel training facility to increase the kennel's capacity to 80 dogs, changing the facility from a Class I Kennel to a Class IV Kennel. The previously approved project Plot Plan No. 25072 permitted the applicant to house up to 10 dogs at the kennel. High and low explosives are securely kept on site to train police and military dogs to detect the odor of explosives. All explosive materials shall be maintained per federal, state, and local requirements. No ignition systems are kept on the site, and there is to be no detonation of explosive devices at the site. The expansion will include the construction of a 6,000 sq. ft. office and training facility, two (2) 3,000 sq. ft. kennels (each with a 30-dog capacity) not open to the public, additional OWTS facilities will be constructed. The hours of operation are 7:30am - 5:30pm, Monday through Friday. The dogs are to be trained for police and law enforcement agencies only, and not available for purchase by the general public. Continued from November 18, 2020. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
- 3.2 **GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 1900034, 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 – 27.11 Acres (GPA/CZ)/23.21 Acres (TPM/CUP) – Zoning: Existing: Light Agriculture – 20 Acre Minimum (A-1-20) – Rural Commercial (C-R) – Proposed: Mixed Use (MU) – **REQUEST:** General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD-MUA) on 27.11 acres. Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture, 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. Tentative Parcel Map No. 37801 is a proposal for a Schedule “E” subdivision of 23.21 gross acres into seven (7) parcels ranging from 1.13 acres to 6.48 acres. Conditional Use Permit No. 190030 is a proposal to construct a 7,550 sq. ft. multi-tenant retail building, a 5,800 sq. ft. gas station with a convenience store including sale of beer and wine, eight (8) fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800 sq. ft. pharmacy retail building with sale of beer, wine, and liquor, a 2,400 sq. ft. fast food restaurant with a drive-thru, and a 158,800 sq. ft. two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). APN: 764-070-001 thru 004, and 764-080-001 thru 006, 010, 011. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

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

4.1 Change of Zone No. 1900012 – Intent to Adopt a Negative Declaration – CEQ180084 – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 1900012 proposes an amendment to Ordinance No. 348 (Land Use Ordinance) in accordance with State law and the Riverside County General Plan’s Housing Element. The amendment to the Land Use Ordinance (ordinance) would: (1) add a new article to address Single-Room Occupancy units (“SROs”); (2) add a new article to address Tiny Homes and Container Housing; (3) add sections that address Supportive and Transitional Housing, Density Bonus, and Employee Housing; (4) modify existing articles and sections that include the R-3 Zone (General Residential), the R-6 Zone (Residential Incentive), the R-7 Zone (Highest Density Residential), the MU Zone (Mixed Use), and Family Day Care Homes; (5) add new definitions that include “Supportive Housing,” “Transitional Housing,” and “Employee Housing;” and (6) make global changes for consistency of the ordinance. No new development is being proposed. Project Planner: Peter Hersh at (951) 955-8514 or email at phersh@rivco.org.

4.2 CONDITIONAL USE PERMIT NO. 190006 – Intent to Adopt a Mitigated Negative Declaration – CEQ190078 – Halle Properties, LLC./Scott Fournier – Engineer: R. A. Smith, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD-BP) – Location: Northeasterly of Cambren Avenue, southwesterly of Conrad Avenue, southeasterly of 10th Street, and northwesterly of Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190006 proposes to allow for the construction of an 8,192 sq. ft. building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, 26 feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. APN: 377-020-026. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

4.3 PLOT PLAN NO. 190011 – Intent to Certify an Environmental Impact Report (CEQ190038) – Applicant: Sares Regis Group Perris, LP c/o Patrick Russell – Engineer/Representative: Michael Baker International c/o Cesar Mota – First Supervisorial District – March Zoning Area/Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Oleander Avenue, southerly of Nandina Avenue, easterly of Day Street, and westerly of Decker Road – 93.84 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Plot Plan No. 190011 is a proposal to construct two (2) industrial warehouse buildings on two (2) parcels. The total project site consists of four (4) parcels that would adjust their existing lot lines to consist of the following: Parcel 1 of 20.90 acres would include a 363,367 sq. ft. industrial building (Building A) with 15,000 sq. ft. of office/mezzanine space and 348,367 sq. ft. of warehouse area with 46 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 245 parking spaces for vehicles and 62 parking stalls for trucks. Parcel 2 of 19.59 acres would include a 347,369 sq. ft. industrial building (Building B) with 15,000 sq. ft. of office/mezzanine space and 332,369 sq. ft. of warehouse area with 39 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 224 parking spaces for vehicles and 53 parking stalls for trucks. Landscaping will surround the perimeter of both industrial sites. Parcels 3 and 4, totaling approximately 53.35 acres will remain vacant. APN: 295-310-012, 013, 014, and 015. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s): TR35924E02

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Kathleen Mitchell

APN(s): 943-120-014, 943-120-023, 943-110-009

Applicant(s):

Olivia Balderrama

Louidar LLC, c/o Louis Darwish


John Hildebrand
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final Tentative Tract Map No. 35924. The map proposed a Schedule "B" subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres. The lots are comprised of 15 residential lots with a minimum lot size of one acre, 4 winery lots with a minimum lot size of 10 acres, and one 25 acre production lot.

The Project is located in the Southwest Area Plan and the Temecula Valley Wine Country Policy Area - Winery District. The project site is located north of Rancho California Road, east of La Serena Way, west of Calle Contento, and south of Vista Del Monte Road.

PROJECT RECOMMENDATION

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35924, extending the expiration date to November 9, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 35924 was originally approved by the Board of Supervisors along with Agricultural Preserve No.1020 and Change of Zone No. 7653 on November 9, 2010.

The First Extension of Time was received April 25, 2017, and was approved January 30, 2018. The Second Extension of Time was received October 21, 2020 ahead of the November 9, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (October 25, 2020) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. This is the 2nd extension of time for this project, potentially granting an extension of 3 years if approved. With approval, this will be the remaining number of years available to extend this tentative map.

Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become November 9, 2023.

State Bills

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014. AB208 extended the tentative map's expiration date to November 9, 2015.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension for approved tentative maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013. AB116 extended the tentative map's expiration date to November 9, 2017.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

Vicinity Map

2nd EOT for TR35924



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.



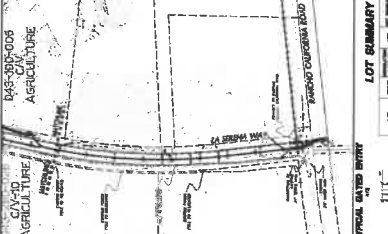
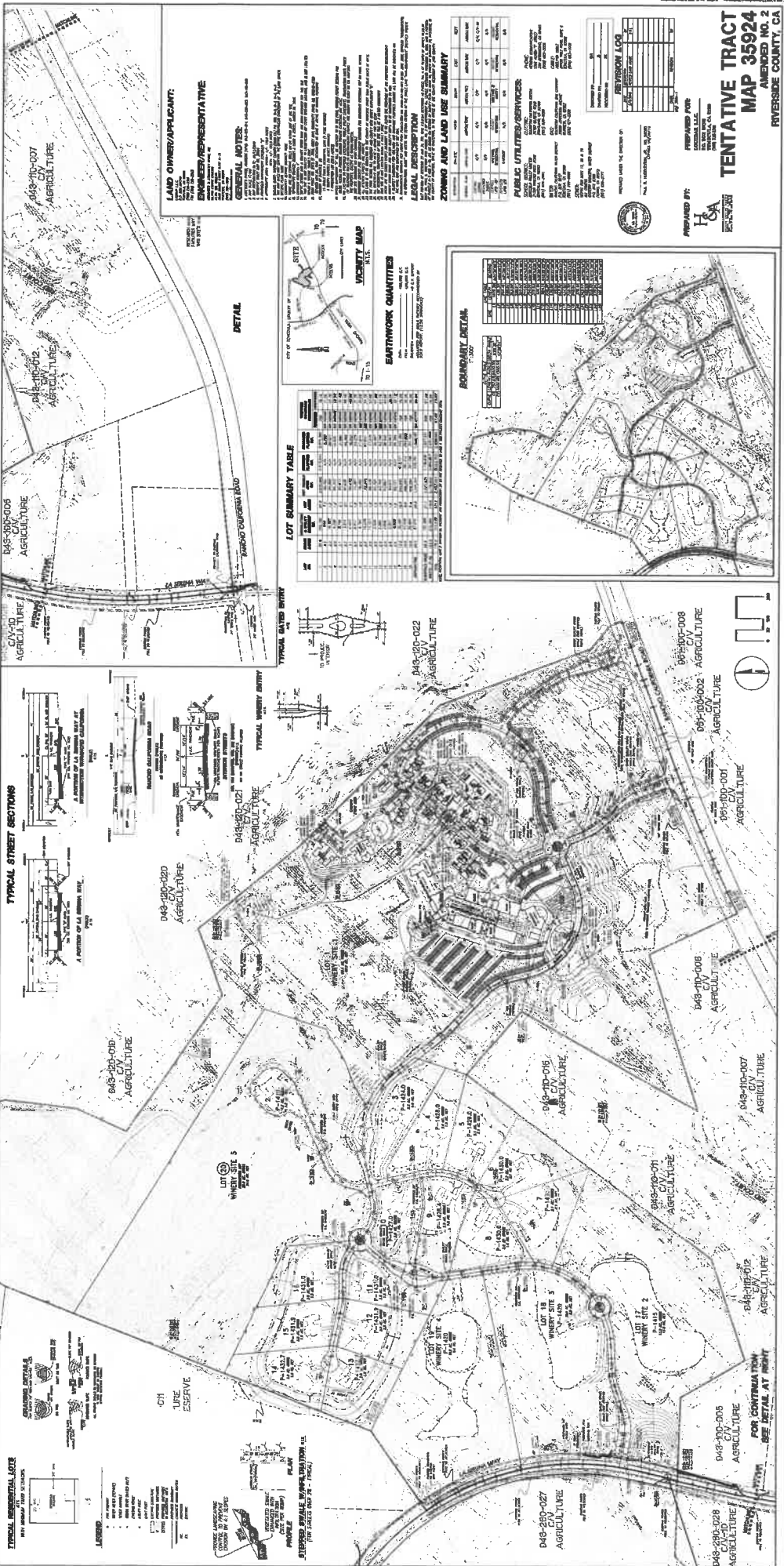
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Notes
Some notes

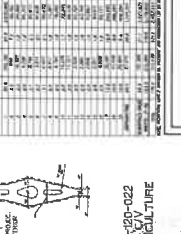
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LOT SUMMARY TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	USE
043-10-005	100,000	2.28	AGRICULTURE
043-10-006	100,000	2.28	AGRICULTURE
043-10-007	100,000	2.28	AGRICULTURE
048-10-001	100,000	2.28	AGRICULTURE
048-10-002	100,000	2.28	AGRICULTURE
048-10-003	100,000	2.28	AGRICULTURE
048-10-004	100,000	2.28	AGRICULTURE
048-10-005	100,000	2.28	AGRICULTURE
048-10-006	100,000	2.28	AGRICULTURE
048-10-007	100,000	2.28	AGRICULTURE
048-10-008	100,000	2.28	AGRICULTURE



EARTHWORK QUANTITIES

NO.	DESCRIPTION	AMOUNT
1	GRAVEL	100,000
2	SOIL	100,000
3	CONCRETE	100,000
4	ASPHALT	100,000
5	PAVEMENT	100,000
6	GRASS	100,000
7	LANDSCAPE	100,000
8	PLANTING	100,000
9	IRRIGATION	100,000
10	DRAINAGE	100,000
11	ELECTRICAL	100,000
12	TELEPHONE	100,000
13	WATER	100,000
14	SEWER	100,000
15	GAS	100,000
16	HEATING	100,000
17	AIR CONDITIONING	100,000
18	INSULATION	100,000
19	ROOFING	100,000
20	INTERIORS	100,000
21	EXTERIORS	100,000
22	FURNITURE	100,000
23	FIXTURES	100,000
24	ELECTRICAL	100,000
25	TELEPHONE	100,000
26	WATER	100,000
27	SEWER	100,000
28	GAS	100,000
29	HEATING	100,000
30	AIR CONDITIONING	100,000
31	INSULATION	100,000
32	ROOFING	100,000
33	INTERIORS	100,000
34	EXTERIORS	100,000
35	FURNITURE	100,000
36	FIXTURES	100,000

BOUNDARY DETAIL

NO.	DESCRIPTION	AMOUNT
1	GRAVEL	100,000
2	SOIL	100,000
3	CONCRETE	100,000
4	ASPHALT	100,000
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22	FURNITURE	100,000
23	FIXTURES	100,000

LAND OWNER/APPLICANT:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [Zip]

GENERAL NOTES:
 1. THIS PLAN IS THE PROPERTY OF [Name] AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF [Name].
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
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 50. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.

ZONING AND LAND USE SUMMARY

NO.	DESCRIPTION	AMOUNT
1	AGRICULTURE	100,000
2	RESIDENTIAL	100,000
3	COMMERCIAL	100,000
4	INDUSTRIAL	100,000
5	OFFICE	100,000
6	RETAIL	100,000
7	FOOD SERVICE	100,000
8	ENTERTAINMENT	100,000
9	RECREATION	100,000
10	UTILITY	100,000
11	TRANSPORTATION	100,000
12	INFRASTRUCTURE	100,000
13	LANDSCAPE	100,000
14	PLANTING	100,000
15	IRRIGATION	100,000
16	DRAINAGE	100,000
17	ELECTRICAL	100,000
18	TELEPHONE	100,000
19	WATER	100,000
20	SEWER	100,000
21	GAS	100,000
22	HEATING	100,000
23	AIR CONDITIONING	100,000
24	INSULATION	100,000
25	ROOFING	100,000
26	INTERIORS	100,000
27	EXTERIORS	100,000
28	FURNITURE	100,000
29	FIXTURES	100,000

PUBLIC UTILITIES SERVICES:
 WATER: [Service]
 SEWER: [Service]
 GAS: [Service]
 ELECTRICITY: [Service]
 TELEPHONE: [Service]

PREPARED BY:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [Zip]

DATE: [Date]

Mitchell, Kathleen

From: Olivia Balderrama <obalderrama7@gmail.com>
Sent: Sunday, October 25, 2020 8:29 PM
To: Mitchell, Kathleen
Cc: Idarwish@roadrunner.com
Subject: Acceptance of new conditions of approval for the Extension of Time Request for Tentative Tract Map No. 35924
Attachments: EOT Conditions (2).pdf

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

Hello Kathleen,

Thank you for the opportunity to review and consider the proposed seven (7) new conditions of approval for the Extension of Time Request for Tentative Parcel Map No. 35924. Mr. Darwish and I have reviewed them and find them acceptable. The conditions that are being accepted are as follows:

50.REQ E-HEALTH DOCUMENTS

50 FINAL ACCESS AND MAINTENANCE

60.REQ BMP SWPPP WQMP

60.FINAL WQMP FOR GRADING

80.WQMP AND MAINTENANCE

90.WQMP REQUIRED

90 WQMP COMP AND BNS REG

The specifics of the conditions are stipulated in the attached document.

We respectfully request that you continue with the staff report to get the case heard by the Planning Commission. We, too, are eager to move this case forward and continue processing the extension of time in a timely manner.

Best regards,

Olivia Balderrama

Applicant

951-491-1142

Plan: TR35924E02

Parcel: 943120045

50. Prior To Map Recordation

E Health

050 - E Health. 1 (50) E Health- EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

Transportation

050 - Transportation. 1 (50) Transportation- EOT2 - FINAL ACCESS AND MAINT Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 (60) BS-Grade- EOT2 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on

Plan: TR35924E02

Parcel: 943120045

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 (60) BS-Grade- EOT2 - REQ BMP SWPPP WQMP (cont.) Not Satisfied
the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 (60) Transportation- EOT2 - FINAL WQMP FOR GRADING Not Satisfied

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

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

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

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 (80) Transportation- EOT2 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 (90) BS-Grade- EOT2 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

Plan: TR35924E02

Parcel: 943120045

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 (90) BS-Grade- EOT2 - WQMP REQUIRED (cont.) Not Satisfied

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1 (90) Transportation- EOT2 - WQMP COMP AND BNS REG Not Satisfied

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

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

Extension of Time Environmental Determination

Project Case Number: TR35924
 Original E.A. Number: EA41914
 Extension of Time No.: 2nd Extension of Time
 Original Approval Date: November 9, 2014
 Project Location: W/ Calle Contento., E/ La Serena Way, S/ Vista Del Monte, N/ Rancho California Rd

Project Description: Tract Map No. 35924 is a Schedule "B" subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres. The lots are comprised of 15 residential lots with a minimum lot size of one acre, 4 winery lots with a minimum lot size of 10 acres, and one 25 acre production lot.

On November 9, 2014, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 

Date: 11/16/2020

Kathleen Mitchell, Project Planner
 John Hildebrand, Interim Planning Director



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.2

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s): PPW200007	Applicant(s): Smartlink LLC., AT&T
CEQA Exempt Section 15303 (c)	
Area Plan: Harvest Valley/Winchester	Representative(s): Alisha Strasheim
Zoning Area/District: Winchester Area	
Supervisory District: Third District	
Project Planner: Rob Gonzalez	
Project APN(s): 462-020-051	



 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 200007 (PPW200007) is a proposal for a new AT&T co-location on an existing 75-foot tall wireless communication facility disguised as a pine tree, hereafter referred to as monopine. Ground-mounted equipment is installed within an existing equipment enclosure. New proposed equipment includes one (1) 6'x6' steel Walk in Closet shelter on Helical Piers, one (1) 30Kw (190 gal.) Generac Diesel Generator, one (1) utility cabinets, one (1) GPS Antenna, one (1) FIF Racks, and one (1) DC Power Plant. Tower mounted equipment installed at 48 feet height centerline includes nine (9) 8' panel antennas (3 per sector), thirty-six (36) LTE RRUS at antenna level (12 per sector), one (1) 2' MW Antenna, and two (2) surge suppressors. The project is proposed within the development envelope of PP17566.

The project site location is north of Simpson Road and east of Leon Road.

The above shall herein after be referred to as "the Project," or "Project"

A notice of the Planning Director's approval was mailed to property owners within 600 feet of the project site and was published in the Press Enterprise Newspaper on starting on November 7, 2020. If no property owner requests a public hearing on the application, a public hearing shall not be required. Planning staff has not received written communication or phone calls requesting a public hearing. 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 November 16, 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. 200007, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

Date: December 2, 2020

RE: Plot Plan Wireless No. 200007

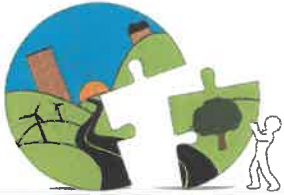
From: Project Planner – Rob Gonzalez

To: John Hildebrand – Interim Planning Director

PLOT PLAN WIRELESS NO. 200007 (PP200007) proposes a new AT&T Collocation on an existing 63 foot-tall wireless communication facility disguised as a monopine. Ground-mounted equipment is proposed within the existing equipment lease area at APN: 462-020-051.

On November 7, 2020, a 10-day notice of the Planning Director's approval was sent to surrounding owners located within 600 feet of the project site. In addition, a legal notice was posted on the Press Enterprise. As of the writing of this memorandum, no comments or request for hearing have been received regarding the project. If no property owner requests a public hearing on the application, a public hearing shall not be required.

On November 16, 2020, the project was approved by the Planning Director. The decision of the Planning Director is considered final and no action by the Planning Commission is 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. The Director's approval of the case is scheduled to appear on the Planning Commission agenda, as a Receive and File item, on December 16, 2020.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing: November 16, 2020

PROPOSED PROJECT

Case Number(s): PPW200007

Applicant(s): Smartlink LLC., AT&T

CEQA Exempt Section 15303 (c)

Area Plan: Harvest Valley/Winchester

Representative(s): Alisha Strasheim

Zoning Area/District: Winchester Area

Supervisory District: Third District

Project Planner: Rob Gonzalez

Project APN(s): 462-020-051


John Hildebrand
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 200007 (PPW200007) is a proposal for a new AT&T co-location on an existing 75-foot tall wireless communication facility disguised as a pine tree, hereafter referred to as monopine. Ground-mounted equipment is installed within an existing equipment enclosure. New proposed equipment includes one (1) 6'x6' steel Walk in Closet shelter on Helical Piers, one (1) 30Kw (190 gal.) Generac Diesel Generator, one (1) utility cabinets, one (1) GPS Antenna, one (1) FIF Racks, and one (1) DC Power Plant. Tower mounted equipment installed at 48 feet height centerline includes nine (9) 8' panel antennas (3 per sector), thirty-six (36) LTE RRUS at antenna level (12 per sector), one (1) 2' MW Antenna, and two (2) surge suppressors. The project is proposed within the development envelope of PP17566.

The project site location is north of Simpson Road and east of Leon Road.

The above shall herein after be 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. 200007, 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
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Medium Density Residential (MDR)
South:	Very Low Density Residential (VLDR)
West:	Light Industrial (LI) Medium Density Residential (MDR) Public Facilities (PF)
Existing Zoning Classification:	One Family Dwellings (R-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Medium Manufacturing (M-M)
East:	One Family Dwellings (R-1)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	A Monopine Wireless Telecommunication Facility
Surrounding Uses	
North:	Vacant Land
South:	Single Family Residences
East:	Single Family Residences
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.96 Gross Acres	
Proposed Lease Area (SQFT): Height (FT):	150 square feet	50 feet max.

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 146, CSA152
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes - Winchester No. 10 Map No. 82
Liquefaction Area:	Yes – High 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:	Yes
Airport Influence Area ("AIA"):	March Air Reserve Base, Zone E

PROJECT LOCATION MAP

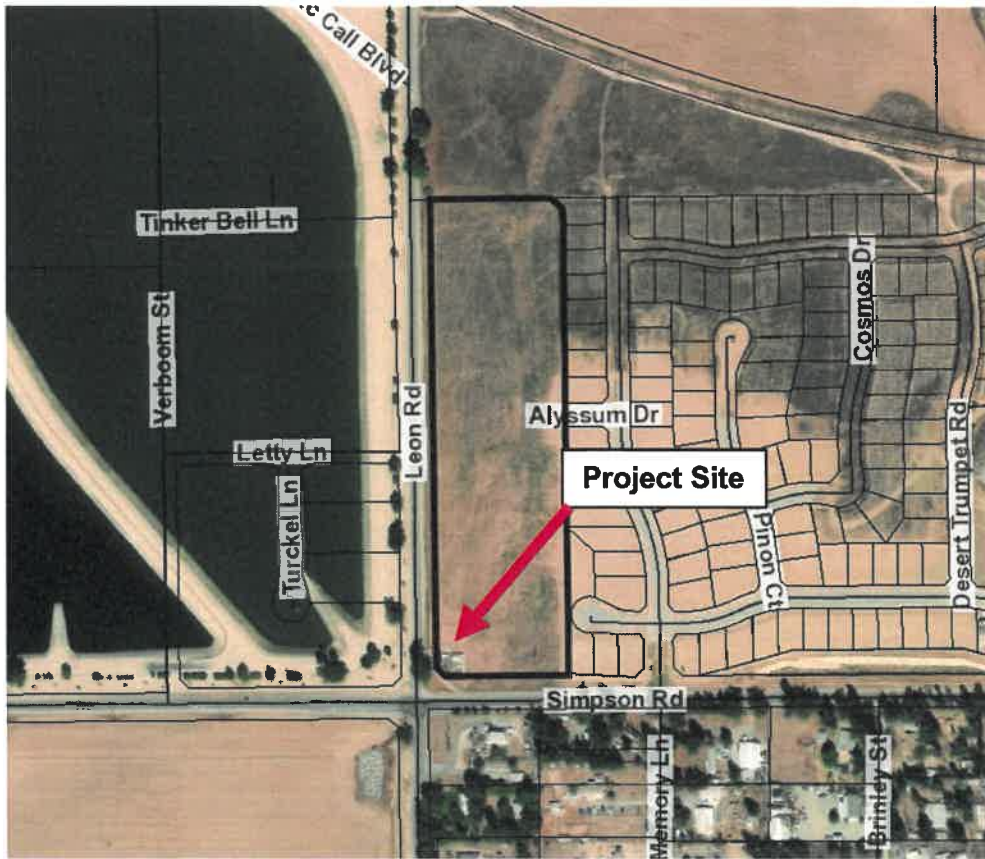


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Background

On June 18, 2020, the applicant, Smartlink, LLC. submitted Plot Plan No. 200007, proposing to establish a new AT&T collocation on an existing 75-foot disguised wireless communication facility, which was built under County of Riverside Plot Plan No. 17566. The County of Riverside has approved several entitlements and substantial conformance for facility upgrades and collocations since the original entitlement. This application is AT&T's first proposal for collocation on the site.

On July 13, 2020, the application was first reviewed in an internal Development Advisory Committee (DAC). Comments and corrections were issued regarding the project, specifications, and design elements of the proposed exhibits and elevations. The applicant has worked with Staff and has obtained clearances from all reviewing agencies. Therefore, staff recommends approval of the proposed collocation subject to the conditions of approval.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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. The project qualifies for this exemption as it is a telecommunication utility that services area residents.

None of the environmental conditions noted under Section 15300.2 occur on the site, therefore the project is exempt from CEQA and no further environmental review is required. The Site is placed within the development envelope of the existing tower and the ground-mounted equipment will be screened by existing vegetation and the varied terrain of the area. The facility will not have a cumulative visual effect on the area. Additionally, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Specifically, there are no successive projects of the same type in the same place expected to have a cumulative effect on the site. 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 is disguised and relatively visually inconspicuous. The project is designed to look like a natural pine tree and ground-mounted equipment will be screened with an existing perimeter wall and landscaping approved with PP17566. 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 high potential liquefaction, the condition would not qualify as an unusual circumstance. The collocation consists of ground mounted equipment that is installed within an existing lease area, and tower mounted equipment installed on an existing monopole. The project received clearance from Geology, therefore no additional review is required.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential. The Community Development: Medium Density Residential (CD: MDR) (2 - 5 du/ac) land use designation allows for Single-family residential uses primarily. Additionally, the land use designation allows for limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources), and associated uses and governmental uses. The proposed Project is consistent with the General Plan, as wireless communication facilities are allowed to support communications for surrounding uses.
2. The project site is within the Harvest Valley/Winchester Policy Area. The proposed wireless communication facility contributes to the goals of promoting a high quality of life for its residence by providing a telecommunication utility that supports wireless communication to area residents and businesses. The proposed project also contributes to the area's critical communication infrastructure which may be used by first responders during public safety concerns.
3. The project site has a Zoning Classification One Family Dwellings (R-1), which is consistent with the Riverside County General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). Pursuant to the Ordinance No. 348, Article XIXg, Section 19.405, (A) and (B), which states that collocated wireless communication facilities may be located in any zone classification. An application for a plot plan shall be made to the Planning Director in accordance with Section 18.30. of this ordinance. The application shall be classified as a plot plan that is subject to the California Environmental Quality Act and that is transmitted to any governmental agency other than the County Planning Department for review and comment. A public hearing on the application shall not be required.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a wireless co-location shall include the following, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The facility is owned by one telecommunication service provider and is attached to a facility owned by a different telecommunication service provider or tower owner or operator. The project is compliant with this provision as the tower is owned by a separate tower owner than the proposed co-locator. The tower is owned by American Towers, LLC, and the proposed collocation is for AT&T.

2. The height of the existing facility is not increased by more than ten (10) feet. The project is compliant with this provision as the proposed equipment does not increase the height of the existing tower.
3. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The project is compliant with this provision as the proposed equipment enclosures are architecturally compatible with the surrounding area. The color of the equipment enclosures have been conditioned to be neutral in color to match the natural setting of the surrounding area.
4. The application has met the processing requirements set forth in Article XIXg (Wireless Communication Facilities). The application has met the processing requirements set forth in Article XIXg. As noted in this report, the project meets all development standards for Wireless Communication Facilities. In addition, the applicant has submitted all applicable documentation required for wireless communication facilities.
5. The application has met the location and development standards set forth in Article XIXg. The project is located on a site zoned One-Family Dwelling (R-1). The zone is classified as a "residential zone." A collocated wireless communication facility is permitted within the zone with an approved Plot Plan. A notice is shall be sent to all property owners within six hundred (600) feet of the parcel on which the project would be located. If no property owner request a public hearing on the application, a public hearing shall not be required.

Development Standards Findings:

Section 19.410 "Development Standards of Article XIXg "Wireless Communication Facilities"

- A. **Area Disturbance.** Physical disturbance to the site will be minimal. The proposed AT&T collocation facility will be within an equipment enclosure of the existing wireless communication facility. The materials and finishes of the existing wireless facility shall remain unchanged.
- B. **Fencing and Walls.** Support equipment are within equipment enclosures and not readily available to the general public. The lease are is screened from public view by an eight (8) foot block wall approved by the original entitlement PP17566.
- C. **Height Limitations.** The project site is located within the One Family Dwellings (R-1) Zoning Classification. The proposed project does not exceed or modify the approved height of the original entitlement PP17566.
- D. **Impacts.** The location of the wireless collocation is within an existing wireless communication facility. The project will not have an adverse effect on the environment, because the project will be minimized by utilizing existing lease area and adding 150 square feet of equipment within the development envelope of the original facility.
- E. **Landscaping.** A conceptual landscaping plan is not required for this project since the site has existing landscaping around the lease area of the wireless communication facility. The original entitlement of the wireless communication facility PP17566 included the approval of a landscaping and irrigation plan.

- F. **Lighting.** Outside lighting is prohibited unless required by the FAA or the California Building Code ("CBC"). Any new lighting system used during construction or installed on the facility shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and to not to create a nuisance for the surrounding property owners or wildlife. The project will be concealed by an existing tower and therefore, the lighting requirement is not applicable.
- 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. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. **Parking.** The wireless communication facility will provide one existing non-exclusive parking space for the employee providing maintenance to the tower. Existing adequate access to the facility is provided.
- I. **Paved Access.** Access to the existing wireless communication facility is provided by existing non-exclusive access route. The existing access route is adequate for the facility.
- J. **Power and Communication Lines.** No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation.
- K. **Roof- Mounted Facilities.** This project consist of a co-location for AT&T Wireless Communication facilities and is not roof mounted. This is not a roof mounted facility and as a result, this provision does not apply.
- L. **Sensitive View-shed.** The wireless communication facility is proposed on an existing tower and is not located on a ridgeline and other sensitive viewsheds as defined in Ordinance No. 348.
- M. **Setbacks.** The proposed wireless communication facilities shall meet the setbacks of the zone classification in which they are located. The project will be set back a distance of 200 feet from the nearest residential structure. There are no residential structures located within 200 feet from the proposed collocation.
- 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. This project meets the development standard as the project has been conditioned to comply with this requirement.
- O. **Treatment.** Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall all finishes shall be dark in color with a matte finish and have a reflective rating of 38 percent and shall match the surrounding environment. The proposed wireless collocation will be within an existing tower will blend with the surrounding buildings.

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 Medium Density Residential (MDR) land use designation as noted previously in the report. The proposed wireless communication facility is consistent since it provides supportive communication infrastructure for local residential and commercial uses. Additionally, the wireless communication facility is also allowed within the zoning classification. Per Section 19.405, Ordinance No. 348, co-located wireless communication facilities may be located in any zone classification. The project has been reviewed by the Development Advisory Committee and has obtained all applicable department clearances. Therefore, the project conforms to all of the requirements of the General Plan and applicable requirements of State law 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 Simpson Road and Leon Road, 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.

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.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.
3. The project site is located within the March Air Reserve Base, Zone E, and an Airport Influence Area ("AIA") boundary. The Airport Land Use Commission ("ALUC") has reviewed and determined that additional review is not required since the proposed collocation does not add height.
4. The project is located within Agricultural Preserve, Winchester No. 10 Map No. 82,

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is not located within a Fire Hazard Severity Zone or a Cal Fire State Responsibility Area ("SRA"). Conditions of approval were placed on the subdivision requiring compliance with Ordinance No. 787.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Pursuant to Article XIXg, Section 19.404.B.1 of County of Riverside Ordinance No. 348, a notice was sent to all property owners within six hundred (600) feet of the parcel on which the disguised wireless communication facility would be located. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public regarding the project.

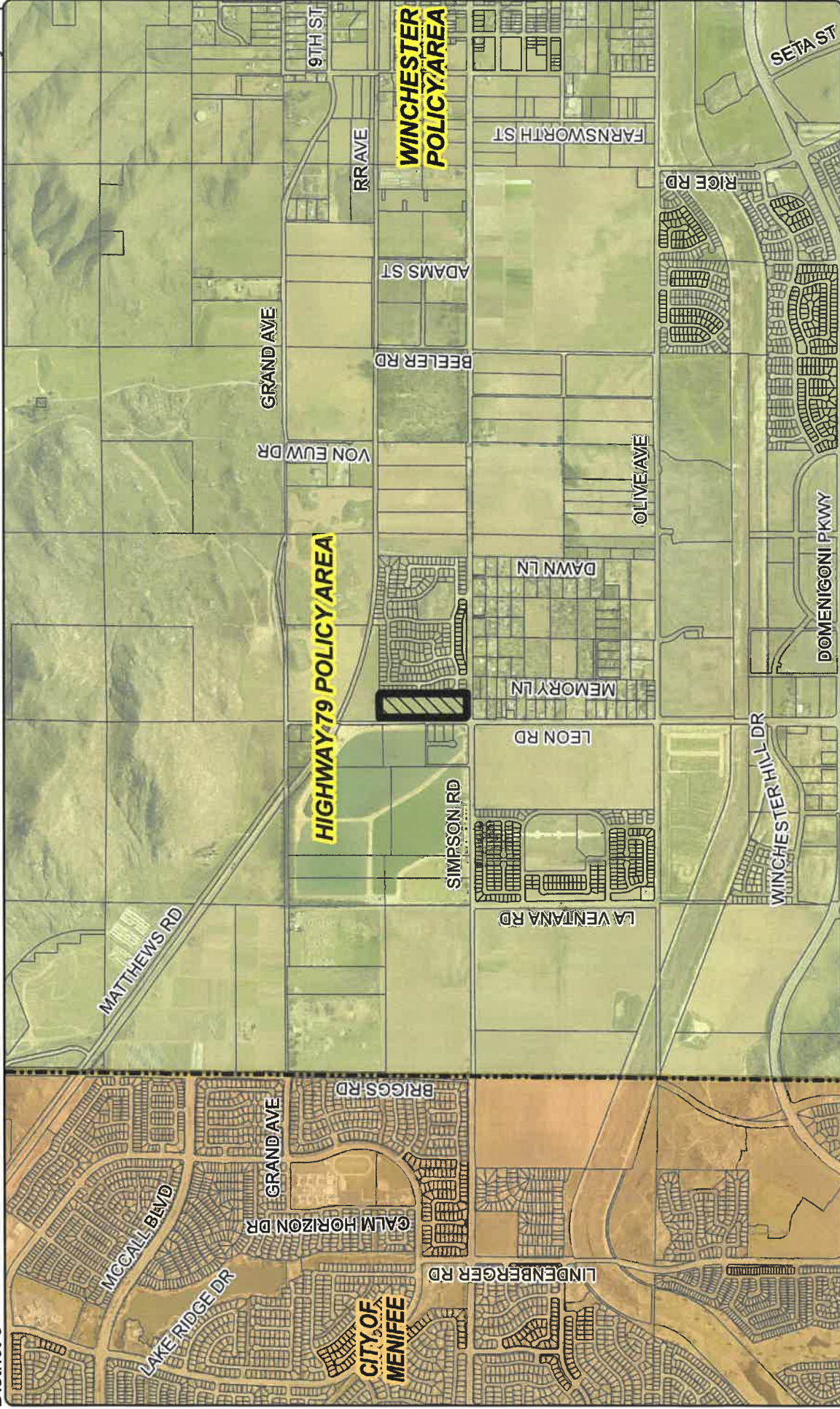
APPEAL INFORMATION

The Director's approval 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.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW200007
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 09/11/2020
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. The information on this map is for informational purposes only and is not intended to be used for any other purpose. For more information, please contact the County Planning Department at (951) 952-5200 (JWA) or visit the County website at <http://www.riverside.ca.gov>.

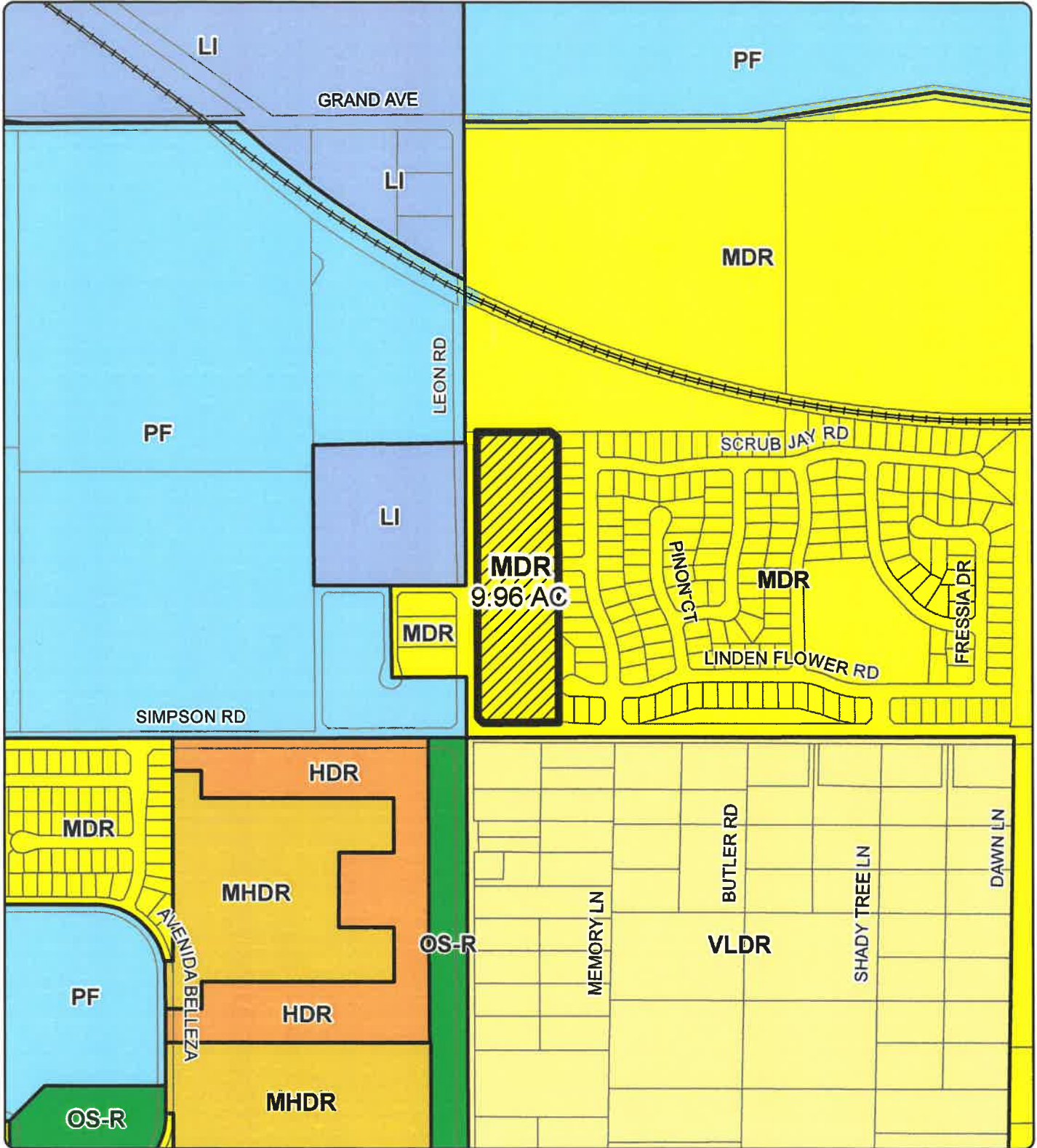
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW200007

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 09/11/2020
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



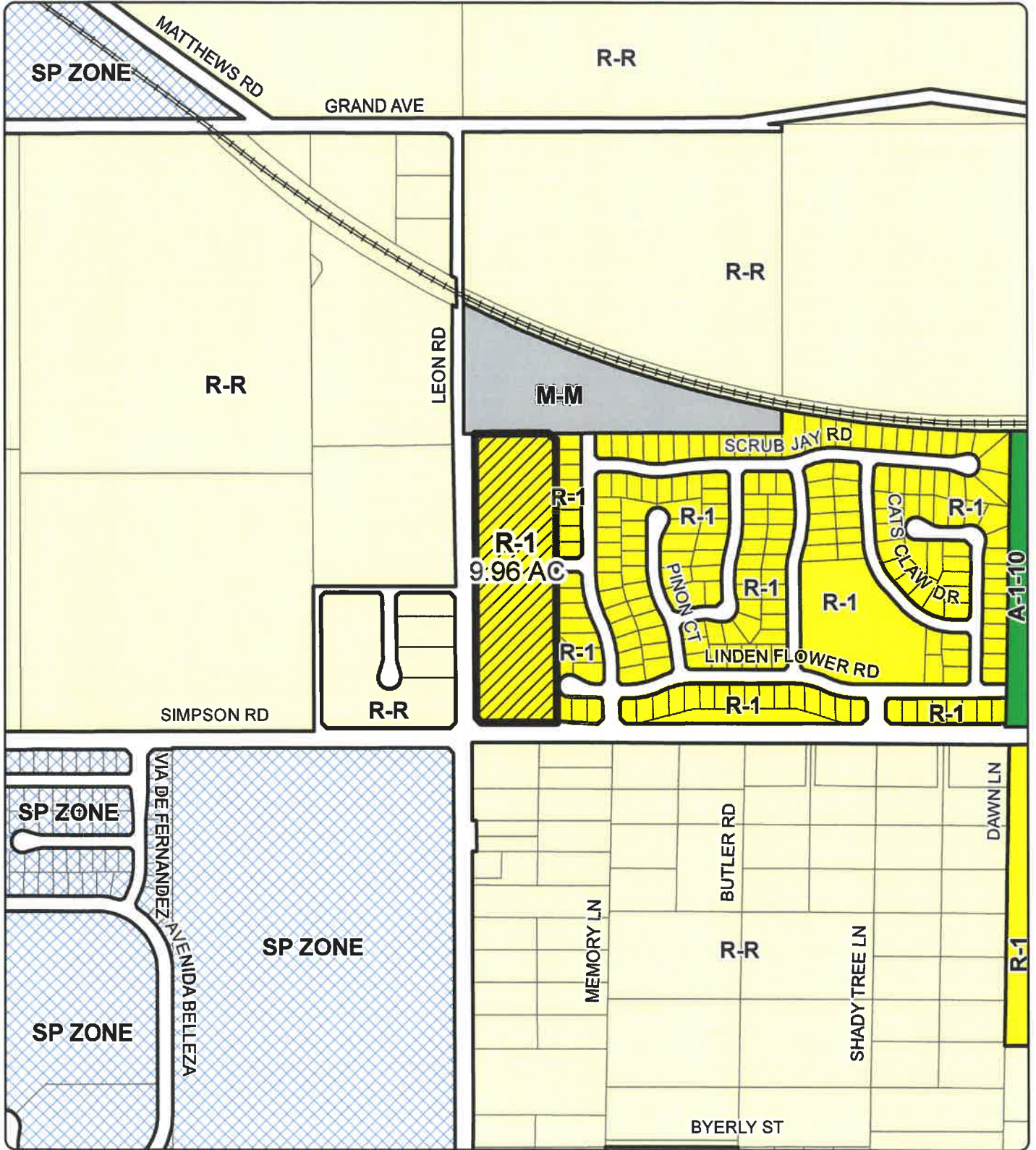
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW200007
EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 09/11/2020
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW200007

LAND USE

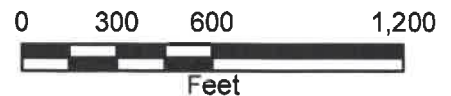
Supervisor: Washington
District 3

Date Drawn: 09/11/2020
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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

PPW200007



AT&T

Your world. Delivered

SITE NUMBER: CSL01867 - NSB

FA#: 13417840

SITE NAME: ATC COLO TINKERBELL
31000 SIMPSON ROAD,
WINCHESTER, CA 92596
RIVERSIDE COUNTY



APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE DIAURKI TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. APPROVAL IS LIMITED TO THE PROJECT AND THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

Table with columns: DESCRIPTION, SIGNATURE, DATE

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS. ALL PLANS & SPECIFICATIONS CORRECTED ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN SERVICE OF POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

INDOOR EQUIPMENT TO AN EXISTING SITE - "X"IT" PROPOSES TO CONSTRUCT, OPERATE, MAINTAIN AND DEMOLISH THE FOLLOWING:

- INSTALL 9 (9) 6" PANEL ANTENNAE (3 PER SECTION) ON (E) STEALTH POLE
INSTALL 20 (20) 1/2" DIA. WIRE MESH ANTENNAE LEVEL (14 PER SECTION)
INSTALL 3 (3) DC-9 SURGE SUPPRESSORS (900V)
INSTALL 3 (3) DC-12 (120VAC)
INSTALL 1 (1) 1/2" DIA. WIRE MESH ANTENNAE
INSTALL 1 (1) 1/2" DIA. WIRE MESH ANTENNAE
INSTALL 1 (1) 6" X 6" STEEL T.W.G. SHELTER ON REDUCED POLE.

DRAWING INDEX

Table with columns: SHEET NO., SHEET TITLE, SHEET TITLE

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL01867
ATC COLO TINKERBELL
31000--31088 SIMPSON ROAD
WINCHESTER, CA 92596
MONOPINE (INDOOR)

DRAWN BY: PKC
CHECKED BY: JS

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1

CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES AND GOVERNMENT REGULATIONS. APPROVAL OF THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 1. 2010 CALIFORNIA BUILDING CODE
2. 2010 CALIFORNIA ELECTRICAL CODE
3. 2010 CALIFORNIA FIRE CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CALIFORNIA ENERGY CODE
7. 2010 CALIFORNIA FIRE CODE ORDINANCE - TITLE 19
8. COUNTY FIRE CODE ORDINANCE - TITLE 19
9. COUNTY PLUMBING AND CONSTRUCTION CODE ORDINANCE - TITLE 19

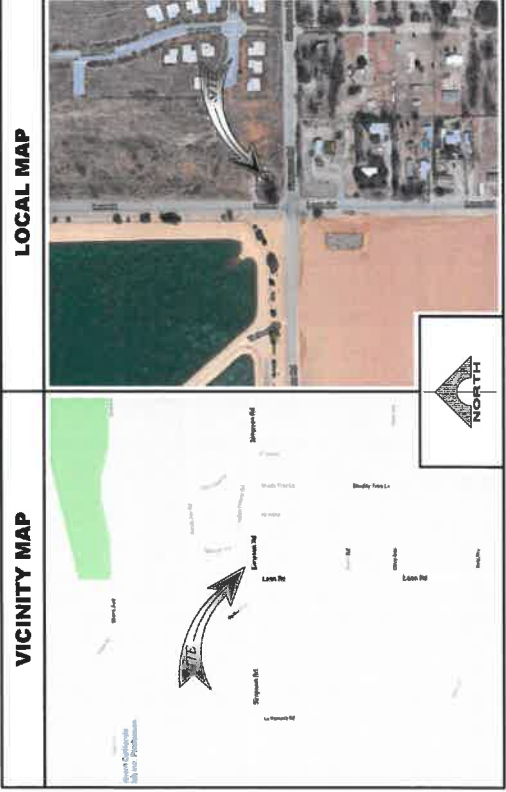
PROJECT TEAM

CLIENT REPRESENTATIVE: SMARTLINK LLC, 3300 IRVING AVENUE, SUITE 300, ALHAMBRA, CA 91806
CONSTRUCTION MANAGER: SCOTEL COMMUNICATIONS INC., 1600 WINDING AVENUE, SUITE 205, SAN MARINO, CA 91766
ATT PROJECT MANAGER: SMARTLINK LLC, 3300 IRVING AVENUE, SUITE 300, ALHAMBRA, CA 91806

ZONING: CASI INDUSTRIES INC., 1450 EMERSON AVE., SUITE D, ANAHEIM, CALIFORNIA 92807
ENGINEER: AT&T, 1450 EMERSON AVE., SUITE D, ANAHEIM, CALIFORNIA 92807
RF ENGINEER: AT&T, 1450 EMERSON AVE., SUITE D, ANAHEIM, CALIFORNIA 92807

SITE INFORMATION

APPLICANT / LESSEE: AT&T, 1450 EMERSON AVE., 3RD FLOOR, TUSTIN, CALIFORNIA 92780
PROPERTY OWNER: BOLA AND SONS, 204 S. ANDROS AVE., SUITE 101, TUSTIN, CALIFORNIA 92780
BUILDING SUMMARY: 37' x 20' (740 SQ FT)
LATITUDE: 33.70111111
LONGITUDE: -117.81111111



DRIVING DIRECTIONS

DRIVING FROM THE OFFICE: HEAD WEST ON SIMPSON ROAD TO THE INTERSECTION WITH WINCHESTER ROAD. TURN LEFT ONTO SIMPSON ROAD AND TURN LEFT ONTO SIMPSON ROAD. TURN LEFT ONTO SIMPSON ROAD AND TURN LEFT ONTO SIMPSON ROAD. TURN LEFT ONTO SIMPSON ROAD AND TURN LEFT ONTO SIMPSON ROAD.

LEGAL DESCRIPTION

SEE SURVEY FOR LEGAL DESCRIPTION



1400 EDINGER AVE
TUSTIN, CALIFORNIA 92790

smartlink
3300 IRVING AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 351-0725
FAX: (949) 351-1975



3151 EAST WILSON AVENUE SUITE 100
DANFORTH, CALIFORNIA 92620

NO.	REV.	DATE	DESCRIPTION
1	07/23/2009	ISSUE FOR PERMITS	
2	07/23/2009	ISSUE FOR PERMITS	
3	07/23/2009	ISSUE FOR PERMITS	
4	07/23/2009	ISSUE FOR PERMITS	
5	07/23/2009	ISSUE FOR PERMITS	
6	07/23/2009	ISSUE FOR PERMITS	
7	07/23/2009	ISSUE FOR PERMITS	
8	07/23/2009	ISSUE FOR PERMITS	
9	07/23/2009	ISSUE FOR PERMITS	
10	07/23/2009	ISSUE FOR PERMITS	
11	07/23/2009	ISSUE FOR PERMITS	
12	07/23/2009	ISSUE FOR PERMITS	
13	07/23/2009	ISSUE FOR PERMITS	
14	07/23/2009	ISSUE FOR PERMITS	
15	07/23/2009	ISSUE FOR PERMITS	
16	07/23/2009	ISSUE FOR PERMITS	
17	07/23/2009	ISSUE FOR PERMITS	
18	07/23/2009	ISSUE FOR PERMITS	
19	07/23/2009	ISSUE FOR PERMITS	
20	07/23/2009	ISSUE FOR PERMITS	

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FOR CONSTRUCTION**

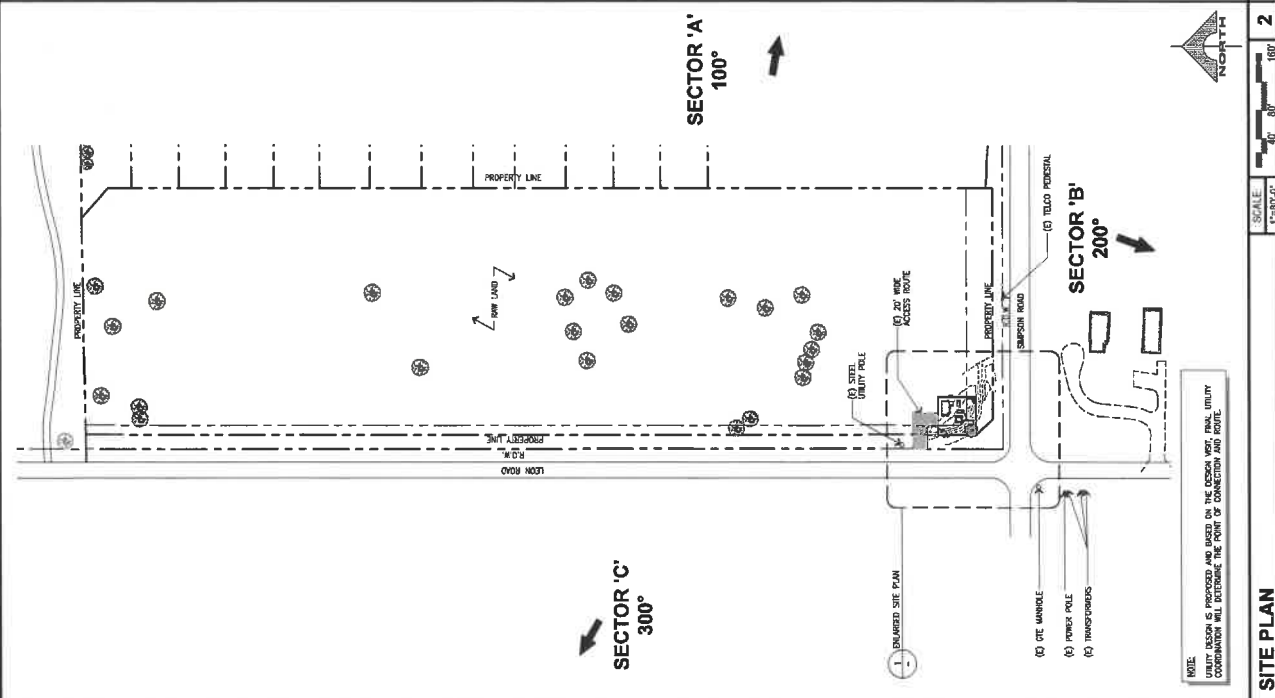
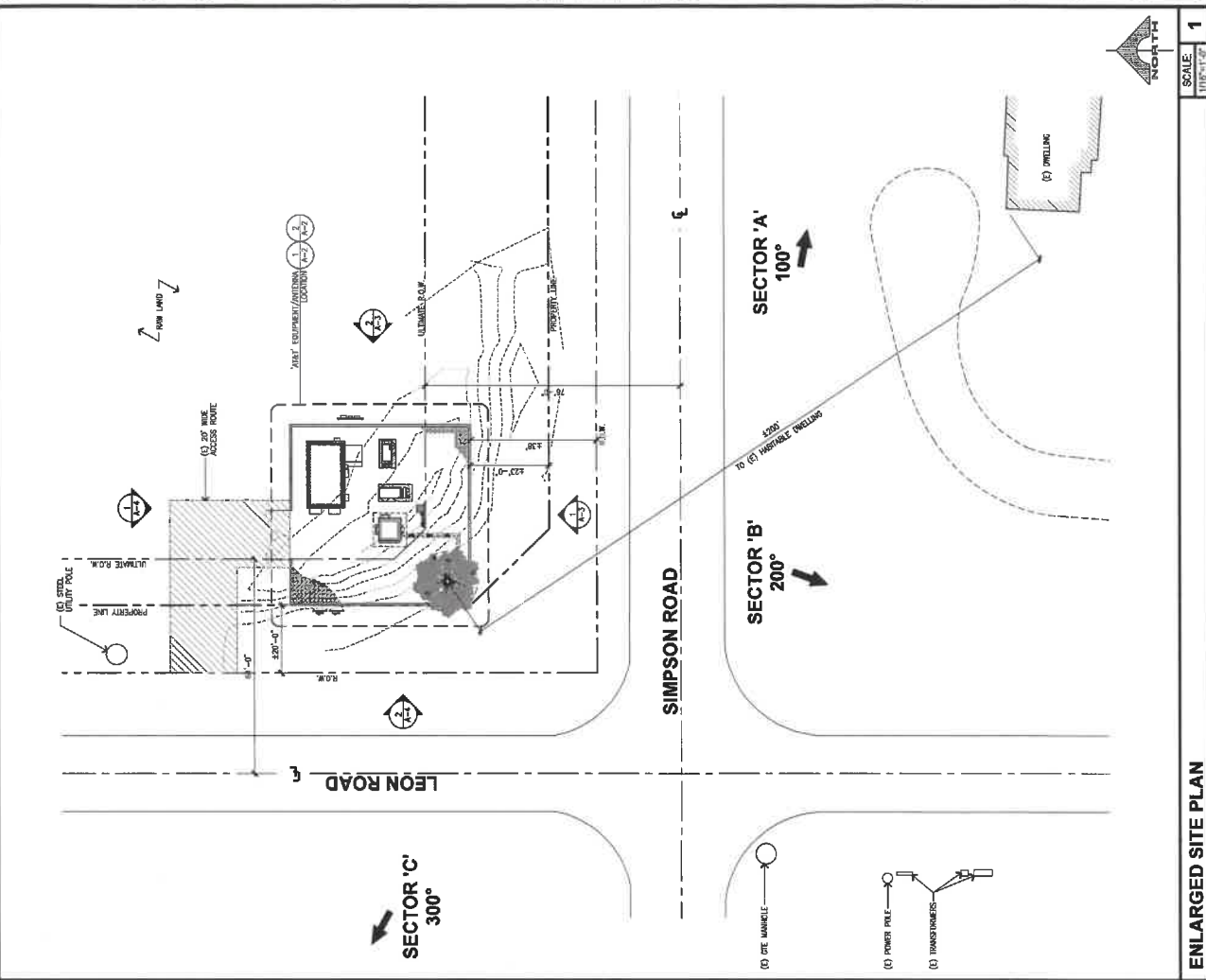
IT IS A VIOLATION OF LAW FOR ANY PERSON
UNLESS THEY ARE REGISTERED PROFESSIONAL ENGINEERS
TO ALTER THIS DOCUMENT.

CSLOT1867
ATC COLO TINCKERBELL
3100-31095 SIMPSON ROAD
WINCHESTER, CA 92596
MONOPHINE (INDOOR)

DRAWN BY: _____
PAC: _____
CHECKED BY: JS
DATE: _____

SHEET TITLE:
**SITE PLAN AND
ENLARGED SITE PLAN**

SHEET NUMBER:
A-1



NOTE:
UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN WEST, FINAL UTILITY
COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

SITE PLAN

2

SCALE
1" = 80'-0"

SCALE
1/8" = 10'-0"

ENLARGED SITE PLAN

1

NO.	DATE	DESCRIPTION
1	01/27/99	ISSUE FOR PERMITS
2	07/07/99	ISSUE FOR PERMITS
3	07/07/99	ISSUE FOR PERMITS
4	07/07/99	ISSUE FOR PERMITS

**NOT TO BE USED
FOR CONSTRUCTION**

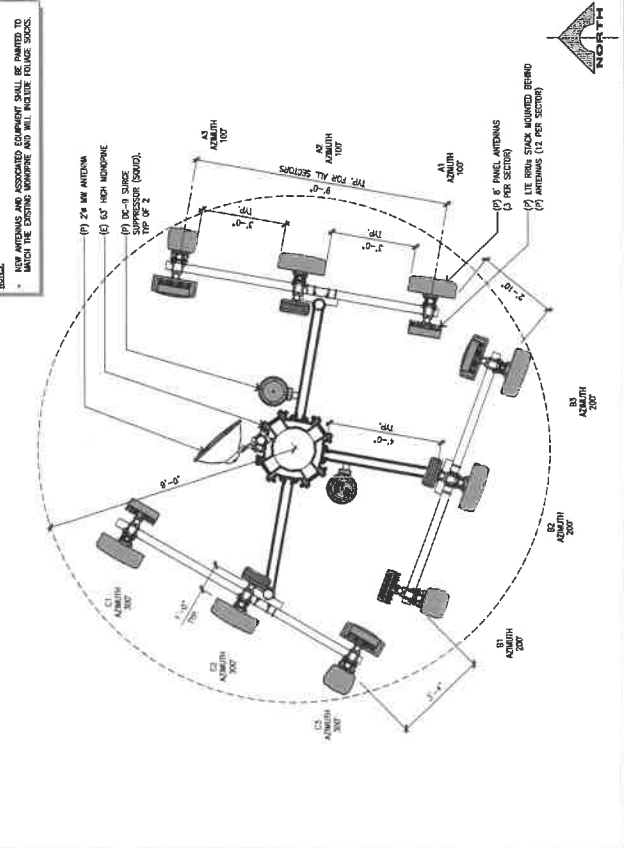
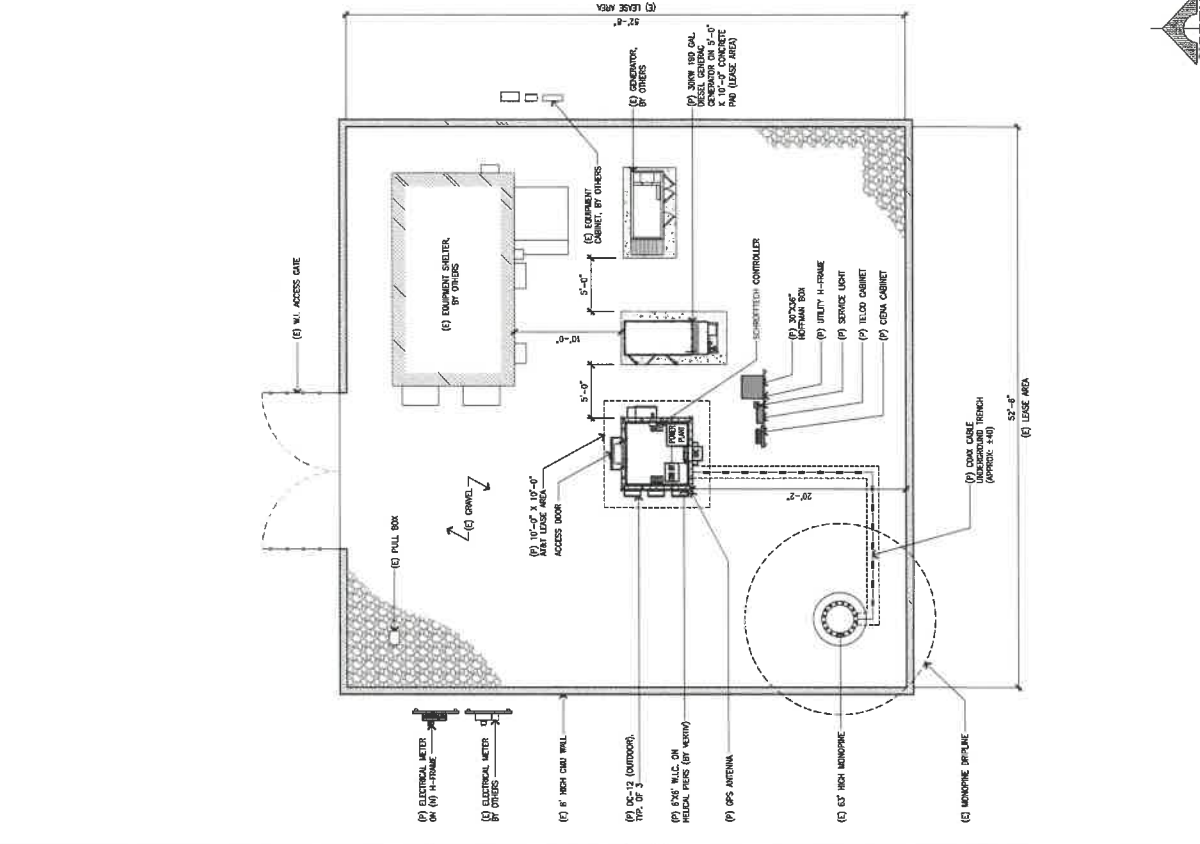
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CSLO1867
ATC COLO TINKERBELL
31000-31088 SIMPSON ROAD
WINCHESTER, CA 92596
MONOPHRE (INDOOR)

DRAWN BY: FJC
CHECKED BY: JS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN
& ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-2



ANTENNA PLAN
SCALE: 1/32" = 1' - 0"

3 LEASE AREA PLAN
SCALE: 3/16" = 1' - 0"
1

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	PROPOSED TECHNOLOGY	ANTENNA H/P/A/S/H-HEIGHT	SECT (° E, ° W)	ANTENNA AZIMUTH	RRU CENTER	JAMPER	TRANSMISSION LINES (LENGTH FT. +/-)	TR. CABLE (LENGTH FT. +/-)
A1	LTE	5'	0°	100°	48'-0"	<12"	4'-100'	4'-100'
A2	LTE	5'	0°	100°	48'-0"	<12"	4'-100'	4'-100'
B1	LTE	5'	0°	200°	48'-0"	<12"	4'-100'	4'-100'
B2	LTE	5'	0°	200°	48'-0"	<12"	4'-100'	4'-100'
B3	LTE	5'	0°	200°	48'-0"	<12"	4'-100'	4'-100'
C1	LTE	5'	0°	300°	48'-0"	<12"	4'-100'	4'-100'
C2	LTE	5'	0°	300°	48'-0"	<12"	4'-100'	4'-100'
C3	LTE	5'	0°	300°	48'-0"	<12"	4'-100'	4'-100'

MINIMUM CLEARANCES

SECTOR	RRU UP OR DOWN	RRU COUNT	RRU SEPARATION (DISTANCE FROM ANTENNA)	ANTENNA HEIGHT	RRU HEIGHT	MINIMUM CLEARANCE
A1	UP	4	<12"	18'	12'	8'
A2	UP	4	<12"	18'	12'	8'
B1	UP	4	<12"	18'	12'	8'
B2	UP	4	<12"	18'	12'	8'
B3	UP	4	<12"	18'	12'	8'
C1	UP	4	<12"	18'	12'	8'
C2	UP	4	<12"	18'	12'	8'
C3	UP	4	<12"	18'	12'	8'

ANTENNA AND RRU SCHEDULE
SCALE: 3/16" = 1' - 0"
3



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

Juan C. Perez
Agency Director



11/02/20, 9:35 am

PPW200007

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW200007. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

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. 2 AND - 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.

Advisory Notification. 3 AND - 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.

Advisory Notification. 4 AND - 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.

Advisory Notification. 5 AND - Exhibits

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

Exhibit A (Title Sheet, Site Plan), Sheet A-1, dated 07/28/2020.

Exhibit B (Elevations), Sheet A-3 through A-4, dated 07/28/2020.

Exhibit C (Lease Area/Antenna Plan and Antenna/ RRU Schedule), Sheet A-2, dated 07/28/2020

Advisory Notification. 6 AND - Federal, State, & Local Regulation Compliance

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 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)
 - 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}
 - 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}
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 - 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. 6 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)

Advisory Notification. 7 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. 8 AND - Project Description & Operational Limits

PPW200007 Approves a new AT&T colocation on an existing 75-foot tall wireless communication facility disguised as a pine tree, hereafter referred to as monopine. Ground-mounted equipment is installed within an existing equipment enclosure. Equipment includes one (1) 6'x6' steel Walk in Closet shelter on Helical Piers, one (1) 30Kw (190 gal.) Generac Diesel Generator, one (1) utility cabinets, one (1) GPS Antenna, one (1) FIF Racks, and one (1) DC Power Plant. Tower mounted equipment installed at 48 feet height centerline includes nine (9) 8' panel antennas (3 per sector), thirty-six (36) LTE RRUS at antenna level (12 per sector), one (1) 2' MW Antenna, and two (2) surge suppressors. The project is proposed within the development envelope of PP17566.

E Health

E Health. 1 ECP COMMENTS

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.

Planning

Planning. 1 Planning - 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. 1 **Planning - 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. 2 **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. 3 **Planning - 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. For collocations on simulated telecommunication towers disguised as trees, collocation tower mounted equipment shall include antenna socks, foliage, and paint to match the existing disguising elements of the tower.

Planning. 4 **Site Entitlements PP17566**

All conditions of PP17566 shall apply to this approval unless superseded by PPW200007.

Planning. 5 **Telcom – Backup Generator**

If a backup generator will 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 be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 6 **Telcom – Enclosure**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be within the site's existing equipment enclosure.

Planning. 7 **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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 **Telcom – Entitlement Life (cont.)**

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. 8 **Telcom – Equipment Cabinets**

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. 9 **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. 10 **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. 11 **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. 12 **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. 13 **Telcom – Site Maintenance**

The project site, specifically the collocation equipment proposed in this project, shall be kept in good

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 **Telcom – Site Maintenance (cont.)**

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 and reapplied on an as-needed basis.

Planning. 14 **Telcom – Tower Height**

Pursuant to this plan, the telecommunication collocation tower shall not exceed the height of the existing 75' wireless communication facility.

Planning. 15 **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. Installation of collocation equipment shall not interfere with this site requirement.

Planning. 16 **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. 17 **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 **Planning - Cultural - 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 **Planning - Cultural - 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Planning - Cultural - Unanticipated Resources (cont.)

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.

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: PPW200007

Parcel: 462020051

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0050-EPD-MAPPING – NOT A PART Not Satisfied

The project discussed in the "Findings of a Habitat Assessment AT&T Mobility, LLC Candidate CSL01867 (ATC Colo Tinkerbell) - PPW200007 31000-31098 Simpson Road, Winchester, Riverside County, California", prepared by Environmental Assessment Specials, Inc, dated revised January 27, 2020. In order to avoid Project-related impacts to the entire parcel "Not A Part" portion of APN 462-020-05, as shown in Figure 4 in the previously mentioned document, will be on all maps and exhibits, prior to a grading permit being issued.

060 - Planning-EPD. 2 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. 3 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

Plan: PPW200007

Parcel: 462020051

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD)
documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

Any proposed outdoor lighting must 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 General Plan.

080 - Planning. 2 0080-Planning-USE - PINE FRONDS Not Satisfied

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

080 - Planning. 3 0080-Planning-USE* - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

Plan: PPW200007

Parcel: 462020051

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-USE*- RVW BLDNG PLNS/SOCKS/BRN Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure 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.

Transportation

080 - Transportation. 1 SUBMIT WQMP IF REQUIRED Not Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

080 - Transportation. 2 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 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

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 (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.

Plan: PPW200007

Parcel: 462020051

90. Prior to Building Final Inspection

Planning

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

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

090 - Planning. 4 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 5 0090-Planning-USE*- SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPW200007 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.

Transportation

090 - Transportation. 1 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. 2 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 3 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



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

Juan C. Perez
Agency Director



11/02/20, 9:35 am

PPW200007

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW200007. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

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. 2 AND - 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.

Advisory Notification. 3 AND - 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.

Advisory Notification. 4 AND - 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.

Advisory Notification. 5 AND - Exhibits

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

Exhibit A (Title Sheet, Site Plan), Sheet A-1, dated 07/28/2020.

Exhibit B (Elevations), Sheet A-3 through A-4, dated 07/28/2020.

Exhibit C (Lease Area/Antenna Plan and Antenna/ RRU Schedule), Sheet A-2, dated 07/28/2020

Advisory Notification. 6 AND - Federal, State, & Local Regulation Compliance

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 **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)
 - 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}
 - 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}
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ADVISORY NOTIFICATION DOCUMENT

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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. 8 AND - Project Description & Operational Limits

PPW200007 Approves a new AT&T colocation on an existing 75-foot tall wireless communication facility disguised as a pine tree, hereafter referred to as monopine. Ground-mounted equipment is installed within an existing equipment enclosure. Equipment includes one (1) 6'x6' steel Walk in Closet shelter on Helical Piers, one (1) 30Kw (190 gal.) Generac Diesel Generator, one (1) utility cabinets, one (1) GPS Antenna, one (1) FIF Racks, and one (1) DC Power Plant. Tower mounted equipment installed at 48 feet height centerline includes nine (9) 8' panel antennas (3 per sector), thirty-six (36) LTE RRUS at antenna level (12 per sector), one (1) 2' MW Antenna, and two (2) surge suppressors. The project is proposed within the development envelope of PP17566.

E Health

E Health. 1 ECP COMMENTS

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.

Planning

Planning. 1 Planning - 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. 1 **Planning - 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. 2 **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. 3 **Planning - 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. For collocations on simulated telecommunication towers disguised as trees, collocation tower mounted equipment shall include antenna socks, foliage, and paint to match the existing disguising elements of the tower.

Planning. 4 **Site Entitlements PP17566**

All conditions of PP17566 shall apply to this approval unless superseded by PPW200007.

Planning. 5 **Telcom – Backup Generator**

If a backup generator will 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 be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 6 **Telcom – Enclosure**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be within the site's existing equipment enclosure.

Planning. 7 **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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 **Telcom – Entitlement Life (cont.)**

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. 8 **Telcom – Equipment Cabinets**

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. 9 **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. 10 **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. 11 **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. 12 **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. 13 **Telcom – Site Maintenance**

The project site, specifically the collocation equipment proposed in this project, shall be kept in good

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 **Telcom – Site Maintenance (cont.)**

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 and reapplied on an as-needed basis.

Planning. 14 **Telcom – Tower Height**

Pursuant to this plan, the telecommunication collocation tower shall not exceed the height of the existing 75' wireless communication facility.

Planning. 15 **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. Installation of collocation equipment shall not interfere with this site requirement.

Planning. 16 **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. 17 **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 **Planning - Cultural - 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 **Planning - Cultural - 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Planning - Cultural - Unanticipated Resources (cont.)

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.

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: PPW200007

Parcel: 462020051

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0050-EPD-MAPPING – NOT A PART Not Satisfied

The project discussed in the "Findings of a Habitat Assessment AT&T Mobility, LLC Candidate CSL01867 (ATC Colo Tinkerbell) - PPW200007 31000-31098 Simpson Road, Winchester, Riverside County, California", prepared by Environmental Assessment Specials, Inc, dated revised January 27, 2020. In order to avoid Project-related impacts to the entire parcel "Not A Part" portion of APN 462-020-05, as shown in Figure 4 in the previously mentioned document, will be on all maps and exhibits, prior to a grading permit being issued.

060 - Planning-EPD. 2 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. 3 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

Plan: PPW200007

Parcel: 462020051

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD)
documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

Any proposed outdoor lighting must 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 General Plan.

080 - Planning. 2 0080-Planning-USE - PINE FRONDS Not Satisfied

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

080 - Planning. 3 0080-Planning-USE* - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

Plan: PPW200007

Parcel: 462020051

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-USE*- RVW BLDNG PLNS/SOCKS/BRN Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure 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.

Transportation

080 - Transportation. 1 SUBMIT WQMP IF REQUIRED Not Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

080 - Transportation. 2 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 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

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.

Plan: PPW200007

Parcel: 462020051

90. Prior to Building Final Inspection

Planning

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

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

090 - Planning. 4 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 5 0090-Planning-USE* - SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPW200007 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.

Transportation

090 - Transportation. 1 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. 2 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 3 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



ATC 411719
OAA756418

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.c

Mailing Address: 3300 Irvine Ave Suite 300

<u>Newport Beach</u>	<u>CA</u>	<u>92660</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

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

Engineer/Representative Name: CASA Industries

Contact Person: Julius Santiago E-Mail: jsantiago@casaind.com

Mailing Address: 3300 Irvine Ave Suite 300

<u>Newport Beach, CA 92660</u>	<u>CA</u>	<u>92807</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

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

Property Owner Name: Isaac Bolanos

Contact Person: _____ E-Mail: _____

Mailing Address: 16514 E Murphy Road

<u>La Mirada</u>	<u>CA</u>	<u>90638</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

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.)

Isaac Bolanos

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): 462-020-051

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Simpson Rd, South of Grand Ave, East of Leon Rd, West of Memory Ln.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

AT&T proposes to collocate on an existing WTF and add cabinet equipment, 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	2782	65'	6	Wireless Telecommunication Facility	<input type="checkbox"/>	BXX027417
2					<input type="checkbox"/>	BXX027416
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). PP17566
(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:

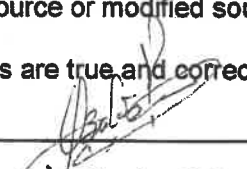
Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory 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)  Date 6-11-20
Owner/Authorized Agent (2) Alisha Strasheim Date 6/15/2020

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



ATC 411719
OAA756418



**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 [Signature] "Property Owner".

Description of application/permit use:

AT&T proposes to collocate on an existing unmanned 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): 462-020-051

Property Location or Address:
3100 Simpson Rd, Winchester, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Isaac Bolanos Phone No.: _____
 Firm Name: _____ Email: alisha.strasheim@smartlinkllc.com
 Address: 16514 E MURPHY Road
La Mirada, CA 90638

3. APPLICANT INFORMATION:

Applicant Name: Smartlink on behalf of AT&T 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

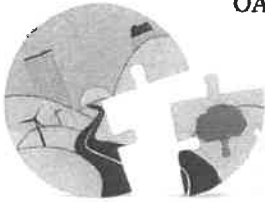
4. SIGNATURES:

Signature of Applicant: Alisha Strasheim Date: 6/15/2020
 Print Name and Title: Alisha Strasheim from Smartlink on behalf of AT&T

Signature of Property Owner: _____ Date: 6-11-20
 Print Name and Title: ISAAC BOLANOS OWNER

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 6-11-20

Property Owner(s) Signature(s) and Date

Isaac Bolanos

PRINTED NAME of Property Owner(s)

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

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

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

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

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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

4080 Lemon St. Riverside, CA 92502-1409

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

PLOT PLAN WIRELESS NO. 200007 – Except from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC. c/o Alisha Strasheim – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Simpson Road, easterly of Leon Road, westerly of Memory Lane, and southerly of Grand Avenue – 9.96 acres – Zoning: One-Family Dwellings (R-1). An AT&T Collocation on an existing 63 foot-tall wireless communication facility disguised as a monopine. Ground-mounted equipment proposed within the existing equipment lease area include one (1) 6' by 6' steel shelter on helical piers, one (1) 20kw Generac Diesel Generator, one (1) H-Frame, one (1) Utility Cabinet, and one (1) DC Power Plant . Tower-mounted equipment proposed at 48-foot centerline height of the existing monopine include nine (9) panel antennas, 15 LTE RRU, one (1) MW Antenna, two (2) DC-9 Surge Suppressors, and three (3) DC Power Plant. The proposed collocation does not modify the height, disguising elements, or square footage of the existing equipment lease area. APN: 462-020-051.

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 or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on November 16, 2020.**

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after November 16, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 15, 2020,

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

APN (s) or case numbers PPW200007 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

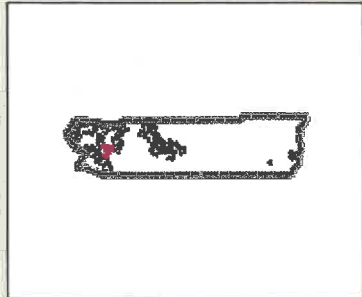
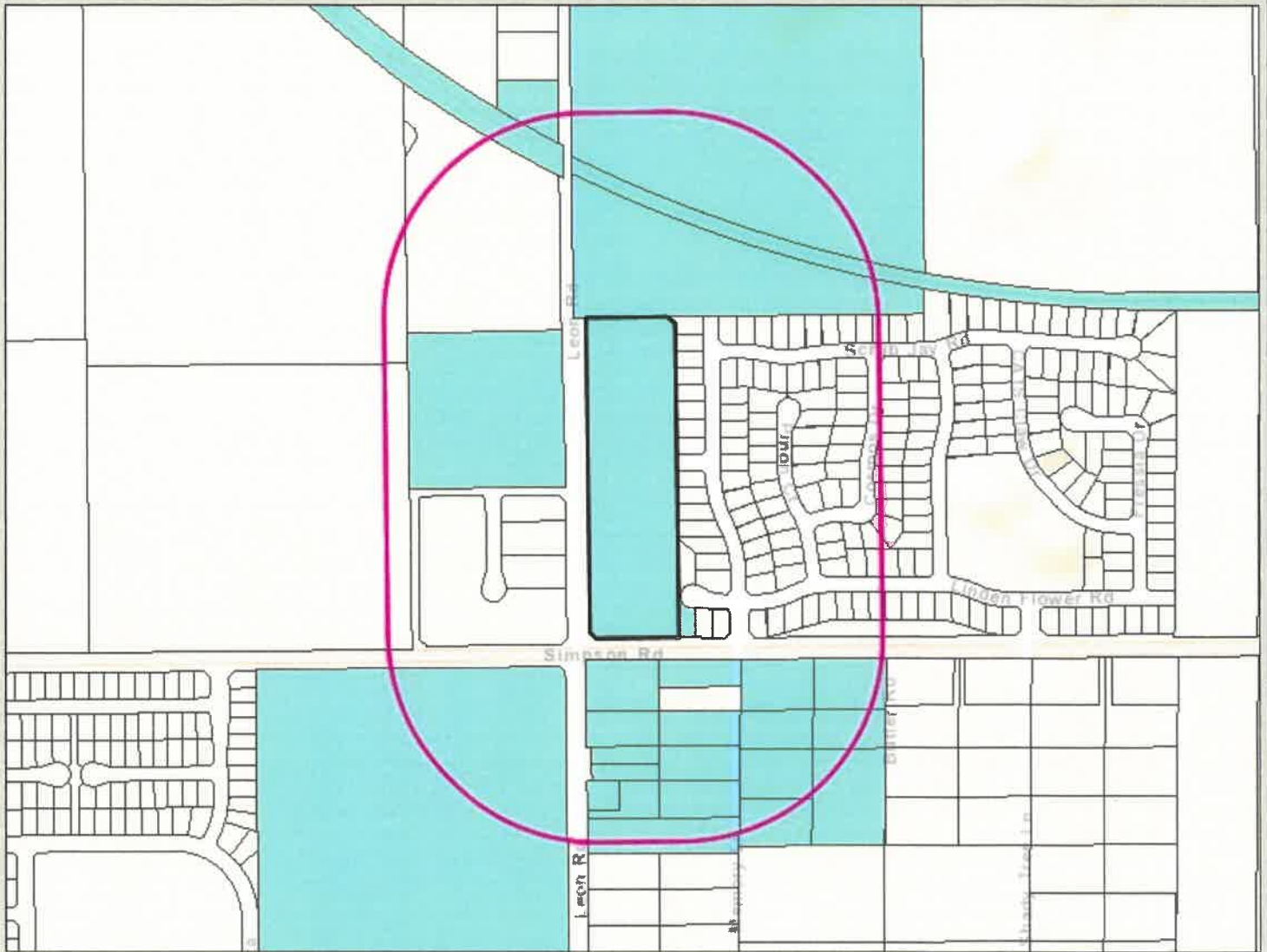
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW200007 (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...9/15/2020 8:40:22 AM

© Riverside County RCIT

462030024
JEFFREY ALAN DUER
28640 LEON RD
WINCHESTER CA 92596

462030030
MARGIE A. NEWMAN
28561 MEMORY LN
WINCHESTER CA 92596

462020006
CRAIG D. WALLACE
1110 RIVER ROCK DR
FOLSOM CA 95630

462030027
GILBERTO R. CORVERA
28620 LEON RD
WINCHESTER CA 92596

462030028
GILBERT CABARUVIAS
7329 EL TOMASO WAY
BUENA PARK CA 90620

462030053
SAMUAL TODD OLSON
5865 LAKE MURRAY BLVD
LA MESA CA 91942

462030060
MITCHELL R. COLLINS
31093 SIMPSON RD
WINCHESTER CA 92596

461140036
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

461140025
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

462030054
JOE M. SERRANO
622 WOODLAND PKY
SAN MARCOS CA 92069

462030073
RAFAEL GOMEZ
31203 SIMPSON RD
WINCHESTER CA 92596

461140027
RIVERSIDE COUNTY TRANSPORTATION
P O BOX 12008
RIVERSIDE CA 92502

461150006
RANCHOS PROP
3660 WILSHIRE BLVD NO 108
LOS ANGELES CA 90010

462030031
QUAIL INDUSTRIES
22477 BEAR CREEK DR
MURRIETA CA 92562

462190001
WATERMARKE HOMES
1505 S D ST STE 200
SAN BERNARDINO CA 92408

462030026
SHERMAN L. REYNOLDS
28630 LEON RD
WINCHESTER CA 92596

462030048
RUTH J. DENHAM
28580 LEON RD
WINCHESTER CA 92596

462030074
F T FAMILY REVOCABLE LIVING TRUST
28595 BUTLER RD
WINCHESTER CA 92596

462020051
ISAAC BOLANOS
16514 MURPHY RD
LA MIRADA CA 90638

462030049
DEVIN ARTHUR ARMSTRONG
28590 LEON RD
WINCHESTER CA 92596

462030057
GREEN LORENE F REVOCABLE TRUST DATED
3826 W 157TH ST
LAWNDALE CA 90260

462030058
MARIA DE LOS A GONZALEZ
28640 MEMORY LN
WINCHESTER CA 92596

462020026
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

462020039
LANSING STONE STAR
12671 HIGH BLUFF STE 150
SAN DIEGO CA 92130

462030025
BANK OF AMERICA
28621 MEMORY LN
WINCHESTER CA 92596

462030033
SUH FRANK KOON & CHONG CHA SUH REV LIV
29237 MORAGA ST
MENIFEE CA 92584

462030042
ADAM GHULOUM
44604 RISTOW CT
TEMECULA CA 92592

Smartlink, LLC.
C/O Alisha Strasheim
3300 Irvine Avenue, Suite 300
Newport Beach, CA 92660
RE: PPW200007 - Applicant

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

Isaac Bolanos
16514 Murphy Road
La Mirada, CA 90638
RE: PPW200007 - Owner

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

Casa Industries
C/O Julius Santiago
10650 Reagan Street
Los Alamitos, CA 90720
RE: PPW200007 - Representative



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: PPW200007

Project Location: APN: 462-020-051

Project Description: PLOT PLAN NO. 200007 (PPW200007) proposes a new AT&T colocation on an existing 75-foot tall wireless communication facility disguised as a pine tree, hereafter referred to as monopine. Ground-mounted equipment is installed within an existing equipment enclosure. Equipment includes one (1) 6'x6' steel Walk in Closet shelter on Helical Piers, one (1) 30Kw (190 gal.) Generac Diesel Generator, one (1) utility cabinets, one (1) GPS Antenna, one (1) FIF Racks, and one (1) DC Power Plant. Tower mounted equipment installed at 48 feet height centerline includes nine (9) 8' panel antennas (3 per sector), thirty-six (36) LTE RRUS at antenna level (12 per sector), one (1) 2' MW Antenna, and two (2) surge suppressors. The project is proposed within the development envelope of PP17566.

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)

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

Reasons why project is exempt: The 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: _____

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s): TR36288E02

Applicant(s):


Area Plan: Harvest Valley/Winchester

Dave Jacinto

Zoning Area/District: Winchester Area

Supervisory District: Third District

Project Planner: Kathleen Mitchell


John Hildebrand
Interim Planning Director

APN(s): 461-160-044

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide ten (10) Gross Acres into 72 single family residential lots with lot sizes ranging from 3,600 to 8,190 square feet, and two (2) water quality basin lots. The location of the tentative tract map was originally approved in Specific Plan No. 293 for a school site. On April 4, 2007, Hemet Unified School District provided a letter to the applicant indicating their intent to abandon their interest in using the property as a school site. The applicant thus moved forward with a Tentative Tract Map in place of the school site as allowed under Specific Plan No. 293.

The Project is located in the Harvest Valley/Winchester Area Plan and the Highway 79 Policy Area. The Project site is located north of Domenigoni Parkway, east of La Ventana Road, south of Winchester Hill Drive, and west of Leon Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36288**, extending the expiration date to November 7, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 36288 was originally approved at Planning Commission on November 7, 2012. The Notice of Decision of the Planning Commission action was received and filed by the Board of Supervisors on December 11, 2012.

The First Extension of Time was approved at Planning Commission on February 7, 2018. The Second Extension of Time was received October 23, 2020, ahead of the expiration date of ahead of the expiration date of November 7, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and agreed to accept them January 3, 2018 during the preparation of their First Extension of Time. With the approval and inclusion of these conditions on the First Extension of Time, no additional conditions are necessary for the Second Extension of Time.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460,

replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number of years a map may be extended is 6 years. The first extension granted 3 years, and this second extension will utilize the remaining 3 years available to extend this tentative map after approval.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become November 7, 2023.

State Bills

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension for approved tentative maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013. AB116 extended the tentative map's expiration date to November 7, 2017.

ENVIRONMENTAL REVIEW

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

FINDINGS

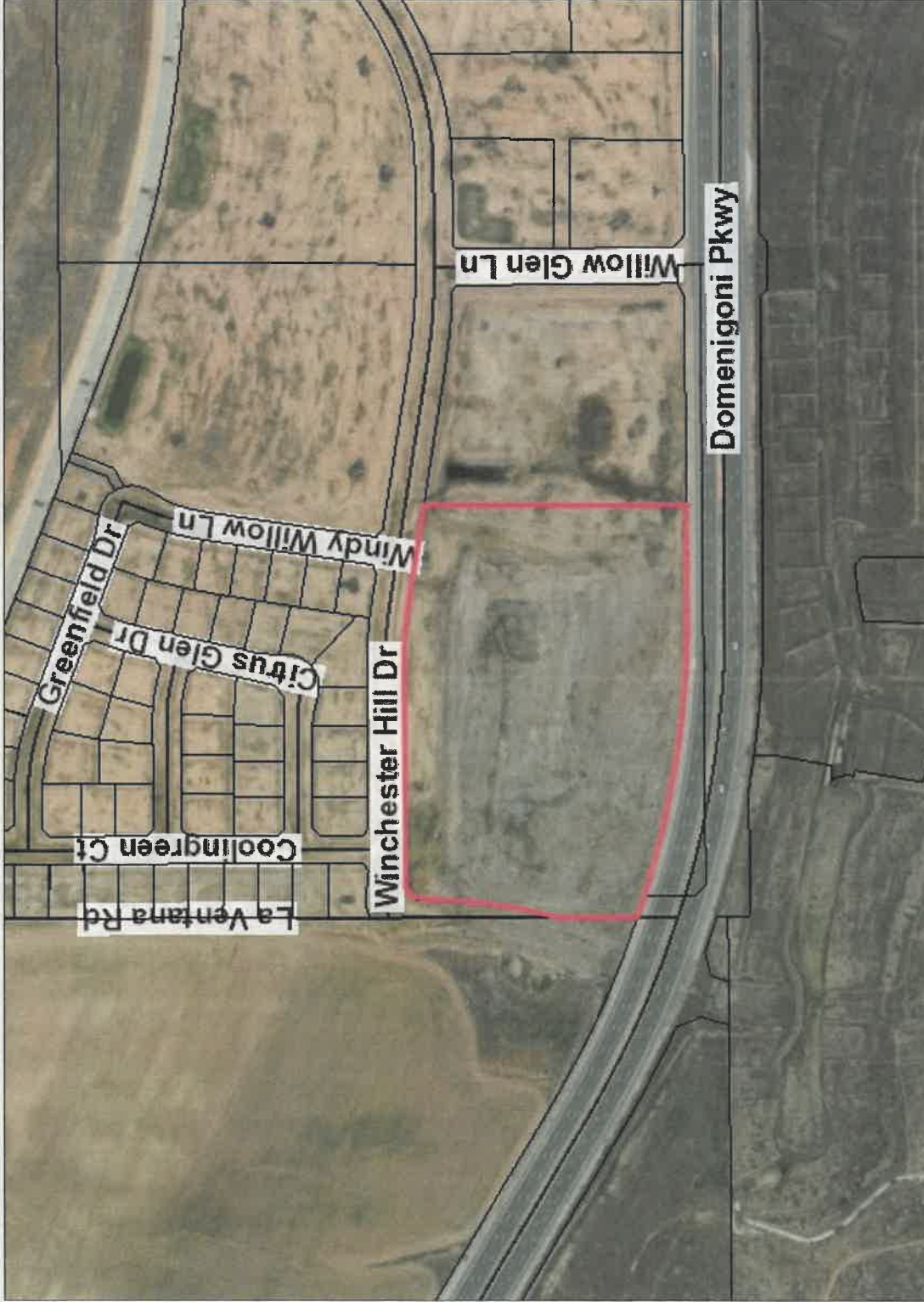
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings


1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

2nd EOT for TR36288

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas

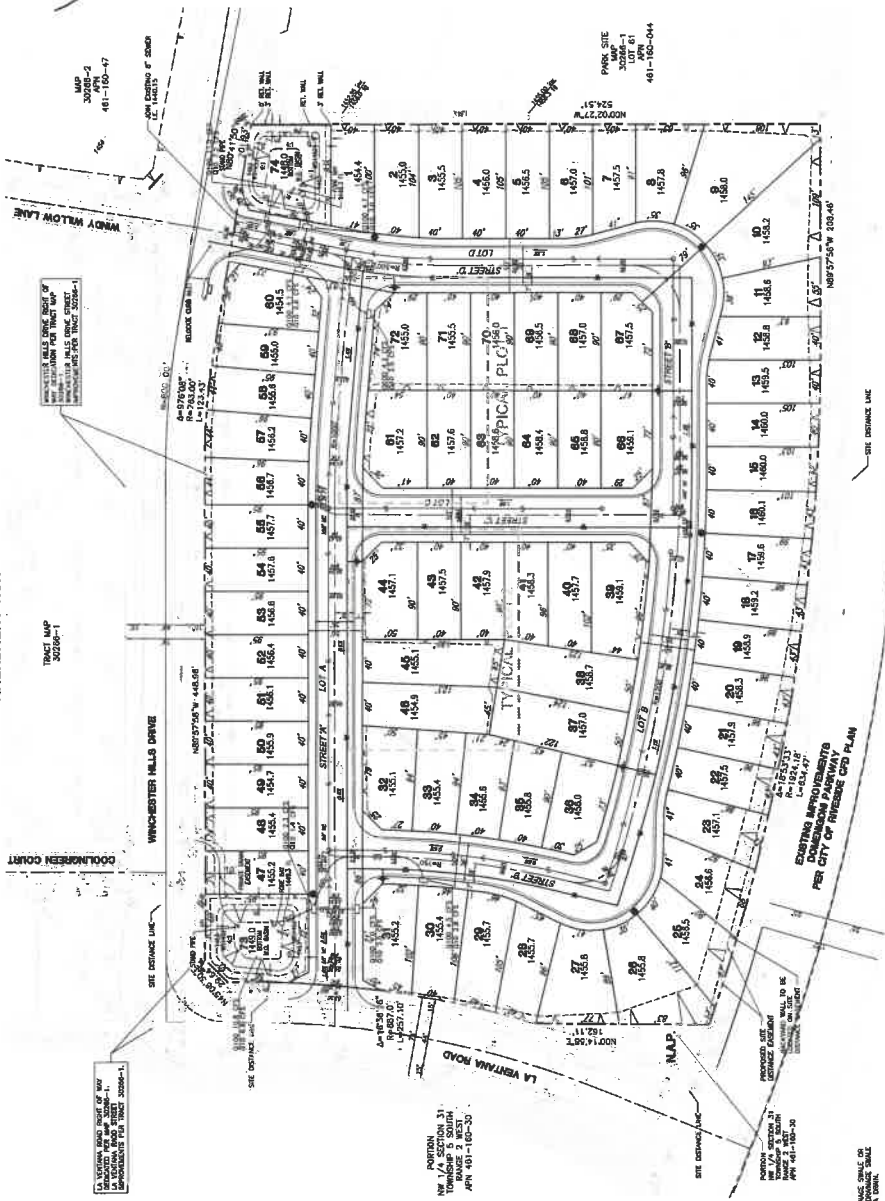
Notes

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COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36288 WINCHESTER HILLS PA-19

AMENDMENT NO. 1



CONTRACT MAPS AND RECORDS
 COUNTY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT
 1400 EAST G STREET, SUITE 100
 ANAHEIM, CALIFORNIA 92816
 PHONE: (714) 775-4777
 FAX: (714) 775-4778
 EMAIL: mapinfo@planning.ca.gov

RECORDING INFORMATION
 MAP NO. 36288-2
 APRIL 11, 2011

LEGAL DESCRIPTION
 ALL OF LOT 48, TRACT MAP NO. 36288-1, FILED FOR RECORD IN COUNTY OF RIVERSIDE, CALIFORNIA, AND THE INTERESTS THEREIN.

OWNER
 SOUTHERN CALIFORNIA Edison COMPANY
 3400 SOUTH PACIFIC AVENUE, SUITE 300
 ANAHEIM, CALIFORNIA 92815
 PHONE: (714) 935-4777
 TELEPHONE: (714) 935-4777

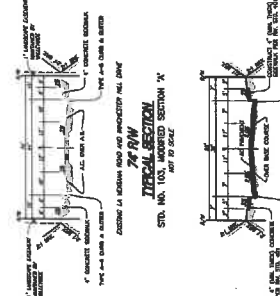
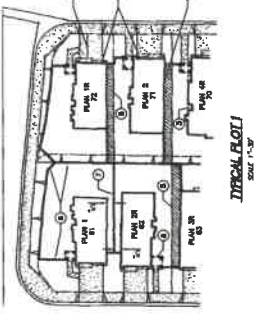
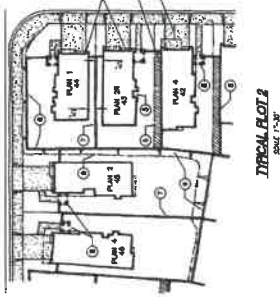
PRELIMINARY BENCHMARK
 DATE: 3/28/2011
 BY: [Name]
 PROJECT NO. 1010-004
 SHEET NO. 1010-004-001
 SCALE: AS SHOWN

LEGAL DESCRIPTION
 ALL OF LOT 48, TRACT MAP NO. 36288-1, FILED FOR RECORD IN COUNTY OF RIVERSIDE, CALIFORNIA, AND THE INTERESTS THEREIN.

OWNER
 SOUTHERN CALIFORNIA Edison COMPANY
 3400 SOUTH PACIFIC AVENUE, SUITE 300
 ANAHEIM, CALIFORNIA 92815
 PHONE: (714) 935-4777
 TELEPHONE: (714) 935-4777

CONTRACT MAPS AND RECORDS
 COUNTY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT
 1400 EAST G STREET, SUITE 100
 ANAHEIM, CALIFORNIA 92816
 PHONE: (714) 775-4777
 FAX: (714) 775-4778
 EMAIL: mapinfo@planning.ca.gov

TRACT MAP
 36288-2
 APRIL 11, 2011



LOT TABULATION

LOT NUMBER	ACRES	LOT AREA (SQ FT)	PERCENTAGE P.O. BOX
1	0.03	1,350	0.03
2	0.03	1,350	0.03
3	0.03	1,350	0.03
4	0.03	1,350	0.03
5	0.03	1,350	0.03
6	0.03	1,350	0.03
7	0.03	1,350	0.03
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69	0.03	1,350	0.03
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71	0.03	1,350	0.03
72	0.03	1,350	0.03
73	0.03	1,350	0.03
74	0.03	1,350	0.03
75	0.03	1,350	0.03
76	0.03	1,350	0.03
77	0.03	1,350	0.03
78	0.03	1,350	0.03
79	0.03	1,350	0.03
80	0.03	1,350	0.03
81	0.03	1,350	0.03
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85	0.03	1,350	0.03
86	0.03	1,350	0.03
87	0.03	1,350	0.03

TOTAL LOTS
 87
 TOTAL ACRES: 2.88
 TOTAL LOT AREA: 117,150 SQ FT
 PERCENTAGE P.O. BOX: 3.58 %

UNINCORPORATED SERVICE AREA
 DIGIARTIST
 ONE RELL FREE
 277-5500
 PER SERVICE AREA OFFICE FOR INFO

COUNTY OF RIVERSIDE

APPROVED: _____ DATE: _____

AMENDMENT NO. 1

PANGAEA
 LAND CONSTRUCTION, INC.
 4646 La Brea Drive, Suite H
 VAN NUYS, CA 91411
 (818) 709-8888

STANDARD
 SHEET 7-22

STANDARD
 SHEET 7-23

Extension of Time Environmental Determination

Project Case Number: TR36288

Original E.A. Number: EA42327

Extension of Time No.: 2nd Extension of Time

Original Approval Date: November 7, 2012

Project Location: North of Domenigoni Parkway, east of La Ventana Road, south of Winchester Hill Drive, and west of Leon Road

Project Description: TR36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots ranging in size from 3,600 to 8,190 square feet, and two (2) water quality basin lots.

On November 7, 2012, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Kathleen Mitchell, Urban Planner II
For John Hildebrand, Interim Planning Director

Date: 12/3/20



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.4

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s): TR32372E03

Applicant: Richland Communities Inc.

Area Plan: Lakeview/Nuevo

c/o Craig Cristina

Zoning Area/District: Nuevo Area


Representative(s):

Supervisory District: Fifth District

Van Dell & Associates Inc.

Project Planner: Kathleen Mitchell

APN #'s: 30707003, -004, -005 307080003, -004, -005,
-006, 30709000, -002, -004, -005, -006,
307100001, -003, -004, 307110003, -007, -008,
307220001, 307230017, -019, -020


John Hildebrand
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 305.80 gross acres into 803 single family residential lots with a minimum lot size of 5,000 square feet. The project is being proposed within Planning Areas 4, 5, 13, 16, 22, and 26 of Specific Plan No. 239 (Stoneridge) as modified by Specific Plan Substantial Conformance Number 1. The project proposes two potential school sites within the Val-Verde Unified School District, one 17.8 acre community sports park and one 21.2 acre open space parcel to be maintained by CSA146A, and 8 open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association.

The Project is located in the Lakeview/Nuevo Area Plan and the Nuevo Zoning Area. The Project site is located north of E Nuevo Road and south of Ramona Expressway.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32372**, extending the expiration date to December 13, 2022, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32372 was originally approved at Planning Commission on December 13, 2006. The Notice of Decision of the Planning Commission action was received and filed by the Board of Supervisors on March 13, 2007.

The First Extension of Time for Tentative Tract Map No. 32372 was approved at Planning Commission on January 18, 2017, and extended the map to December 13, 2017. The Second Extension of Time was approved at Planning Commission on November 1, 2017, and extended the map to December 13, 2020. The Third Extension of Time was received on October 15, 2020 ahead of the expiration date, December 13, 2020. This extension of time will be for 2 years, and will extend the recordation period to the end of the 6-year extension-of-time life-span. The Applicant and the County negotiated conditions of approval and reached consensus on November 5, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (November 5, 2020) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 13, 2022. This extension of time will extend the recordation period to the end of the available extension-of-time life-span.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011. SB1185 extended the tentative map's expiration date to December 13, 2010.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012. AB333 extended the tentative map's expiration date to December 13, 2012.

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

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension for approved tentative maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013. AB116 extended the tentative map's expiration date to December 13, 2016.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

3rd EOT for TR32372

Vicinity Map



Legend

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 12,436 24,873 Feet



© Riverside County RCIT GIS

Plan: TR32372E03

Parcel: 307070003

50. Prior To Map Recordation

E Health

050 - E Health. 1 (50) E Health- EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

Transportation

050 - Transportation. 1 (50) Transportation- EOT3 - FINAL ACCESS AND MAINT Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 (60) BS-Grade- EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on

Plan: TR32372E03

Parcel: 307070003

60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 1 (60) BS-Grade- EOT3 - REQ BMP SWPPP WQMP (cont.) Not Satisfied
the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

- 060 - Transportation. 1 (60) Transportation- EOT3 - FINAL WQMP FOR GRADING Not Satisfied

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

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

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

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 1 (80) Transportation- EOT3 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

- 090 - BS-Grade. 1 (90) BS-Grade- EOT3 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

Plan: TR32372E03

Parcel: 307070003

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 (90) BS-Grade- EOT3 - WQMP REQUIRED (cont.) Not Satisfied

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1 (90) Transportation- EOT3 - WQMP COMP AND BNS REG Not Satisfied

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

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

Mitchell, Kathleen

From: Brian Hardy <bhardy@richlandcommunities.com>
Sent: Thursday, November 5, 2020 8:55 AM
To: Mitchell, Kathleen; Samantha Kuhns
Subject: RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 32372

Follow Up Flag: Follow up
Flag Status: Flagged

These are acceptable.

Brian Hardy

Vice President – Land Entitlement
Email: bhardy@richlandcommunities.com
Cell: 949.698.2191



From: Mitchell, Kathleen <KMitchell@Rivco.org>
Sent: Tuesday, November 3, 2020 4:40 PM
To: Brian Hardy <bhardy@richlandcommunities.com>; Samantha Kuhns <skuhns@richlandcommunities.com>
Subject: RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 32372

Attn:
Richland Communities
c/o Brian Hardy & Samantha Kuhns
3161 Michelson Dr.
Irvine, CA, 92612

RE: THIRD EXTENSION OF TIME REQUEST for Tentative Tract Map No. 32372

Good morning,

I am contacting you in regard to your Extension of Time Request for Tentative Tract Map No. 32372. The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

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

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

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

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

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

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

Best,
Kathleen Mitchell

Kathleen Mitchell

TLMA-Planning ~ Urban Planner II

Email: kmitchell@rivco.org

Phone: 951-955-6836



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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County of Riverside California

Extension of Time Environmental Determination

Project Case Number: TR32372
 Original E.A. Number: EA39713
 Extension of Time No.: 3rd Extension of Time
 Original Approval Date: December 13, 2006
 Project Location: North of E Nuevo Road, South of Ramona Expressway

Project Description: Tract Map No. 32372 is a Schedule "A" subdivision of 305.80 gross acres into 803 single family residential lots. The project is being proposed within Planning Areas 4, 5, 13, 16, 22 and 26 of Specific Plan No. 239 (Stoneridge) as modified by Specific Plan Substantial Conformance Number 1. The project proposes two potential school sites within the Val-Verde Unified School District, one 17.8 acre community sports park and one 21.2 acre open space parcel to be maintained by CSA146A, and 8 open-space trails/ landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association.

On December 13, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  Date: 12/13/20
 Kathleen Mitchell, Urban Planner II
 John Hildebrand, Interim Planning Director



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

1 . 5

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s): PP25693
CEQA Exempt Section 15303
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Rob Gonzalez
Project APN(s): 476-030-001

Applicant(s):
Verizon Wireless

Representative(s):
Brett Smirl


 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 25693 (PP25693) is a request by Verizon Wireless to construct a new unmanned disguised 50-foot mono-pine Wireless Communication Facility consisting of twelve (12) panel antennas at 41 feet centerline height, nine (9) RRUs antennas, and two (2) parabolic antennas with a 440 square foot lease area enclosed by a 9-foot block perimeter wall.

The project site is located east of Winchester Road and west of Pourroy Road.

The above is hereinafter referred to as “The Project” or “Project.”

A notice of the Planning Director’s approval was mailed to property owners within 600 feet of the project site and was published in the Press Enterprise Newspaper on starting on November 11, 2020. 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 December 7, 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,

File No(s). PP25693

Planning Commission Hearing: December 16, 2020

Page 2 of 2

APPROVE PLOT PLAN NO. 25693 (PP25693), subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.



DIRECTOR'S HEARING REPORT OF ACTIONS DECEMBER 7, 2020

1.0 CONSENT CALENDAR:

- 1.1 **ADOPTION OF THE REVISED 2020 DIRECTOR'S HEARING CALENDAR** – Changing the December 14, 2020 meeting location from the Desert to Riverside. **ADOPTED** the Revised 2020 Director's Hearing Calendar.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36564** – Applicant: TSG Cherry Valley, LP c/o Brian Rupp – Engineer: Albert A Webb Associates c/o Haley Franco & Nicole Torstvet – Fifth Supervisorial District – Cherry Valley Zoning District– The Pass Area Plan – Community Development: Light Industrial (CD-LI) – Public Facility (PF) – Open Space: Recreation (OS-R) – Cherry Valley Gateway Policy Area - Location: Northerly of Cherry Valley Boulevard, easterly of Interstate 10, and westerly of Vineland Street – 230 Gross Acres – Zoning: Industrial Park (I-P) – Controlled Development (W-2) – Approved Project Description: The Tentative Parcel Map proposes a Schedule "E" subdivision of 229 acres into four (4) parcels, including two (2) industrial buildings on approximately 140.23 acres and approximately 84.8 acres to remain as natural open space – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36564, extending the expiration date to October 17, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **CONTINUED** to January 11, 2021.

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

NONE

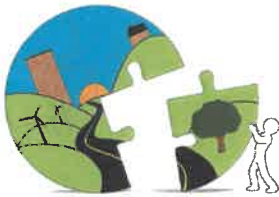
3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 25693 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Owner: Valley Wide Recreation & Park District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southeasterly of Winchester Road, southwesterly of Abelia Street, and westerly of Wintersweet Lane – Zoning: Winchester Specific Plan No. 286, Planning Area 10A/11/16 – **REQUEST:** Plot Plan No. 25693 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, 12 panel antennas at the 41-foot height, two (2) parabolic antennas, nine (9) remote radio units, two (2) tower mounted junction boxes, five (5) outdoor equipment cabinets, three (3) GPS antennas, one 15kW stand-by generator, and two (2) 50KVA transformers within a 440 sq. ft. lease area. 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. 25693, 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. 25693, 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. 25693, 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.:

3.1

Director's Hearing: December 7, 2020

PROPOSED PROJECT

Case Number(s): PP25693
CEQA Exempt Section 15303
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Rob Gonzalez
Project APN(s): 476-030-001

Applicant(s):

Verizon Wireless

Representative(s):

Brett Smirl


 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 25693 (PP25693) is a request by Verizon Wireless to construct a new unmanned disguised 50-foot mono-pine Wireless Communication Facility consisting of twelve (12) panel antennas at 41 feet centerline height, nine (9) RRUs antennas, and two (2) parabolic antennas with a 440 square foot lease area enclosed by a 9-foot block perimeter wall.

The project site is located east of Winchester Road and west of Pourroy Road.

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. 25693 (PP25693), subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Winchester 1800 (SP 286), Planning Area 16A
Specific Plan Land Use:	Open Space: Recreation (OS: R)

Existing General Plan Land Use Designation:	Open Space: Recreation (OS: R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation (OS:C)
East:	Medium High Density Residential (MHDR)
South:	Open Space: Recreation (OS: R)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Specific Plan (SP 286 - Winchester 1800), Planning Area 16A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 286 - Winchester 1800), Planning Areas 2C and 9, General Commercial (C-1/C-P)
East:	Specific Plan (SP 286 - Winchester 1800), Planning Area 10A
South:	Specific Plan (SP 286 - Winchester 1800), Planning Area 10B
West:	Specific Plan (SP 286 - Winchester 1800), Planning Area 2C, Rural Residential (R-R), One-Family Dwellings (R-1)
Existing Use:	Abelia Sports Park
Surrounding Uses	
North:	Vacant Parcel
East:	Single family residential
South:	Single Family Residential
West:	Vacant Parcel, Single family residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	16.25	N/A
Proposed Lease Area (SQFT):	440	N/A
Structure 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	440	1:1	1	1
TOTAL:			1	1

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes – Warm Springs Creek
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 22.45 miles away from Palomar
WRCMSHCP Criteria Cell:	Yes – Cell Number 5275 & 5376
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In within an SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

On October 21, 2014, the applicant, Verizon Wireless, submitted Plot Plan No. 25693, proposing the construction of a wireless communication facility disguised as a natural pine tree. The project was reviewed by the Development Advisory Committee and has received all departmental clearances. No co-location at alternative locations are available in the area and the site was selected since it is the best location to address the lapse in coverage in the area.

Landscaping

The project includes a conceptual landscaping and irrigation plan. The project includes landscaping around the perimeter of the leased area. The landscaping matches and augments the natural landscaping of the area. The perimeter of the facility includes Hopseed Bushes and a 48" box Afghan Pine. The Afghan Pine typically grows to a 40-foot height when fully matured and will enhance the disguising effect for the wireless facility.

Sphere Of Influence / Comment Letters

The project site is located within the City of Temecula's Sphere of Influence. The project was provided to the City of Temecula for review and comment. No comments from the City of Temecula or others were received either in favor or opposition of the project at the time of writing of this staff report.

ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15303 (d) (New Construction or Conversion of Structures) of CEQA Guidelines which recognizes exemptions for the construction or installation of small new equipment and facilities on small structures. 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.

In addition, the project qualifies for the Class 3 exemption 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 the facility will be located within a park that includes open spaces and landscaped areas. The facility is disguised to match the look of a natural pine tree. The existing pine trees surrounding the project site assist in blending and concealing, therefore minimizing aesthetic impacts.
2. The project qualifies for the Class 3 exemption since it would 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 low to moderate liquefaction, the site's 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 (GEO200025) to address geotechnical soil concerns.

Additionally, the project is located within a WRCMSHCP Criteria Cell and has been reviewed to confirm that the project will not have a significant effect on the environment due to the circumstance. The project has been reviewed by the Western Riverside County Regional Conservation Authority (RCA) and has concluded a Joint Project Review. RCA has concluded that the project is consistent with both the criteria cell requirements, other plan requirements, and MSHCP requirements. Additionally, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have reviewed the case and concurred as well. The project has received an approved review from the Habitat Assessment & Negotiation Strategy (HAN180001), and A Planning Biological Report (PDB06202).

FINDINGS

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 Rural and a Land Use Designation of Open Space-Recreation (OS-R). The property's General Plan Designation identifies those areas appropriate for the preservation of open space for recreation such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. The project site is surrounded by properties which are designated Open Space - Conservation to the north and west, Medium High Density Residential to the south and east. The proposed Project is consistent with the General Plan, as wireless communication facilities are allowed to support and provide communication infrastructure to residential, commercial, and agricultural areas.
2. The project site is within a Specific Plan Zoning Classification which is govern by the Winchester Specific Plan 1800 #286, Area Plan 16A. The permitted uses and development standards for the Planning Area are the same as those identified in Article VIIIe (R-5 Zone, Open Area Combining Zone Residential Developments), except where modified by Specific Plan No. 286. The proposed project is located within a residential zone and the use is permitted by 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 proposed use, a disguised wireless communication facility has been designed to look like a mature pine tree (monopine). The proposed disguising elements provide sufficient coverage to screen the tower-mounted equipment. The ground mounted equipment is screened with a 9-foot block wall and

perimeter landscaping to minimize the visual impact of the facility. The project is further disguised by the incorporation of neutral earth tones.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The disguised wireless communication facility's 9-foot-high block wall with chain-link security cage and fabric cover is appropriate for enclosing the lease area and meets the Countywide Standard Design Guidelines.
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 19.404C 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. The applicant has submitted a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal. The applicant has provided a fully executed copy of the lease or other agreement entered into with the owner of the underlying property.

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 disguised wireless communication facilities and supporting equipment are located entirely within an enclosed 440-square-foot lease area with a 9-foot-high block wall with a chain-link security cage and fabric cover.

- C. **Height Limitations.** *Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet.* The disguised wireless communication facility is located on a parcel within the Winchester Specific Plan, No. 286, Planning Area 16. Pursuant to the Specific Plan, the Planning Area has a zoning classification equivalent to the Open Area Combining Zone-Residential Developments (R-5) Zoning Classification, and, within this Zone, a disguised wireless communication facility may have a maximum height of 50-feet. This proposed disguised monopine is 50-feet in height, meeting this requirement.
- 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), per the approval of HAN180001. 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 proposed project incorporates a conceptual landscaping and irrigation plan that includes a 48" Box Afghan Pine, and Hopseed Bushes at the perimeter of the lease area. The landscaping and perimeter wall, screen the lease agreement and further adds to the disguising of the project. Conditions of approval are applied to the project requiring that the landscaping be maintained throughout the life of the permit
- 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.* This disguised wireless communication facility has 3 types of lighting proposed, mounted on the block wall, controlled by a timer that will meet the requirements for shielding.
- 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. The nearest habitable dwelling is approximately 310 feet away.
- 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. Temporary parking for service vehicles will be permitted on site. The project location is in an open grass field. Additional paving for the parking shall not be required, for there is an existing paved pathway for foot/vehicle access and open grass areas around the disguised wireless communication facility for temporary vehicle parking with access from Winchester Road and Abelia Street.

- 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. Regarding access via a paved road, the site contains an existing asphalt (all-weather) walkway from Winchester Road. This walkway will be temporarily widened to a 20-foot wide unpaved path for non-exclusive vehicular access.*
- 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. All power and communication lines for the disguised wireless communication facility are proposed to be underground.*
- K. **Roof-Mounted Facilities.** *Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This provision does not apply to the project since there are no proposed roof-mounted facilities.*
- 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 non-residential zone classifications shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. 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 disguised wireless communication facility is setback approximately 310 feet from the nearest habitable dwelling. The disguised wireless communication facility needs to be set back a distance equal to 200% of the height of the facility. With the height of the facility being 50 feet; the distance would need to be equal to 100 feet from a habitual dwelling. The monopine exceeds the required setback distance by 210 feet.*

- 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 disguised wireless communication facilities supporting equipment is compliant to this provision by incorporating a neutral earth tone colors that blend with natural view elements (beiges, greens, and browns) of the surrounding area. 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.* Project plans demonstrate how the project will incorporate surface treatments similar to the surrounding architecture and environment. 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 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 proposed project is within the Open Space-Recreation (OS-R) land use district which permits a variety of active and passive recreational uses such as parks, trails, camp grounds, and athletic fields. Wireless Communication Facilities conform with the requirements of the General Plan since they promote communication infrastructure to adjacent residential and commercial uses. Wireless Towers are also allowed within the Specific Plan (SP 286 - Winchester 1800 #286), Planning Area 16A, and meets all requirements outlined in County of Riverside Ordinance No. 348, Article XIXg, Wireless Communication Facilities. 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. Additionally, owners 600 feet from the project site will receive a project notice prior to finalizing the project and may raise public health, safety and general welfare concerns. Owners may address concerns during the public hearing for the proposed project. 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 increase these above existing conditions. The Project site is adequately served by Winchester Road and Abelia Street. A 12-foot non-exclusive vehicular path of access is demonstrated on plans showing how a service vehicle will access the wireless facility. Incorporation of conditions of approval in regards location of fire hydrants and portable fire extinguishers will provide compliance with the California Building Code. 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. 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 reviewed the project and confirmed that no additional dedication and improvements are necessary to avoid traffic congestion. It is expected that the facility will specifically generate traffic by vehicles servicing the facility on a semi-weekly basis, therefore no additional dedications and improvements are required. The Development Advisory Committee also determined that no additional dedication and improvements are necessary due to the topography and drainage conditions of the site. Additionally, the project has received the approval of County Geological Report No. 200025 (GEO200025) 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. This project site is located within Criteria Cell No. 5275 & 5376 for the WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan). HAN180001 was reviewed and approved for the project. The Riverside Conservation Agency and the Wildlife Agencies have completed their reviews and have determined that the project is consistent with the MSHCP.
2. This project is 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 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").

Fire Findings:

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

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has/has not received written communication/phone calls from property owners who indicated support/opposition to the proposed project.

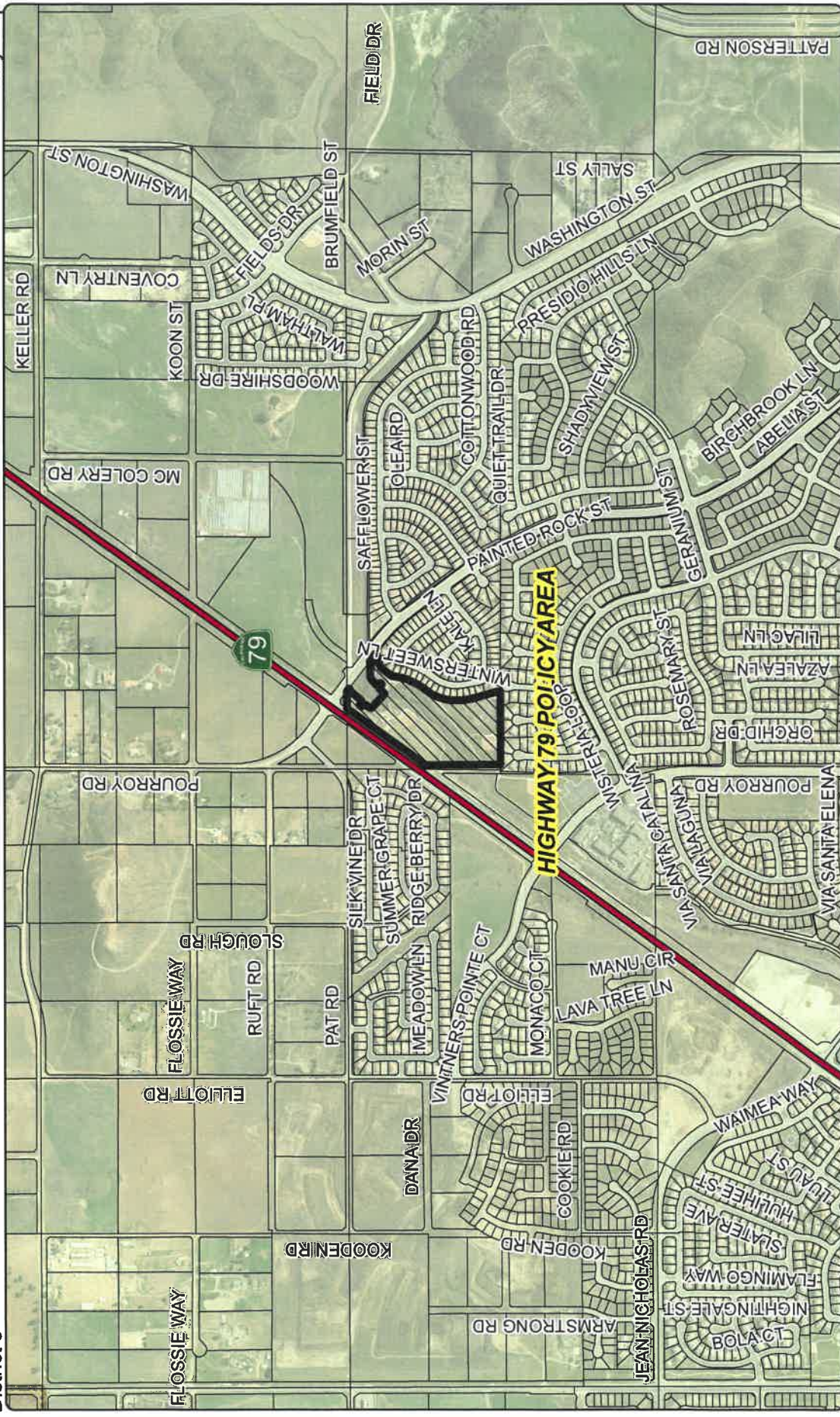
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25693
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 03/10/2016
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan and updated its zoning ordinances. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 945-8277 (Business County) or Website <http://www.riversideca.gov>

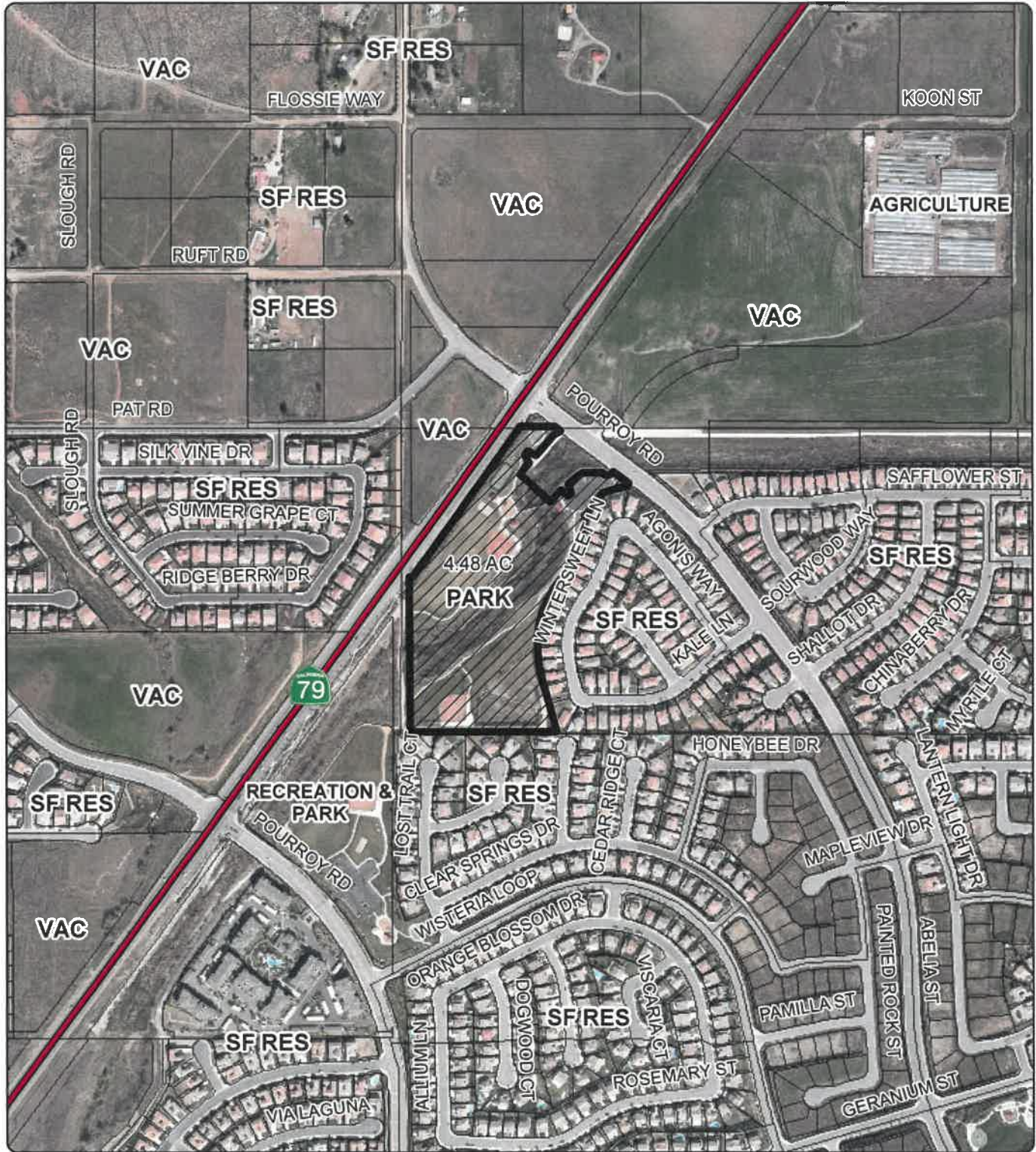
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25693

LAND USE

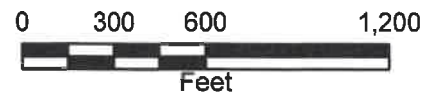
Supervisor: Washington
District 3

Date Drawn: 03/10/2016
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

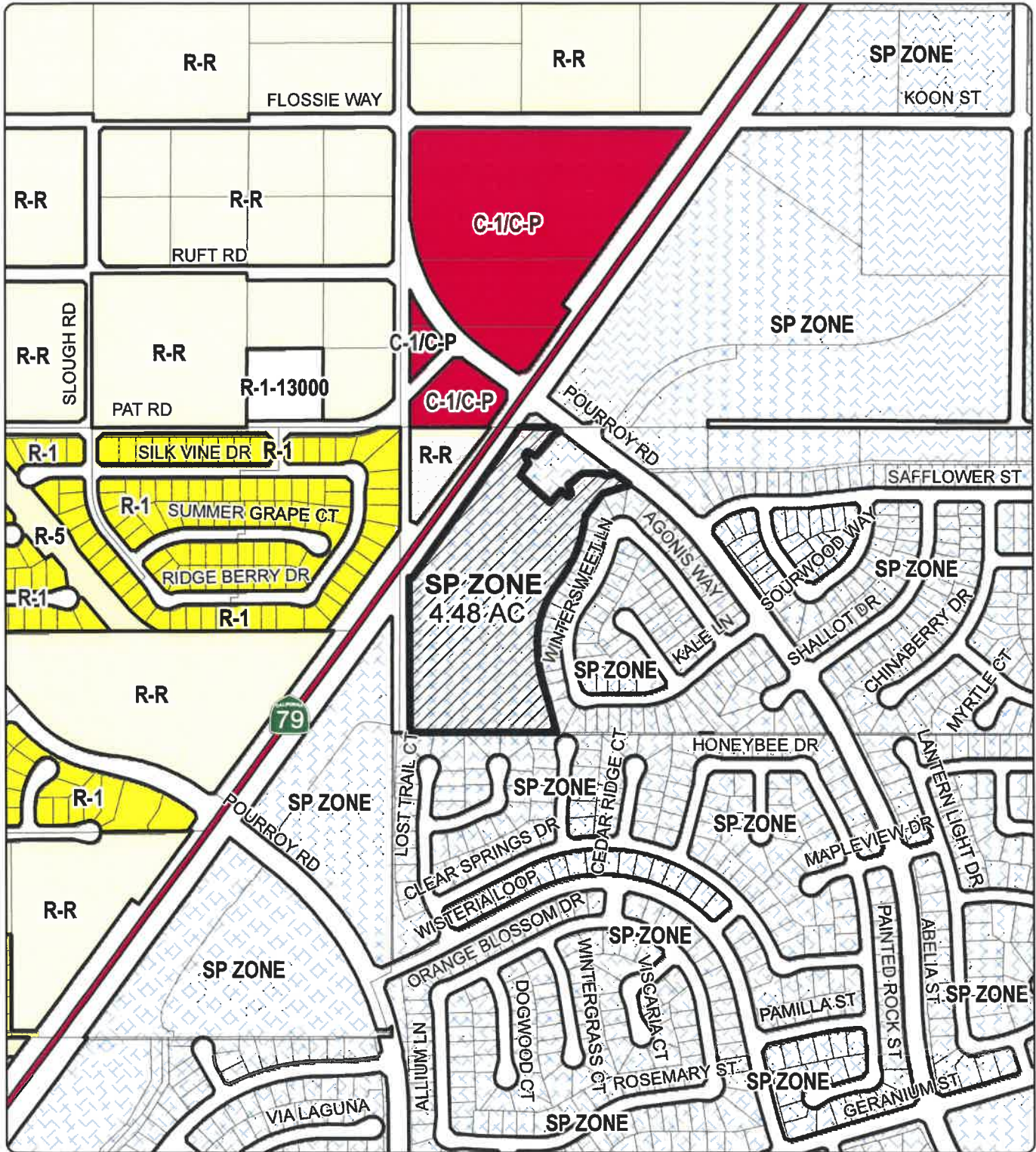
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25693

EXISTING ZONING

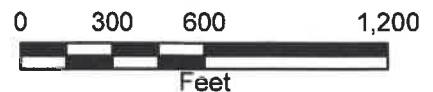
Supervisor: Washington
District 3

Date Drawn: 03/10/2016
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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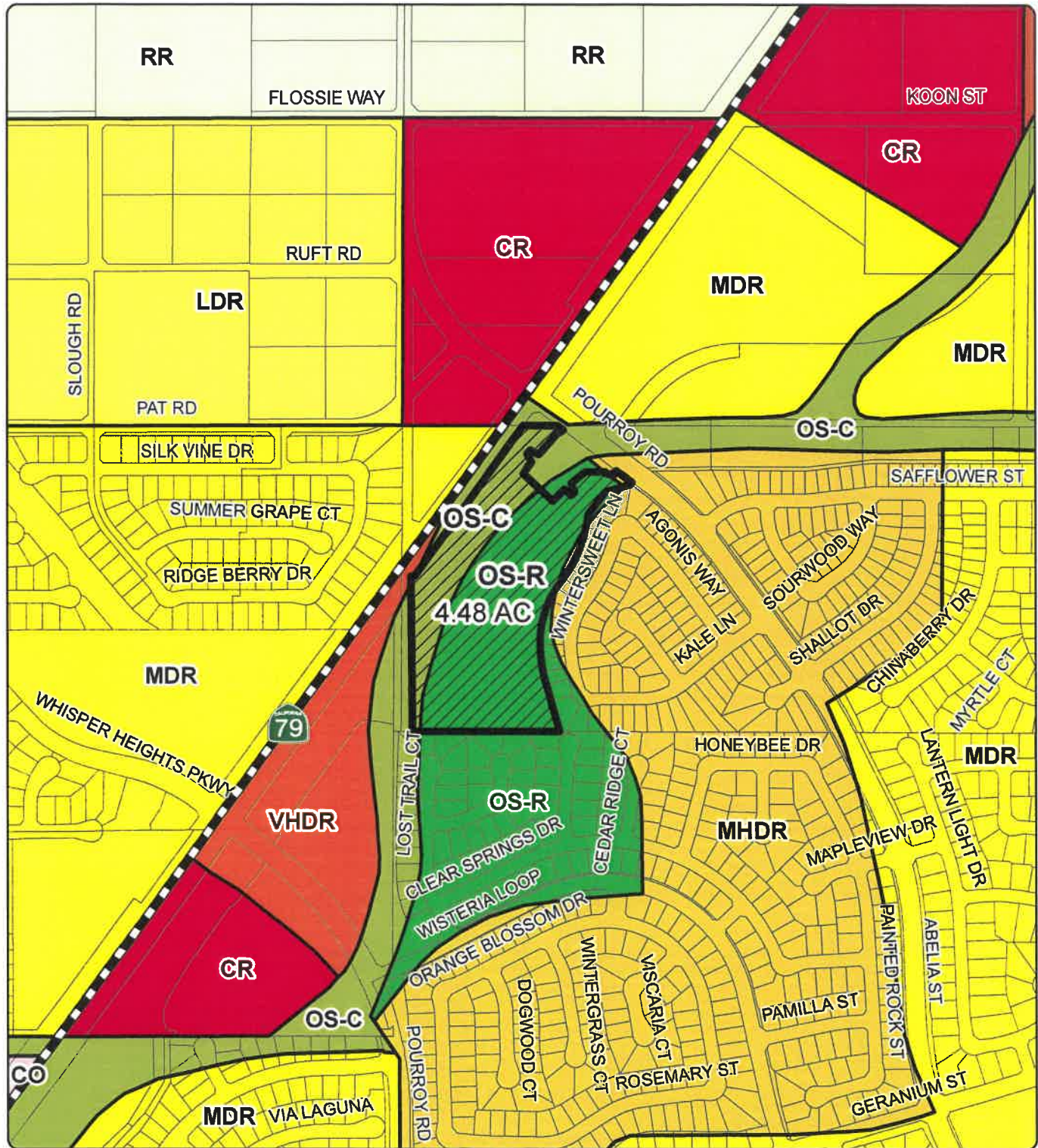
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25693

EXISTING GENERAL PLAN

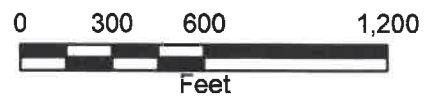
Supervisor: Washington
District 3

Date Drawn: 03/10/2016
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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Verizon

LUAU

(MACROCELL EVOLUTION)

34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92596

OVERALL HEIGHT 90'0"

PROJECT TEAM

SITE ACQUISITION PLANNING:
SPECTRUM SERVICES, INC.
100 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
PHONE: (949) 458-8400
FAX: (949) 458-8408

OWNER:

45710 SPECTRUM SERVICES, INC.
100 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
PHONE: (949) 458-8400
FAX: (949) 458-8408

ELECTRICAL ENGINEER:

DGS CONSULTING ENGINEERING SERVICES LLC
2505 SOUTH PORT AVENUE, SUITE 2509
LAS VEGAS, NEVADA 89117
CONTACT: BERKE G. STEUBELAC
PHONE: (702) 883-1522

SUBCONTRACTOR:

DIAMONDBACK LAND SERVICES
2505 SOUTH PORT AVENUE, SUITE 2509
LAS VEGAS, NEVADA 89117
CONTACT: TRENT J. KEEMAN
PHONE: (702) 823-9239

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:
 • INSTALLATION OF A 440 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
 • INSTALLATION OF (10) VERIZON WIRELESS PANEL ANTENNAS AT A 4'1"
 • CENTRIFUGE MOUNTED ON A NEW 50' ANTENNA STRUCTURE
 • INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
 • INSTALLATION OF (2) VERIZON WIRELESS TOWER MOUNTED ALIGNMENT BOXES
 • INSTALLATION OF (2) VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS ON A
 • INSTALLATION OF (3) VERIZON WIRELESS GPS ANTENNAS
 • INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA
 • INSTALLATION OF A VERIZON WIRELESS 10W DC EXHAUSTION FAN WITH A 54" GALLON WHEEL TANK ON A CONCRETE PAD
 • INSTALLATION OF A VERIZON WIRELESS 10W DC EXHAUSTION FAN WITH A 54" GALLON WHEEL TANK ON A CONCRETE PAD
 • NEW 200A DEDICATED ELECTRICAL SERVICE TO WIRELESS FACILITY
 • INSTALLATION OF (2) VERIZON WIRELESS SWVA TRANSFORMERS

PROJECT SUMMARY

APPLICANT/SUBSE:

Verizon

15000 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
PHONE: (949) 268-7000

APPLICANT'S REPRESENTATIVE:

SPECTRUM SERVICES, INC.
4400 E. AVENUE TOWER, SUITE 100
IRVINE, CALIFORNIA 92618
PHONE: (949) 458-8400

PROJECT LOCATION & ADDRESS:

34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92596
PHONE: (760) 235-8511

PROPERTY INFORMATION:

SITE NAME: LUAU WINCHESTER ROAD
SITE ADDRESS: WINCHESTER, CALIFORNIA 92596
JURISDICTION: MERCED COUNTY
CONSTRUCTION INFORMATION:
AREA OF CONSTRUCTION: 440 SQ. FT.
OCCUPANT TYPE: STORE
CURRENT ZONING: S-2
ADA COMPLIANCE: SPECTRUM PLAN (SP)
FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. UNMANNED SPACES ARE EXEMPT FROM LOCAL INSPECTION PER CODE SECTION 11B-203.1.

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS AND DESIGN DIMENSIONS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL INSPECTION PER CODE SECTION 11B-203.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING AND MECHANICAL CODE
- 2013 CALIFORNIA WOODWORKING CODE
- 2013 CALIFORNIA WELDING CODE
- 2013 CALIFORNIA WINDLOADING CODE
- SHEETER IS STATE OF CALIFORNIA REGISTERED SHEETER
- MASTERY CONSTRUCTION (IF REQUIRED)
- MASTERY CONSTRUCTION (IF REQUIRED)
- MASTERY CONSTRUCTION (IF REQUIRED)
- MASTERY CONSTRUCTION (IF REQUIRED)
- MASTERY CONSTRUCTION (IF REQUIRED)

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
T2	ABREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES	2
A1	SITE PLAN	2
A1.1	TITLE REPORT EXCEPTIONS	2
A2	BALANCED SITE PLAN	2
A3	50' ANTENNA & TABLE SCHEDULE AND ANTENNA LAYOUT	2
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A5	SOUTHWEST & SOUTHWEST ELEVATIONS	2
D1	EQUIPMENT CABINET DETAILS	2
D2	CONSTRUCTION DETAILS	2
D3	CONSTRUCTION DETAILS	2
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D5	150W DC GENERATOR DETAIL	2
D6	RFB CABINET AND BATTERY CABINET DETAILS	2
D7	FIBER CABINET DETAIL	2
E1	POWER AND FIBER ROUTING	2
E2	SINGLE LINE DIAGRAM, PANEL SCHEDULE DETAILS AND NOTES	2
G1	GRADING LAYOUT, CHROUNING SCHEDULE, NOTES & DETAILS	2
G2	GRADING DETAILS	2
LANDSCAPING DRAWINGS		
T1	TITLE SHEET	2
L1	LANDSCAPE PLAN	2
L2	REVISION PLAN	2
L2.1	REVISION PLAN	2
L3	LANDSCAPE DETAILS	2
SCF FINAL DESIGN		
1	ELECTRICAL SITE PLAN	2

CONSTRUCTION DRAWINGS

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG, CALL 811. CALL OR VISIT WWW.CALL811.CA.GOV OR 811.CA.GOV FOR MORE INFORMATION. CALIFORNIA STATUTE REQUIRES MINIMUM 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.

ISSUE STATUS

REV.	DATE	DESCRIPTION	D.C.
0	07/26/13	50% CONSTRUCTION	D.C.
1	08/05/13	100% CONSTRUCTION	Y.H.
2	01/27/16	LANDSCAPE REVISION	D.C.

PROFESSIONAL INFORMATION: THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF SPECTRUM SERVICES, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SPECTRUM SERVICES, INC.

15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

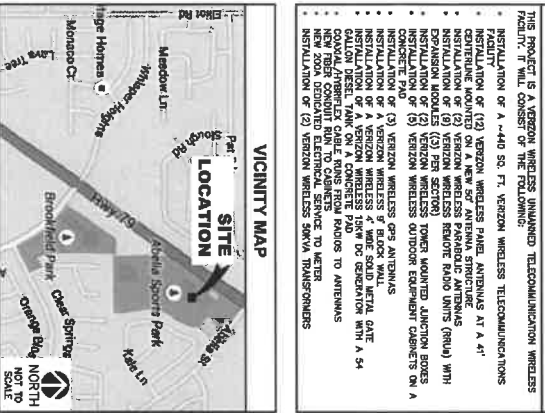
REGISTERED PROFESSIONAL ENGINEER
GANETT R. HARTMAN
No. 89158
exp. 03/31/16
STATE OF CALIFORNIA
JAN 27 2016

LUAU
(MACROCELL EVOLUTION)
34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92596

SHEET TITLE:
TITLE SHEET

REVISION:
T1
LXX-391

DRIVING DIRECTIONS



FROM VERIZON OFFICE TO 34630 WINCHESTER ROAD WINCHESTER, CA 92596

START OUT FROM SOUTHWEST CORNER SAND CANYON AVENUE AND BROADWAY, 0.3 MI. TAKE THE FIRST LEFT ONTO BROADWAY. TURN RIGHT ONTO SAND CANYON AVENUE. TURN RIGHT ONTO WINCHESTER ROAD. TURN LEFT ONTO WINCHESTER ROAD. THE SITE WILL BE WITHIN ADJETA SPORTS PARK ON THE RIGHT.

FROM VERIZON OFFICE TO 34630 WINCHESTER ROAD WINCHESTER, CA 92596

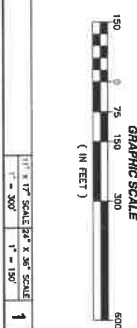
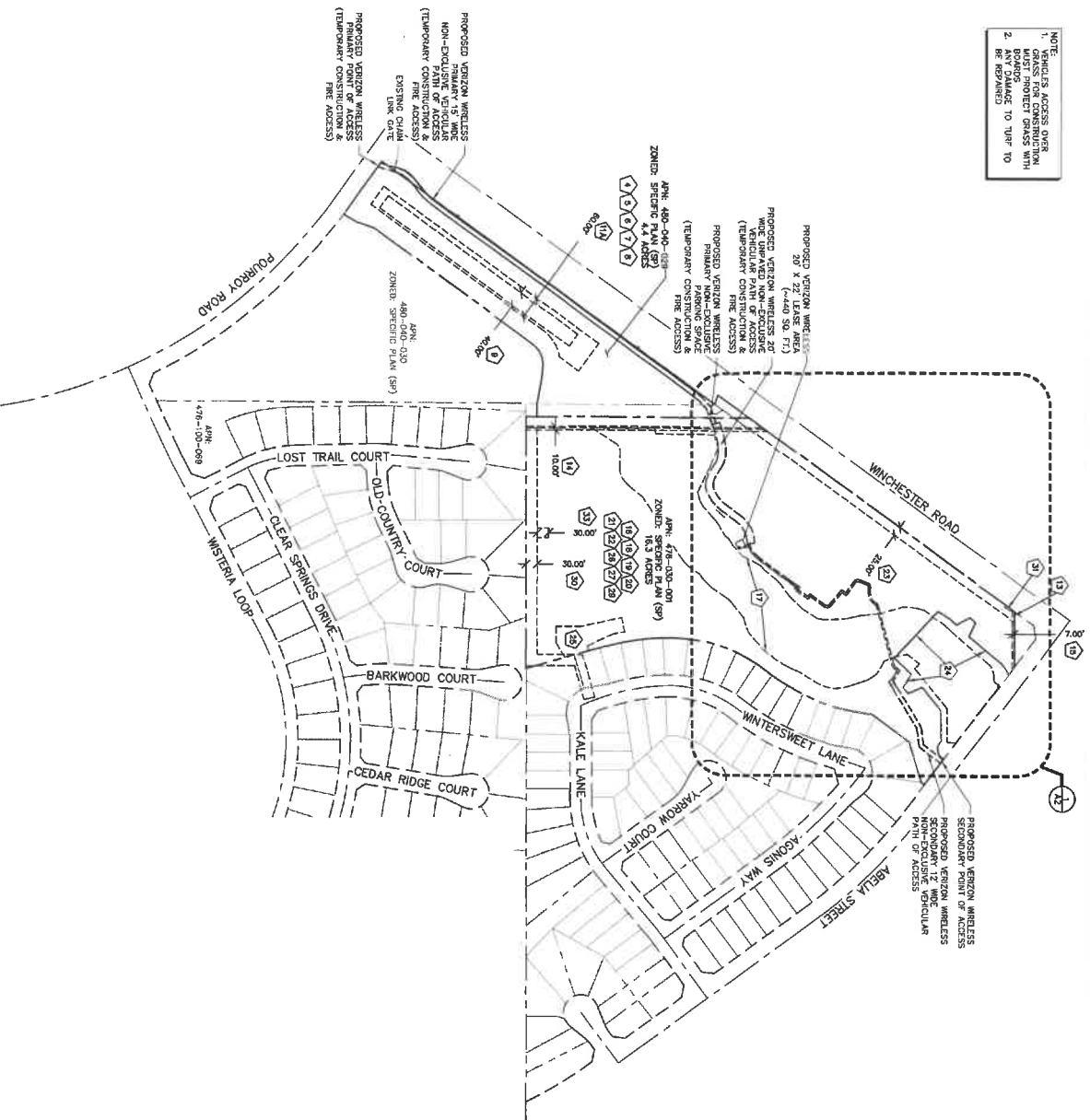
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FROM VERIZON OFFICE TO 34630 WINCHESTER ROAD WINCHESTER, CA 92596

START OUT FROM SOUTHWEST CORNER SAND CANYON AVENUE AND BROADWAY, 0.3 MI. TAKE THE FIRST LEFT ONTO BROADWAY. TURN RIGHT ONTO SAND CANYON AVENUE. TURN RIGHT ONTO WINCHESTER ROAD. TURN LEFT ONTO WINCHESTER ROAD. THE SITE WILL BE WITHIN ADJETA SPORTS PARK ON THE RIGHT.

SITE PLAN

NOTE:
 1. VEHICLES ACCESS OVER ROADSIDE SHOULD BE LIMITED TO ONE WAY TRAFFIC. MUST PROTECT GRASS WITH CURB OR OTHER MEANS TO BE REMOVED TO TURN TO BE REPAIRED.



LEGEND

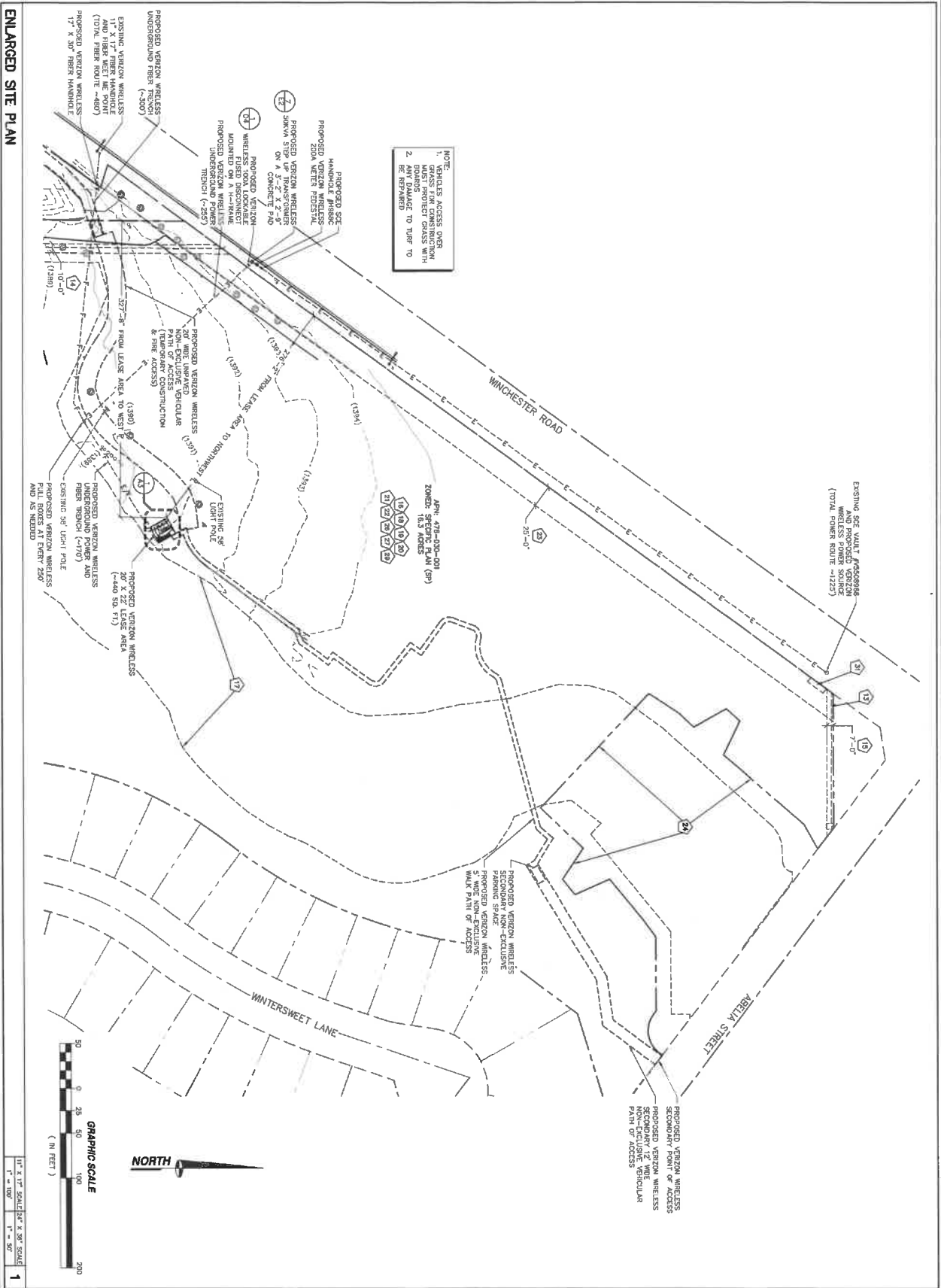
—	LEASE AREA
- - - -	CENTRINE
- - - -	EASIMENT
- - - -	RIGHT-OF-WAY
- - - -	SECTION LINE
- - - -	PROPERTY LINE
- - - -	PROPOSED POWER
- - - -	PROPOSED CHAIN LINK FENCE
- - - -	PROPOSED WOODLOT IRON FENCE
- - - -	EXISTING 1' CONTOUR
- - - -	EXISTING 5' CONTOUR
- - - -	EXISTING BLOCK WALL
- - - -	PROPOSED BLOCK WALL
⊠	FIRE HYDRANT
⊞	PARKING LOT AREA LIGHT
O.R.	OFFICIAL RECORD
⊞	POWER POLE

<p>verizon</p> <p>15505 SAND CANYON AVENUE, D1 IRVINE, CALIFORNIA 92618</p>	<p>SPECTRUM</p> <p>SPECTRUM SERVICES, INC. 4400 E. APART DRIVE, SUITE 100 DANFORTH, CALIFORNIA 92701 TEL: (949) 466-3400 FAX: (949) 466-3408</p>	<p>REGISTERED PROFESSIONAL ENGINEER GARETT E. HARTMAN No. 88158 Exp. 02/27/16 STATE OF CALIFORNIA</p>	<p>LUAU (MACROCELL EVOLUTION) 34630 WINCHESTER ROAD WINCHESTER, CALIFORNIA 92596</p>	<p>ISSUE STATUS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/26/15</td> <td>90% CONSTRUCTION</td> <td>D.C.</td> </tr> <tr> <td>2</td> <td>01/27/16</td> <td>LANDSCAPE REVISION</td> <td>D.C.</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY	1	07/26/15	90% CONSTRUCTION	D.C.	2	01/27/16	LANDSCAPE REVISION	D.C.
		REV.	DATE	DESCRIPTION	BY											
1	07/26/15	90% CONSTRUCTION	D.C.													
2	01/27/16	LANDSCAPE REVISION	D.C.													
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A1

2

LAX-391



ISSUE STATUS	
REV.	DATE
1	07/20/15
2	01/27/16
DESCRIPTION	D.C.
90% CONSTRUCTION	D.C.
100% CONSTRUCTION	V.A.
LANDSCAPE REVISION	D.C.

REGISTERED PROFESSIONAL ENGINEER
GARETT R. HARTMAN
 No. 85158
 Exp. 03/31/16
STATE OF CALIFORNIA
CIVIL ENGINEER

15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

SPECTRUM
SPECTRUM SERVICES, INC.
 4403 E. AIRPORT DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92614
 PHONE: (949) 456-9400
 FAX: (949) 456-9408

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LUAU (MACROCELL EVOLUTION)
34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92566

ENLARGED SITE PLAN

REVISION: 2

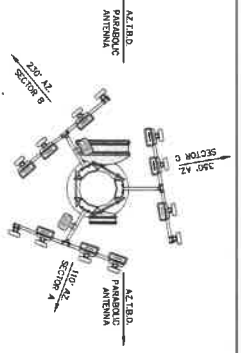
SHEET TITLE:

A2

LAV-391

JAN 27 2016

ENLARGED SITE PLAN



ANTENNA LAYOUT

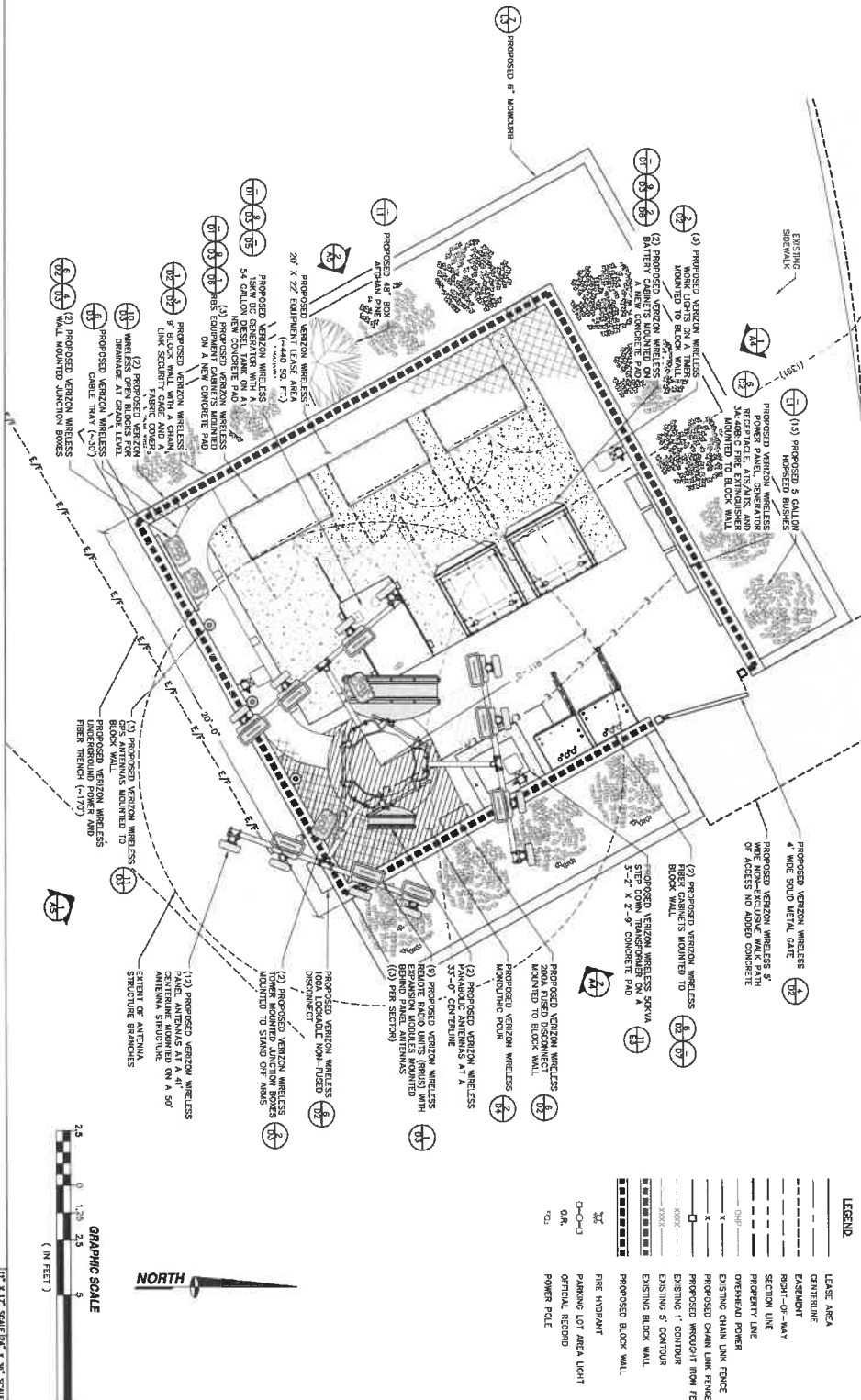
1" = 10' SCALE
1" = 5' SCALE

3 ANTENNA AND CABLE SCHEDULE

ANTENNA SECTION	ASB/MTH	ANTENNA	FEEDS	CENTRELINE	CORNER CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUNCTION NUMBER	SECTION NUMBER	COMMENTS
SECTION A	110'	4	3	41'		(4) 7/8" COAX	RED/GREEN	5'	15'	
SECTION B	230'	4	3	41'	90'	(4) 7/8" COAX	BLUE/GREEN	5'	15'	
SECTION C	350'	4	3	41'		(4) 7/8" COAX	YELLOW/RED	5'	15'	
MISC.						(2) 1-9/8" HYBRIDEX	YELLOW/RED	5'	15'	
PARADIGM ANTENNA	T.B.D.	2		33'						
GPS	N/A	3				1/2" COAX	GRAY			

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

2



SITE DETAIL

1" = 10' SCALE
1" = 5' SCALE

1

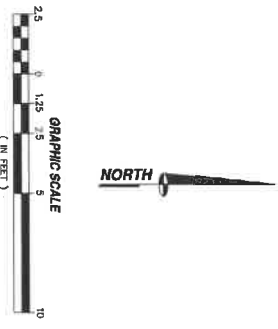
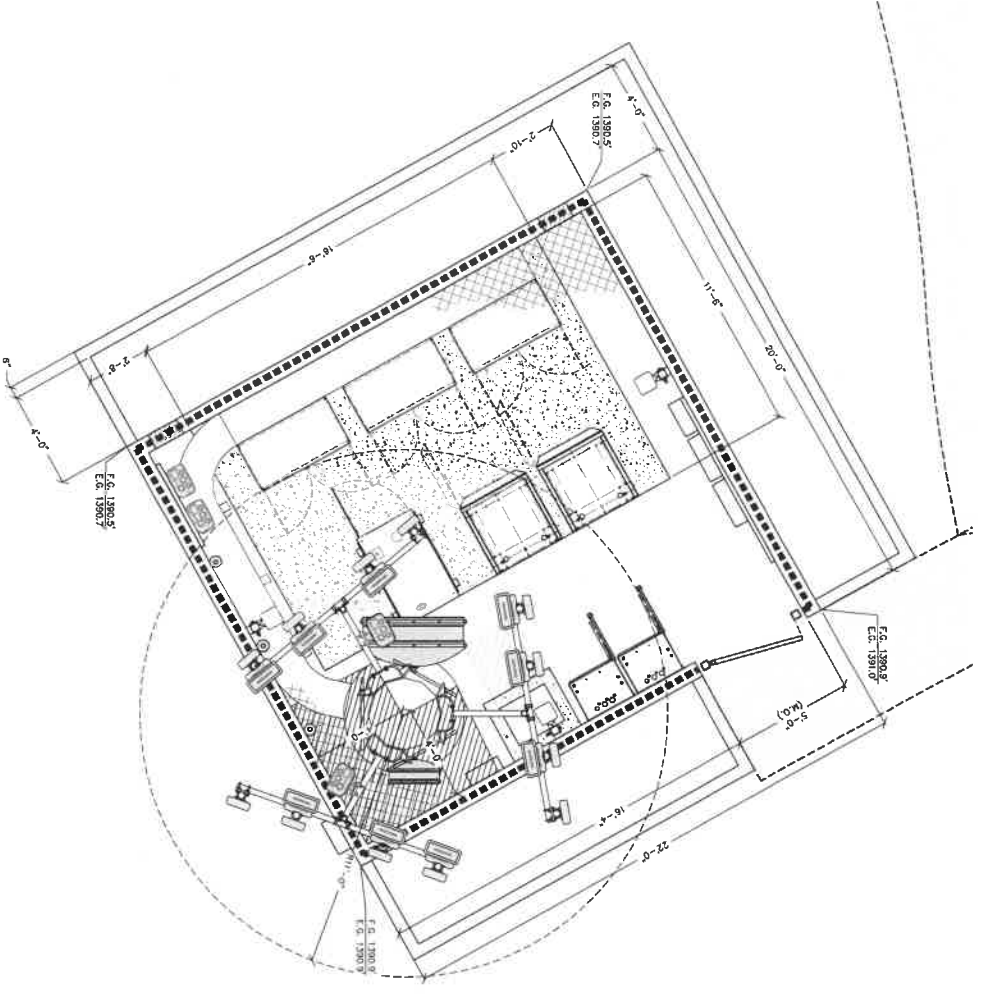
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REV.	DATE	DESCRIPTION	BY																		
1	07/29/15	90% CONSTRUCTION	D.C.																		
2	01/27/16	LANDSCAPE REVISION	D.C.																		

A3
LAX-381

REVISION: **2**

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

SITE DETAIL WITH DIMENSIONS



- LEGEND**
- LEASE AREA
 - EXISTING
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - O&P
 - EXISTING CHAIN LINK FENCE
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED WOODCHUNK IRON FENCE
 - EXISTING 1" CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - D-C-D
 - O.R.
 - OPTICAL RECORD
 - POWER POLE

1" = 17' SCALE
 3/4" = 36' SCALE
 1/2" = 24' SCALE

A3.1
 SHEET TITLE:
 SITE DETAIL WITH
 DIMENSIONS
 REVISION:
2
 LAA-391

LUAU
 (MACROCELL EVOLUTION)
 34630 WINCHESTER ROAD
 WINCHESTER, CALIFORNIA 92596



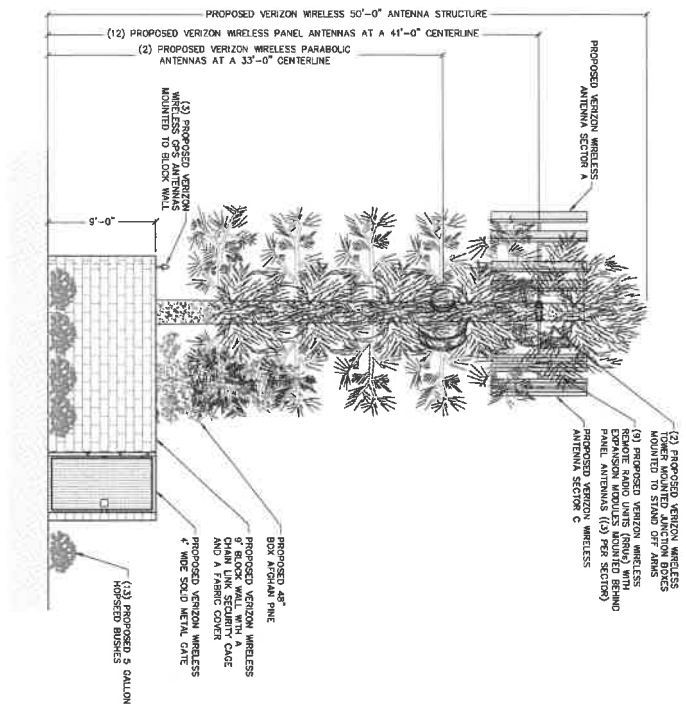
verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

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SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. ASPEN DRIVE, SUITE 100
 DENVER, CO 80216
 PHONE: (303) 458-4400
 FAX: (303) 458-4408

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
1	07/20/15	SUB CONSTRUCTION	D.C.
2	01/27/16	LANDSCAPE REVISION	D.C.

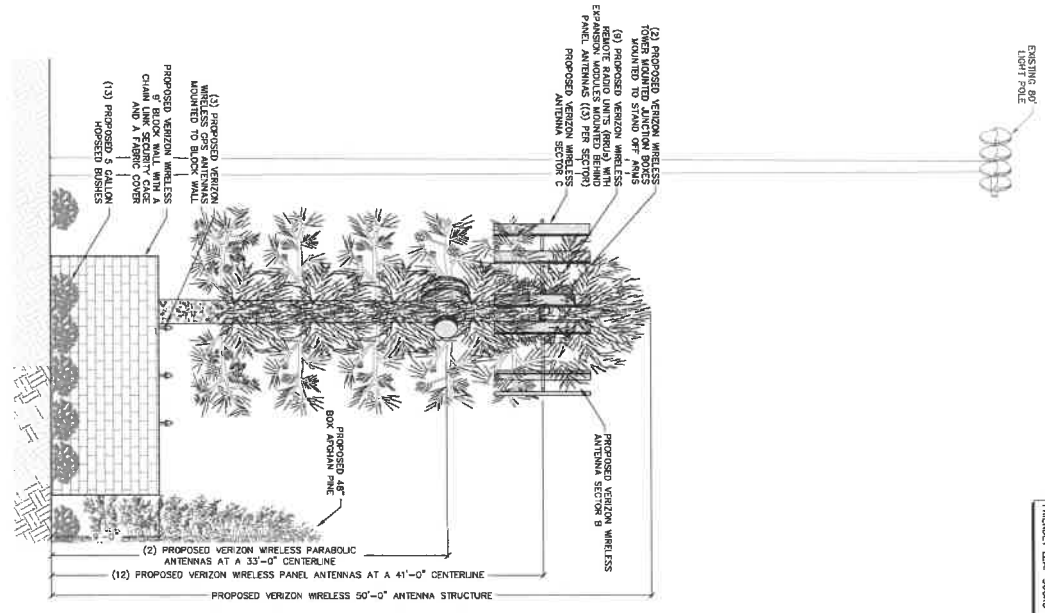
NOTE:
ALL PROPOSED ANTENNAS AND
TOWER MOUNTED JUNCTION BOXES
TO MATCH ANTENNA STRUCTURE
AND COVERED WITH AN
FIBERGLASS LEAF SCREEN



NORTHEAST ELEVATION

1/4" = 1'-0" SCALE
1" = 5'-0" SCALE
2

NOTE:
ALL PROPOSED ANTENNAS AND
TOWER MOUNTED JUNCTION BOXES
TO MATCH ANTENNA STRUCTURE
AND COVERED WITH AN
FIBERGLASS LEAF SCREEN



NORTHWEST ELEVATION

1/4" = 1'-0" SCALE
1" = 5'-0" SCALE
1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/28/15	BOX CONSTRUCTION	D.C.
1	08/05/15	TOWER CONSTRUCTION	VM
2	01/27/16	LANDSCAPE REVISION	D.C.

SPECTRUM
SPECTRUM SERVICES, INC.
4405 DUBLIN CIRCLE, SUITE 100
DUBLIN, CALIFORNIA 94568
PHONE: (925) 456-8400
FAX: (925) 456-8408

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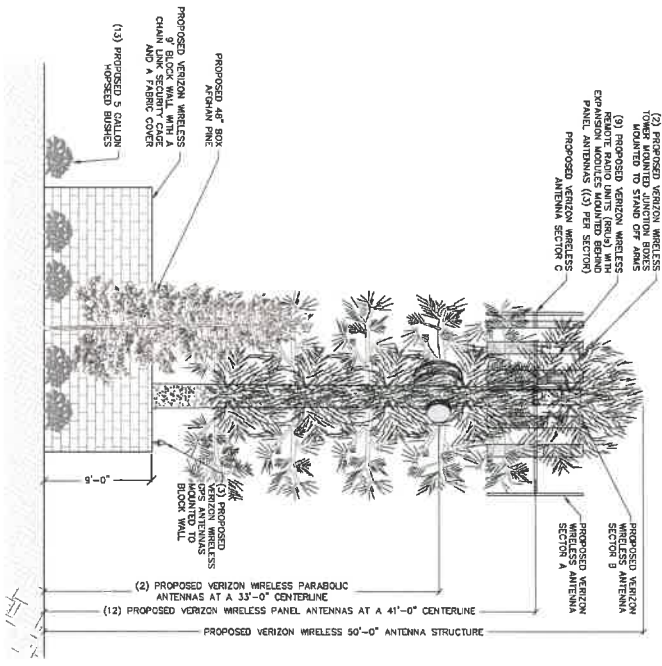
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
GARRETT B. HARTMAN
No. 85158
Exp. 03/21/16
STATE OF CALIFORNIA
CIVIL ENGINEER
JAN 27 2016

LUAU (MACROCELL EVOLUTION)
34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92596

SHEET TITLE:
NORTHWEST & NORTHEAST
ELEVATIONS
A4
REVISION:
2
LXX-391

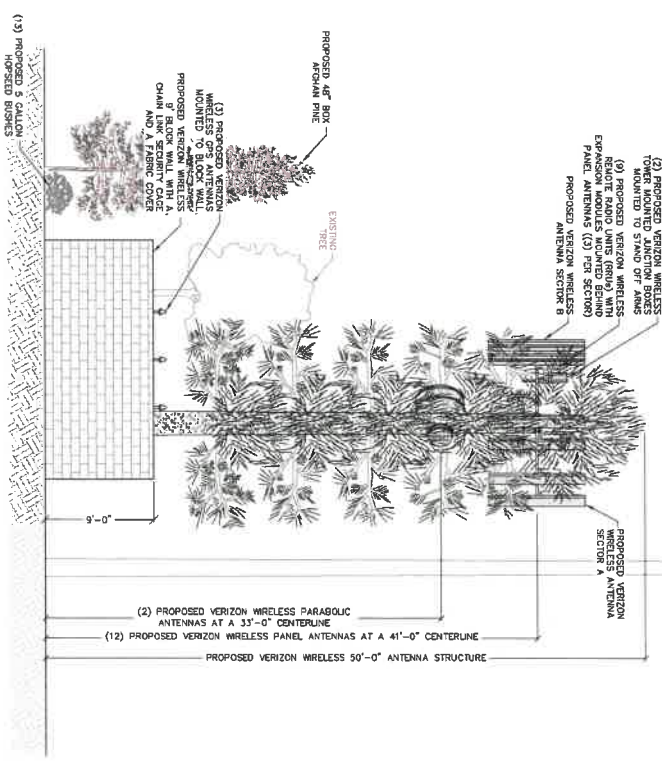
NOTE:
 ALL PROPOSED ANTENNAS AND
 APPEARANCES TO BE PAINTED
 TO MATCH ANTENNA STRUCTURE
 AND CONSTRUCTION SHALL BE
 FRIENDLY LEAF SPOKS



SOUTHWEST ELEVATION

1/4" = 1'-0" SCALE
 1/8" = 1'-0" SCALE
 2

NOTE:
 ALL PROPOSED ANTENNAS AND
 APPEARANCES TO BE PAINTED
 TO MATCH ANTENNA STRUCTURE
 AND CONSTRUCTION SHALL BE
 FRIENDLY LEAF SPOKS



SOUTHEAST ELEVATION

1/4" = 1'-0" SCALE
 1/8" = 1'-0" SCALE
 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/29/15	90% CONSTRUCTION	D.C.
1	09/05/15	100% CONSTRUCTION	Y.H.
2	01/27/16	LANDSCAPE REVISION	D.C.

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 PHONE: (909) 458-8401
 FAX: (909) 458-8408

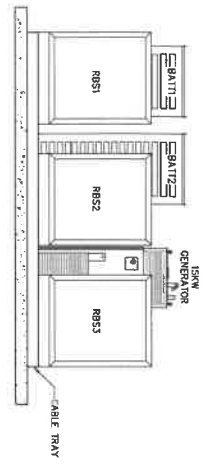
PROPRIETARY INFORMATION
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 SPECTRUM SERVICES, INC.

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 GARRETT R. HARTWIGKE
 No. 881198
 Exp. 02/29/16
 STATE OF CALIFORNIA
 CIVIL ENGINEER
 JAN 27 2016

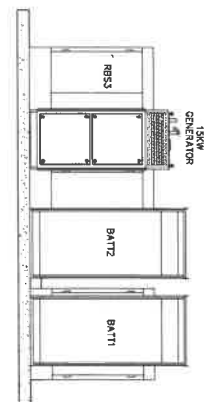
LUAU
 (MACROCELL EVOLUTION)
 34630 WINCHESTER ROAD
 WINCHESTER, CALIFORNIA 92596

SHEET TITLE
 SOUTHEAST & SOUTHWEST
 ELEVATIONS
A5
 REVISION:
2
 LAX-391

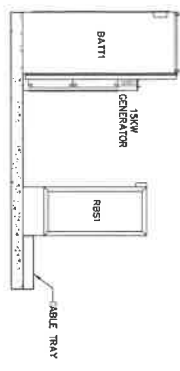


ELEVATION 'C'

ELEVATION 'A'



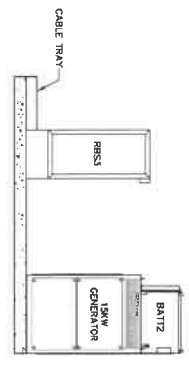
SCALE NONE



ELEVATION 'D'

ELEVATION 'D'

ELEVATION 'B'



ELEVATION 'B'

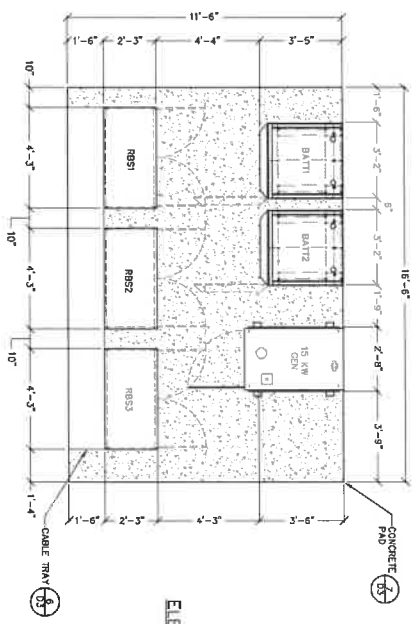
SCALE NONE

4 EQUIPMENT DETAIL

SCALE NONE

D1

2



WHERE BLOCK WALL OCCURS BLOCK OUT FOR CONDUITS IN FOOTING

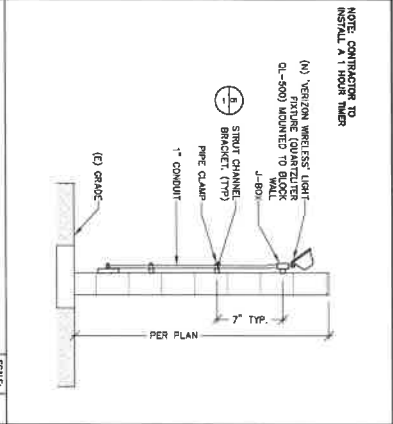
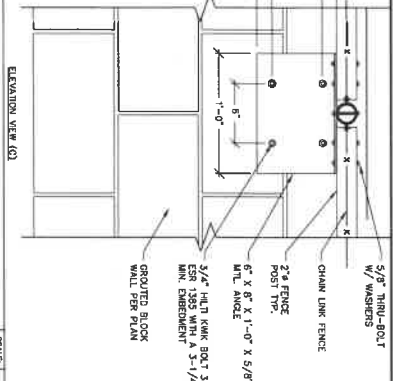
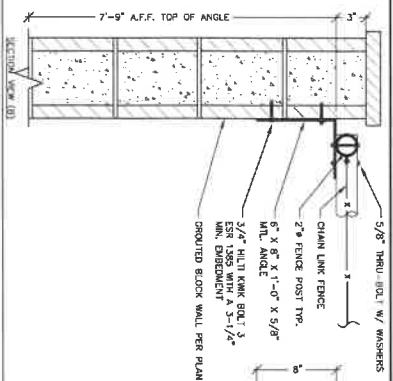
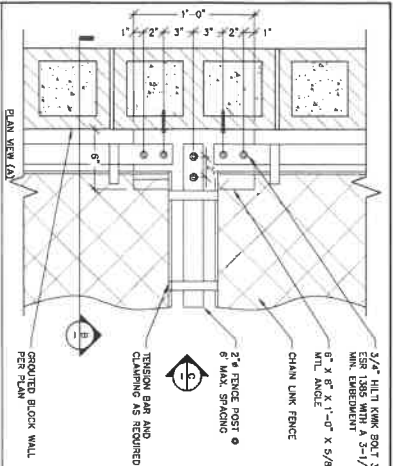
SHEET TITLE:
EQUIPMENT CABINET DETAILS

LUAU
(MACROCELL EVOLUTION)
34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92596



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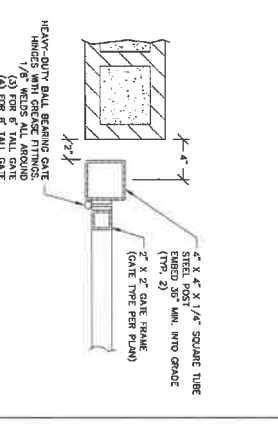
ISSUE STATUS	
REV.	DESCRIPTION
07/26/15	00% CONSTRUCTION
1/08/05/15	100% CONSTRUCTION
2/01/27/18	LANDSCAPE REVISION



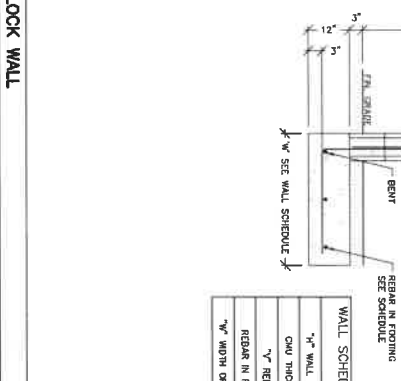
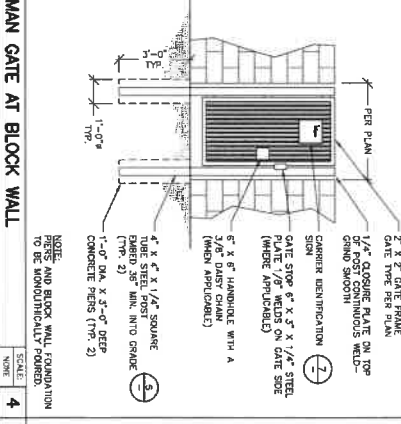
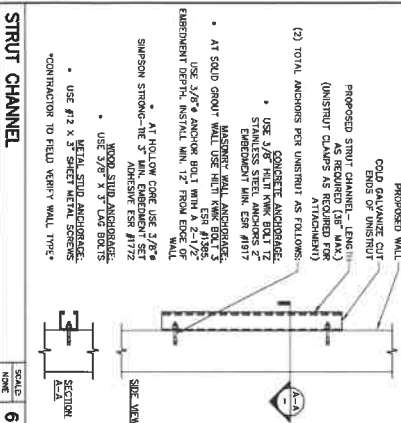
CHAIN LINK CAGE SCALE: NONE NAME: NONE SCALE: NONE NAME: NONE SCALE: NONE NAME: NONE



CARRIER IDENTIFICATION SIGN SCALE: NONE NAME: NONE SCALE: NONE NAME: NONE



HINGE POST AT BLOCK WALL SCALE: NONE NAME: NONE SCALE: NONE NAME: NONE



WALL SCHEDULE FOR WALL AT EDGE OF FOOTING

W" WALL HEIGHT	g
CONCRETE THICKNESS	8" SOLID GROUTED
REBAR IN FOOTING	#4 @ 18" O.C.
REBAR IN FOOTING	#4 @ 18" O.C.
W" WIDTH OF FOOTING	3'-6"

CONSTRUCTION DETAILS SHEET TITLE: **D2** REVISION: **2** LAX-381

REGISTERED PROFESSIONAL ENGINEER
GANNETT & HARTWELL
 No. 081198
 Exp. 02/27/16
CIVIL ENGINEER
STATE OF CALIFORNIA
 JAN 27 2016

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	07/20/15	50% CONSTRUCTION	D.C.
2	08/05/15	100% CONSTRUCTION	VAL
3	07/27/16	LANDSCAPE REVISION	D.C.

SPECTRUM
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 4408 E. AIRPORT DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 PHONE: (909) 455-8401
 FAX: (909) 455-8408

BATTERY MODEL	RAK 1	RAK 2
TOTAL BATTERIES	593 190F	593 190F
TOTAL LEAD PER BATTERY	18	6
TOTAL ELECTROLYTE PER BATTERY	94.3 LBS	94.3 LBS
TOTAL GALLONS OF ELECTROLYTE PER BATTERY	23.3 LBS	23.3 LBS
TOTAL LEAD PER RACK	1038 LBS	754.4 LBS
TOTAL ELECTROLYTE PER RACK	404.8 LBS	232.4 LBS
% OF SELECTING ACID IN ELECTROLYTE	28%	28%

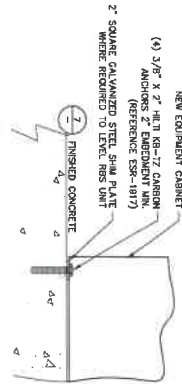
TOTAL BATTERIES	SCALE
24	1:1
TOTAL GALLONS OF ELECTROLYTE	56.16
TOTAL LEAD	2293.2 LBS
TOTAL GALLON OF SQUELING ACID	15.84

BATTERY CALCULATIONS

SCALE: 1:1

EQUIPMENT CABINET ANCHORAGE

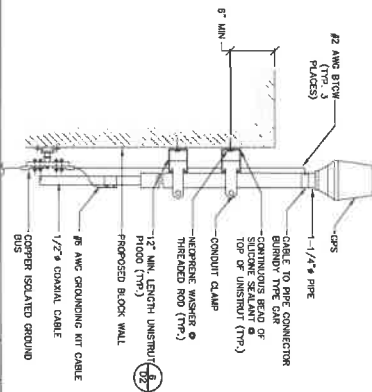
SCALE: 1:1



1. ALL CONCRETE SHALL BE MADE FROM TYPE V CEMENT AND SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING AND THAWING BY 5\"/>
- 2. ALL CONCRETE SHALL BE CONSOLIDATED BY INTERNAL VIBRATION IN ACCORDANCE WITH A.C.I. 308 AND 309.
- 3. ALL COLD WEATHER/NOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 308 AND 309.
- 4. PROVIDE CONCRETE TEST CHUNDERS 1 AT 7 DAYS, 2 AT 28 DAYS, SUBMIT TEST DATA TO PROJECT MANAGER FOR REVIEW & APPROVAL.
- 5. UNDER FOUNDATION ALL EXISTING VEGETATION IS TO BE REMOVED TO A DEPTH OF 8\"/>
- 6. ALL NEW SOIL AND SAND UNDER FOUNDATION SHALL BE COMPACTED MINIMUM REINFORCING STEEL.

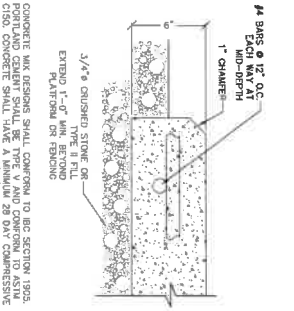
GPS ANTENNA

SCALE: 1:1



CONCRETE NOTES

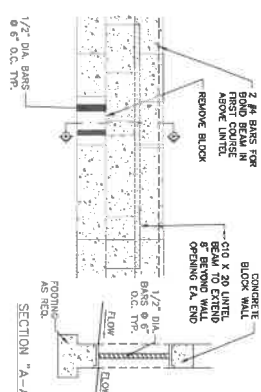
SCALE: 1:1



CONCRETE MIX DESIGN SHALL CONFORM TO AC SECTION 19.02. PORTLAND CEMENT SHALL BE TYPE V AND CONCRETE TO ASTM C150. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. ALL CONCRETE SHALL CONFORM TO ASTM A615.

BLOCK WALL OPENING

SCALE: 1:10

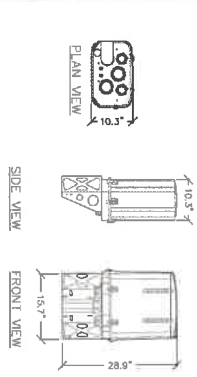


CONCRETE PAD

SCALE: 1:10

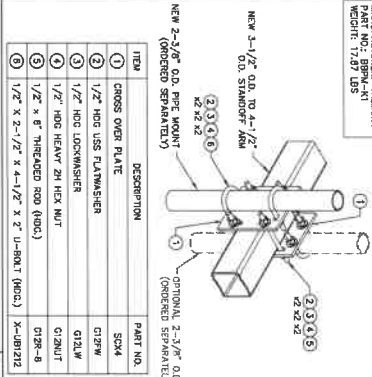
JUNCTION BOX

SCALE: 1:4



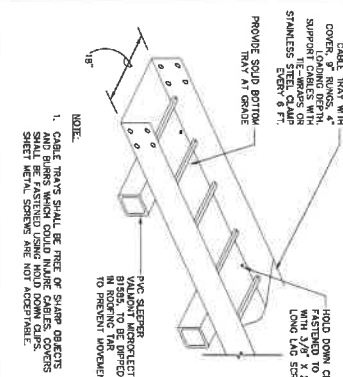
CROSS-ARM ATTACHMENT

SCALE: 1:5



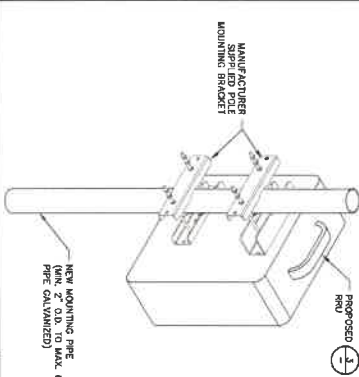
CABLE TRAY

SCALE: 1:6



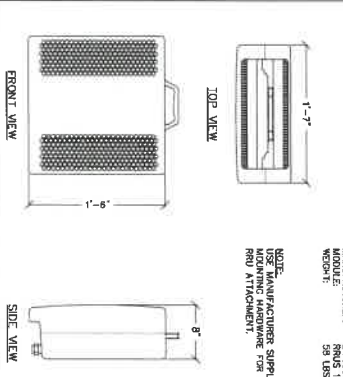
RRU ATTACHMENT

SCALE: 1:1



REMOTE RADIO HEAD (RRU)

SCALE: 1:3



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/23/16	BOM CONSTRUCTION	D.C.
1	08/03/16	100% CONSTRUCTION	V.H.
2	10/27/16	LANDSCAPE REVISION	D.C.

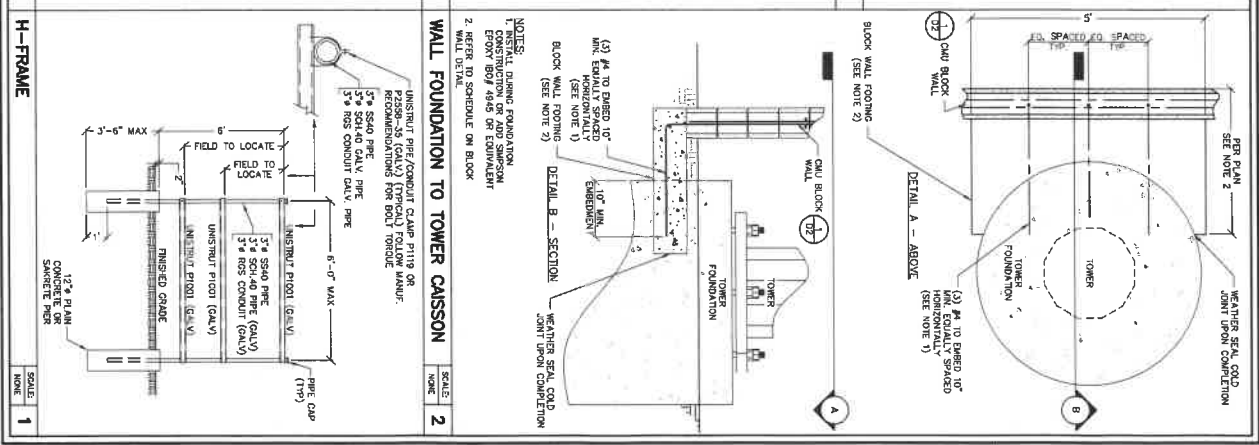
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REGISTERED PROFESSIONAL ENGINEER
 GARRETT R. HARTMAN
 No. 85198
 Exp. 02/21/16
 STATE OF CALIFORNIA
 CIVIL ENGINEER
 JAN 27 2016

LUAU
 (MACROCELL EVOLUTION)
 34630 WINCHESTER ROAD
 WINCHESTER, CALIFORNIA 92586

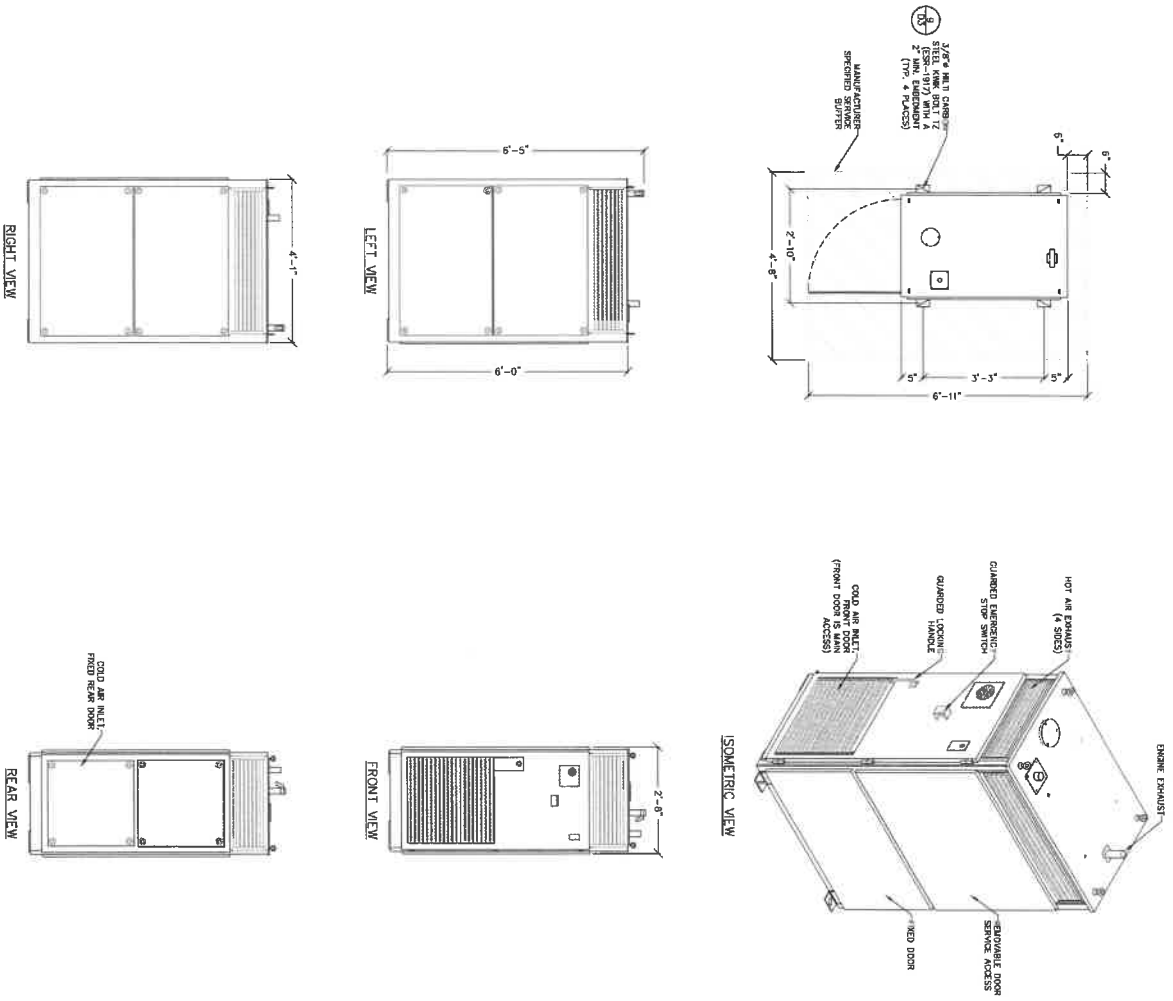
SHEET TITLE:
 CONSTRUCTION DETAILS
D3
 REVISION: **2**
 LAX-391

NOT USED	SCALE: NONE	9	NOT USED	SCALE: NONE	6	NOT USED	SCALE: NONE	3	H-FRAME	SCALE: NONE	1
NOT USED	SCALE: NONE	10	NOT USED	SCALE: NONE	7	NOT USED	SCALE: NONE	4	WALL FOUNDATION TO TOWER CAISSON	SCALE: NONE	2
NOT USED	SCALE: NONE	11	NOT USED	SCALE: NONE	8	NOT USED	SCALE: NONE	5	WALL FOUNDATION TO TOWER CAISSON	SCALE: NONE	2



ISSUE STATUS REV. DATE DESCRIPTION BY 0/17/09/15 90% CONSTRUCTION D.C. 1/08/09/15 100% CONSTRUCTION V.H.L. 2/01/27/16 LANDSCAPE REVISION D.C.		SPECTRUM SPECTRUM SERVICES, INC. 405 ELECTRONIC PARK, SUITE 100 IRVINE, CALIFORNIA 92618 PHONE: (949) 456-6401 FAX: (949) 456-6408	THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF SPECTRUM SERVICES, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SPECTRUM SERVICES, INC.
REGISTERED PROFESSIONAL ENGINEER GABRIEL B. HERNANDEZ No. 86158 Exp. 03/31/16 STATE OF CALIFORNIA JAN 27 2016		verizon 15505 SAND CANYON AVENUE, D1 IRVINE, CALIFORNIA 92618	
LUAU (MACROCELL EVOLUTION) 34630 WINCHESTER ROAD WINCHESTER, CALIFORNIA 92596		SHEET TITLE: CONSTRUCTION DETAILS REVISION: D4 2 LXX-391	

15KW DC GENERATOR DETAIL



SCALE: 1/1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	D.L.C.
0	07/20/15	50% CONSTRUCTION	D.L.C.
1	09/05/15	100% CONSTRUCTION	V.A.
2	01/27/16	LANDSCAPE REVISION	D.L.C.

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. ASPEN DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 456-8400
 FAX: (949) 456-8408

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verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 GARNETT R. HARTMAN
 No. 85198
 Exp. 03/23/16
 STATE OF CALIFORNIA
 CIVIL ENGINEER
 JAN 27 2016

LUAU
 (MACROCELL EVOLUTION)
 34630 WINCHESTER ROAD
 WINCHESTER, CALIFORNIA 92596

SHEET TITLE:
 15KW DC GENERATOR
 DETAIL

REVISION:
D5
 2
 LAX-391

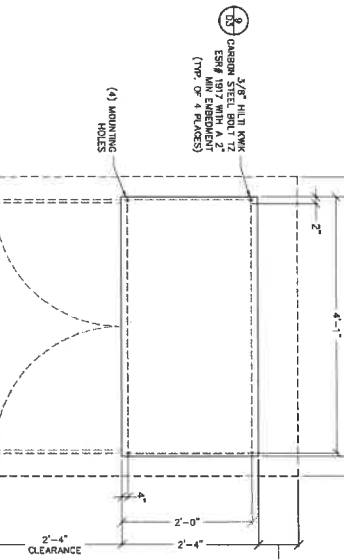
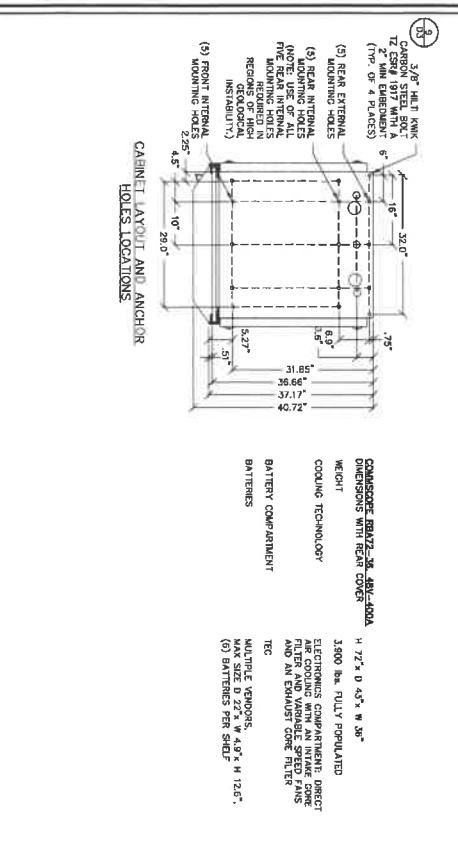
BATTERY CABINET

RBS CABINET

SCALE: 1

D6

LXX-381



(1) 3/8" ALTA NIK TZ CS#11917 WITH A 2" MIN EMBEDMENT (TYPE OF 4 PLACES)

(2) REAR EXTERNAL MOUNTING HOLES

(3) REAR INTERNAL MOUNTING HOLES (TYPE OF 4 PLACES)

(4) FRONT INTERNAL MOUNTING HOLES (TYPE OF 4 PLACES)

(5) FRONT INTERNAL MOUNTING HOLES (TYPE OF 4 PLACES)

(6) MULTIPLE VENTURES, MAX SIZE 10 1/2" X 4 1/2" X 1 1/2"

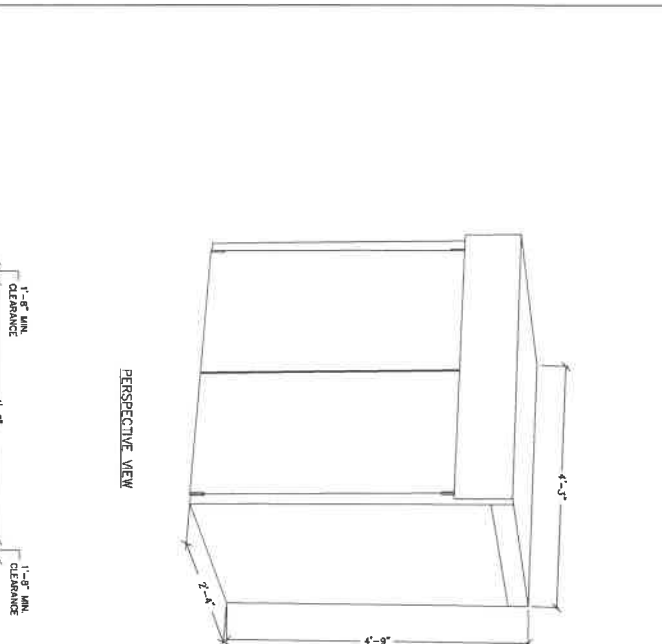
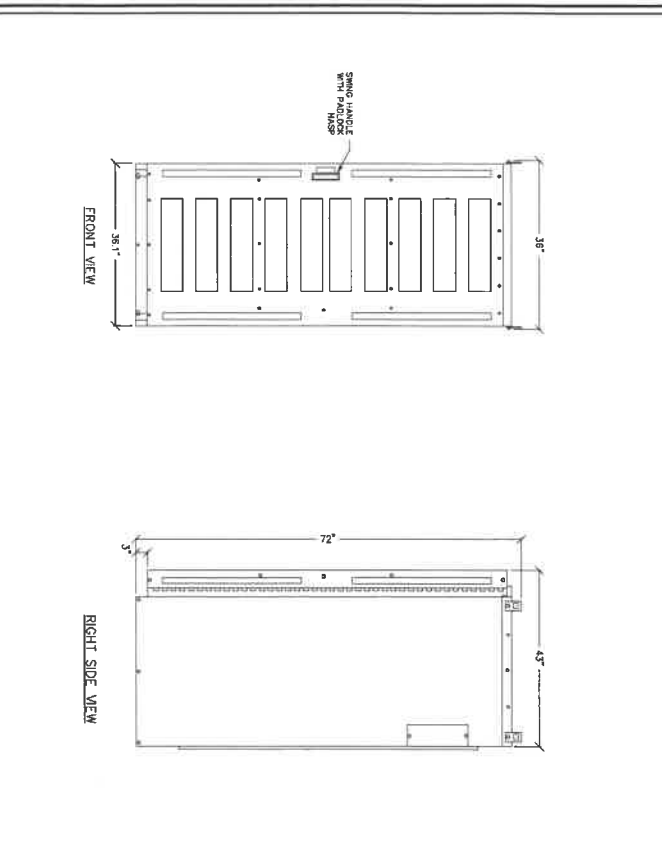
(7) BATTERIES PER SHELF

COMPENSATE BATTERY OR AIR FLOW
DIMENSIONS WITH REAR COVER H: 72", D: 45", W: 36"

WEIGHT
3,800 lbs. FULLY POPULATED

COOLING TECHNOLOGY
ELECTRONICS COMPARTMENT: DIRECT FILTER AND VARIABLE SPEED FANS AND AIR EXHAUST CORE FILTER

BATTERY COMPARTMENT
TEC



(1) 3/8" ALTA NIK TZ CS#11917 WITH A 2" MIN EMBEDMENT (TYPE OF 4 PLACES)

(2) MOUNTING HOLES

REGISTERED PROFESSIONAL ENGINEER
GARRETT B. HAINSWORTH
No. 881198
Exp. 03/31/16
STATE OF CALIFORNIA
JAN 27 2016

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

SPECTRUM
SPECTRUM SERVICES, INC.
4409 E. BROADWAY, SUITE 100
DALLAS, TEXAS 75218
PHONE: (972) 456-8401
FAX: (972) 456-8408

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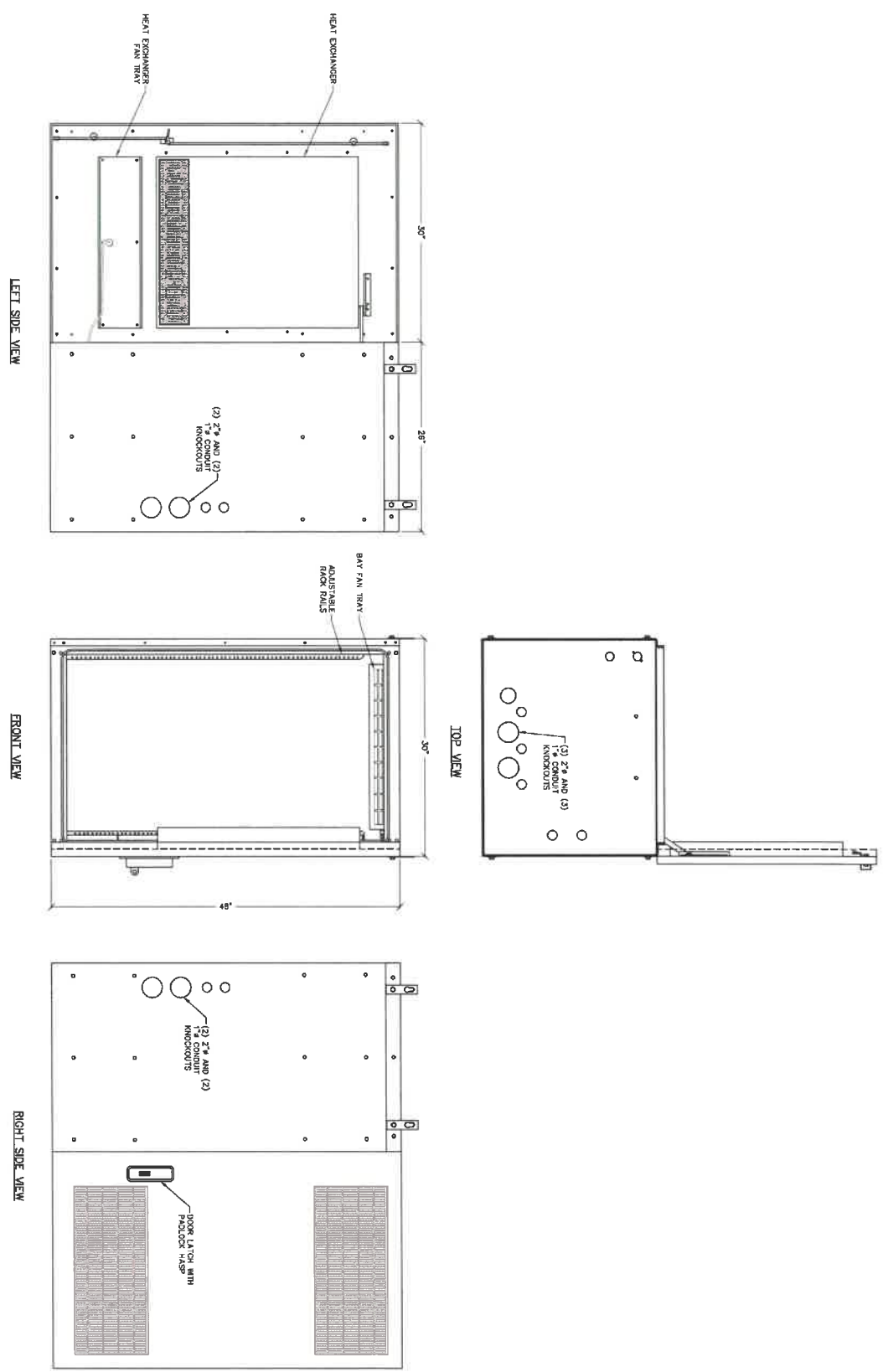
REV.	DATE	DESCRIPTION	BY
1	07/20/15	90% CONSTRUCTION	D.C.
2	08/05/15	100% CONSTRUCTION	Y.H.
2	01/27/16	LANSCAPE REVISION	D.C.

ISSUE STATUS	
REV.	DESCRIPTION
1	90% CONSTRUCTION
2	100% CONSTRUCTION
2	LANSCAPE REVISION

SHEET TITLE:
RBS CABINET AND BATTERY CABINET DETAILS

REVISION:
2

FIBER CABINET



SCALE: 1/8" = 1'

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	07/26/15	BOX CONSTRUCTION	D.C.
2	08/05/15	TOUR CONSTRUCTION	V.A.
2	01/27/16	LANDSCAPE REVISION	D.C.

SPECTRUM

SPECTRUM SERVICES, INC.
 4405 E. ABERDEEN DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 Phone: (909) 458-8401
 Fax: (909) 458-8408

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verizon

15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 GARNETT R. HANCOCK
 No. 881188
 Exp. 03/31/16
 STATE OF CALIFORNIA
 JAN 27 2016

LUAU (MACROCELL EVOLUTION)

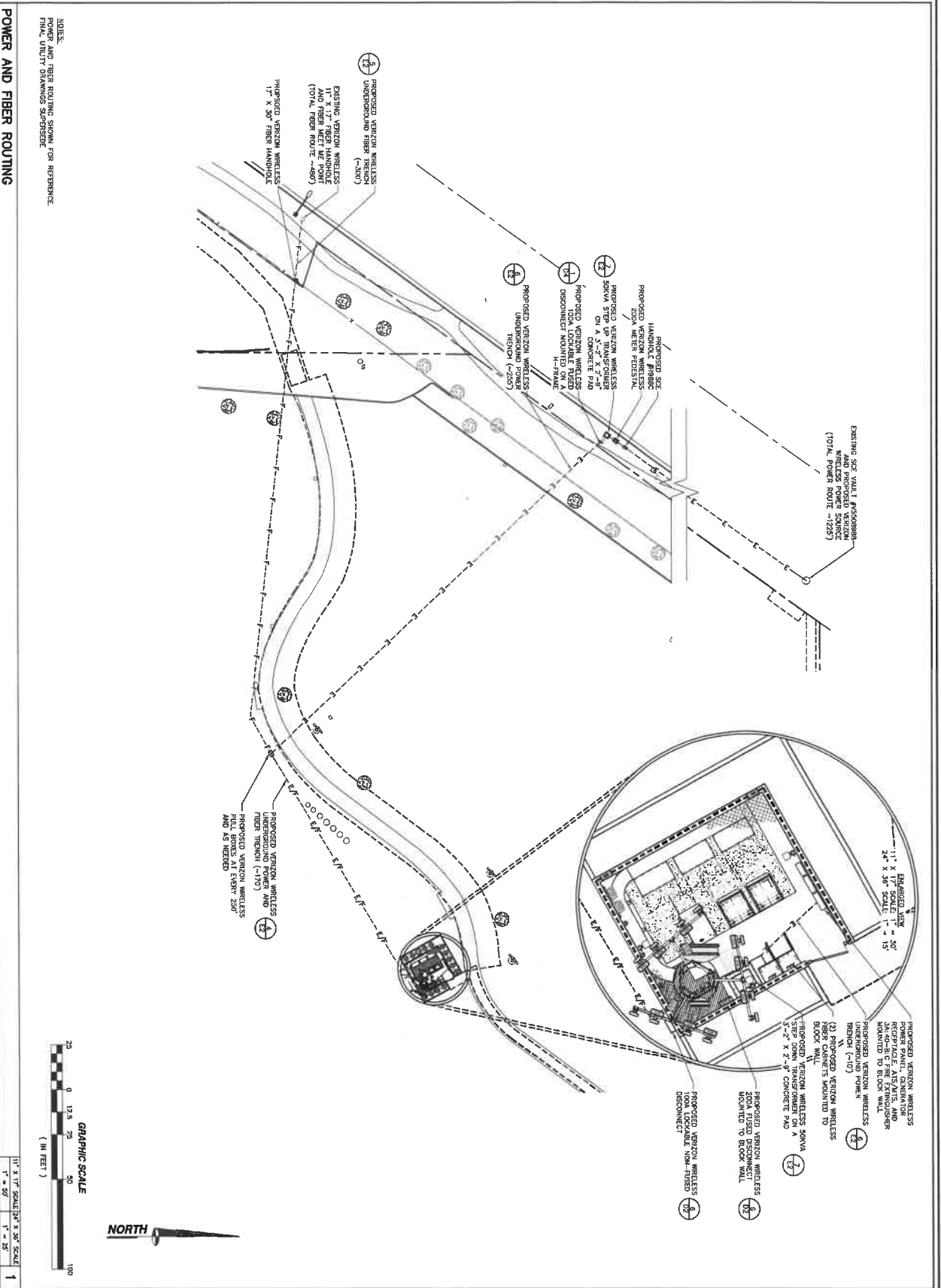
34630 WINCHESTER ROAD
 WINCHESTER, CALIFORNIA 92596

SHEET TITLE:
 FIBER CABINET DETAIL

D7

REVISION:
 2

LAX-391



ISSUE STATUS	
REV.	DESCRIPTION
1	1/20/15 90% CONSTRUCTION
2	1/20/15 100% CONSTRUCTION
3	2/01/16 UNBUREAU REVIEW

LUAU
(MACROCELL EVOLUTION)

34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92596

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

SPECTRUM SERVICES, INC.
4405 E. ARBERRY DRIVE, SUITE 100
IRVINE, CALIFORNIA 92618
PHONE: (949) 458-9401
FAX: (949) 458-9408

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SHEET TITLE:

POWER AND FIBER ROUTING

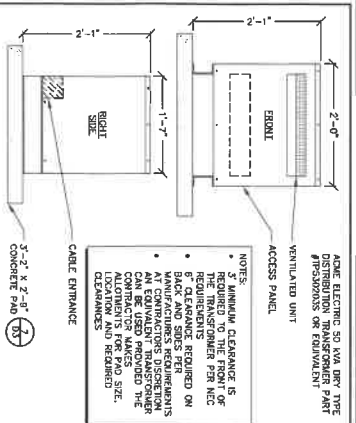
REVISION:

E1

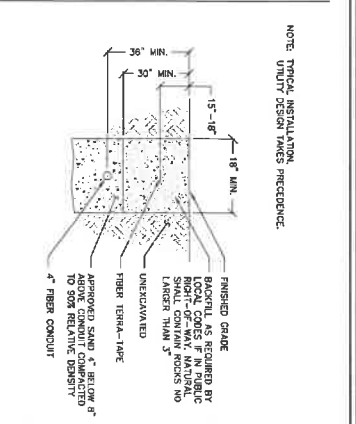
LAX-391

SOLES,
POWER AND FIBER ROUTING SHOWN FOR REFERENCE.
FINAL DUSTY DRAWINGS SUBMITTED

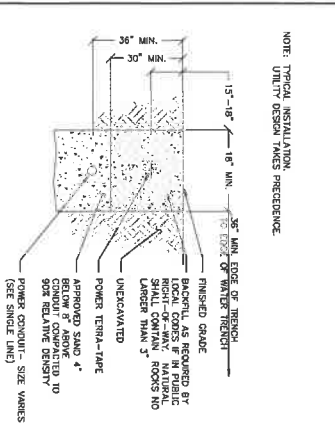
POWER AND FIBER ROUTING



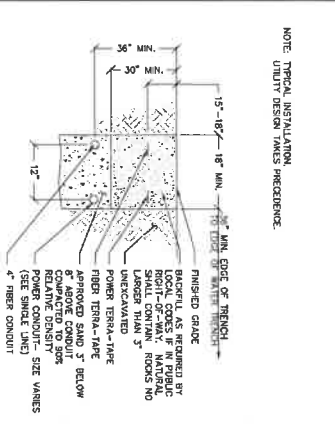
STEP-UP/STEP-DOWN TRANSFORMER



FIBER TRENCH



POWER TRENCH



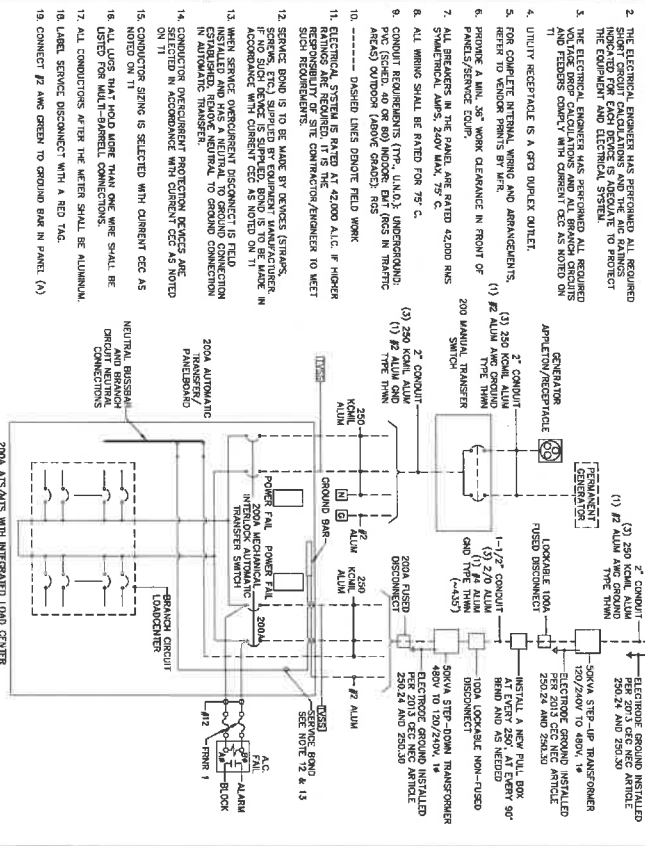
JOINT TRENCH

Panel: A	Panel: B	Panel: C	Panel: D	Panel: E	Panel: F	Panel: G	Panel: H	Panel: I	Panel: J	Panel: K	Panel: L	Panel: M	Panel: N	Panel: O	Panel: P	Panel: Q	Panel: R	Panel: S	Panel: T	Panel: U	Panel: V	Panel: W	Panel: X	Panel: Y	Panel: Z
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26

PANEL SCHEDULE

- UTILITY GENERAL NOTES**
- UTILITY POINTS OF SERVICE AND WORK/MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
 - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, FILL, RINGS, CABLES, PULL BOXES, CONCRETE FOUNDATIONS, AND ALL OTHER UTILITY RELATED ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE ALL REQUIREMENTS IN SCOPE OF WORK.

- NOTES**
- ALL EQUIPMENT FINISHED AS PART OF THIS WORK, INCLUDING THAT FINISHED WITH COARSE FINISH SHALL HAVE FINISHED SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE ALL REQUIREMENTS IN SCOPE OF WORK.
 - THE ELECTRICAL ENGINEER HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AMP RATINGS INDICATED FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND ELECTRICAL SYSTEM.
 - THE ELECTRICAL ENGINEER HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AMP RATINGS INDICATED FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND ELECTRICAL SYSTEM.
 - UTILITY RECEPTACLE IS A GFCI DUPLEX OUTLET.
 - FOR COMPLETE INTERNAL WIRING AND ARRANGEMENTS, REFER TO VENDOR PRINTS BY IIR.
 - PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF SMALL ELECTRICAL PANELS.
 - ALL BREAKERS IN THE PANEL ARE RATED 4200 RMS.
 - ALL WIRING SHALL BE RATED FOR 75° C.
 - CONDUIT REQUIREMENTS (TYPE, UNCL., UNDERGROUND, PVC (SCHED. 40 OR 80) HOOKUP, EXCEPT IN THERMATIC AREAS) OUTSIDE ABOVE GROUND HAS.
 - DASHED LINES DENOTE FIELD WORK.
 - ELECTRICAL SYSTEM IS RATED AT 4200 ALC IF HIGHER RATINGS ARE REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET SUCH REQUIREMENTS.
 - SERVICE BOND IS TO BE MADE BY DEVICES (STRAPS, STRAPS, ETC.) SUPPLIED BY EQUIPMENT MANUFACTURER. IF NO SUCH DEVICE IS SUPPLIED, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUCH DEVICE TO BE MADE IN FIELD. SERVICE WIRING/INSTALLATION SHALL BE MADE IN FIELD. SERVICE WIRING/INSTALLATION SHALL BE MADE IN FIELD.
 - NEUTRAL, REMOVE NEUTRAL TO GROUND CONNECTION IN ALL FORWARD TRANSFORMERS.
 - CONDUCTOR SIZING IS SELECTED WITH CURRENT CEC AS NOTED ON IT.
 - CONDUCTOR SIZING IS SELECTED WITH CURRENT CEC AS NOTED ON IT.
 - ALL WIRING THAT HOLD MORE THAN ONE WIRE SHALL BE USED FOR MULTI-PHASE CONNECTIONS.
 - ALL CONDUCTORS AFTER THE METER SHALL BE ALUMINUM.
 - LABEL SERVICE DISCONNECT WITH A RED TAG.
 - CONNECT #2 AMP OPEN TO GROUND BAR IN PANEL (A).



ELECTRICAL SINGLE LINE DIAGRAM

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/20/15	ISSUE FOR CONSTRUCTION	D.C.
1	09/05/15	ISSUE FOR CONSTRUCTION	V.H.
2	01/27/16	LANSCAPE REVISION	D.C.

SPECTRUM

SPECTRUM SERVICES, INC.
4405 E. ASPEN DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
TEL: (909) 458-4400
FAX: (909) 458-4403

PROFESSIONAL INFORMATION IN THIS SET OF DRAWINGS IS PROVIDED AS A SERVICE TO OUR CLIENTS AND IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF SPECTRUM SERVICES, INC.

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
DEKER STEVENS
E182828
Exp. 04/30/16
ELECTRICAL

STATE OF CALIFORNIA

JAN 27 2016

LUAU
(MACROCELL EVOLUTION)

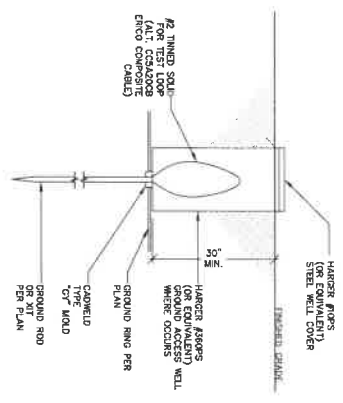
34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92596

SHEET TITLE:
SINGLE LINE DIAGRAM, PANEL SCHEDULE DETAILS AND NOTES

REVISION:
E2

REV. NO: **2**

LAW: 391



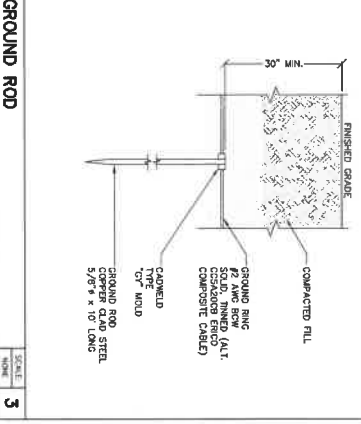
NOT USED

SCALE: NONE

6 TEST WELL

SCALE: NONE

4



NOT USED

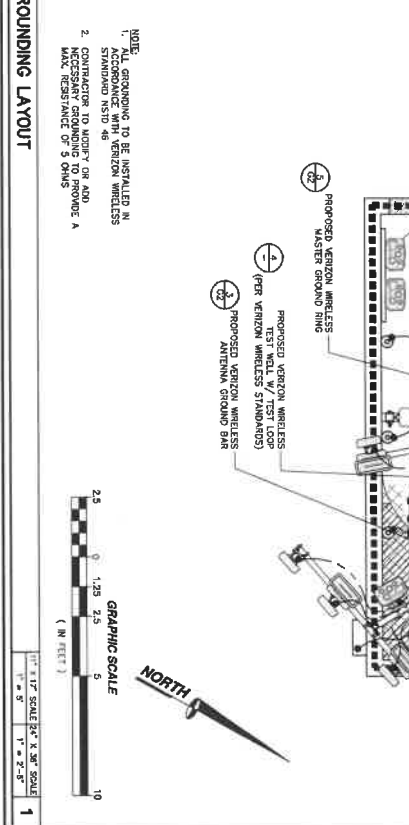
SCALE: NONE

GROUND ROD

SCALE: NONE

3

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS AND VERSION REQUIREMENTS SHALL BE DETERMINED BY THE CONTRACTOR.
2. ALL GROUNDING CONDUCTORS: (1) AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED. (A.L.T. CABLES/ERD BOND COMPOSITE CABLE).
3. GROUND RING TO GROUND BAR CONNECTIONS SHALL BE CABLED 07Y. (2) 1/2 AWG SOLID TINNED COPPER WIRE UNLESS OTHERWISE NOTED. (A.L.T. AWG SOLID BARE COPPER WIRE UNLESS OTHERWISE NOTED).
4. GROUND BAR TO EQUIPMENT AND CABLES SHALL BE #2 AWG BROWN W/ROUND LUG CONNECTIONS (A.L.T. CABLES/ERD COMPOSITE CABLE).
5. ANCHORING TO CONCRETE: ANCHORS SHALL BE PROVIDED, FINISHED AND WELDED TO CONCRETE.
6. GROUND BAR LOCATED BELOW WAVEFORM ENTRY POINT CABLES SHALL BE #2 AWG BROWN/DOUBLE LUG CONNECTIONS. TWO PAINS TO GROUND RING. (A.L.T. CABLES/ERD COMPOSITE CABLE).
7. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
8. EXTERIOR GROUNDING CONDUCTORS: BURED TO A MINIMUM DEPTH OF 2'-6" BELOW FINISHED GRADE TO ALLOW FOR FUTURE CONSTRUCTION.
9. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
10. EXOTHERMIC WELD GROUND CONNECTION TO HENCE POST: TREAT WITH A COOL GALVANIZED SPARK.
11. GROUND BARS:
 - A. EQUIPMENT GROUND BARS (EGB) LOCATED AT BOTTOM OF ANTENNA FEEDER SHALL BE INSTALLED AT BOTTOM OF ANTENNA FEEDER. FEEDER CABLES SHALL BE FINISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPER TERMINALS (CONNECTORS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR AND BE TERMINAL BY PAIR.
 - B. MAIN GROUND BARS (MGB) LOCATED NEAR THE BASE OF THE RADIO SHALL BE INSTALLED AT THE BASE OF THE RADIO. FEEDER CABLES SHALL BE FINISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
12. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
13. ALL BOLTED TORQUE CONNECTORS SHALL BE LONG-BARBELED TYPES AND HAVE TWO HOLES FOR CONNECTION TO SURFACE AND NON-GROUNDING AGENT APPLIED TO INSURE CORROSION.



NOTE:
1. ALL GROUNDING TO BE INSTALLED IN ACCORDANCE WITH VERIZON WIRELESS REQUIREMENTS.
2. CONTRACTOR TO VERIFY FOR ADB MAX. RESISTANCE OF 5 OHMS.

GRAPHIC SCALE
0 1.25 2.5 5 10
(IN FEET)

1" = 10' SCALE
1/4" = 5' SCALE
1/8" = 2'-6" SCALE

GROUNDING NOTES

SCALE: NONE

5 NOT USED

SCALE: NONE

2 GROUNDING LAYOUT

SCALE: NONE

1

ISSUE STATUS	REV.	DATE	DESCRIPTION	BY
	0	07/20/16	ISSUE FOR CONSTRUCTION	D.C.
	1	08/05/16	ISSUE FOR CONSTRUCTION	V.H.
	2	01/27/16	LANDSCAPE REVISION	D.C.

SPECTRUM
SPECTRUM SERVICES, INC.
4465 E. ASPEN DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
TEL: (909) 456-4466
FAX: (909) 456-4468

PROFESSIONAL INFORMATION
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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
DERK GEORGE STEVENS
E19828
EX-AMALTA
ELECTRICAL
STATE OF CALIFORNIA
JAN 27 2016

LUAU
(MACROCELL EVOLUTION)
34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92586

SHEET TITLE:
GROUNDING LAYOUT
GROUNDING NOTES & DETAILS
REVISION:
G1
2
LAW-391

<p>NOT USED</p>	<p>SCALE: NONE</p>	<p>NOT USED</p>	<p>SCALE: NONE</p>	<p>8 MASTER GROUND BAR AND ANTENNA GROUND BAR</p> <p>ANTENNA GROUND BARS - 1/2"x4"x1/4" THIN COPPER BRASS BAR W/ 1" 50. X 4" SPACERS @ O.C. (MAX)</p> <p>PLASTIC INSULATOR NOT REQUIRED (OPTIONAL)</p> <p>COPPER GROUND BRASS BAR</p> <p>#6 CU GROUND W/ 1" TR. FOR EACH BAR</p>															
<p>NOT USED</p>	<p>SCALE: NONE</p>	<p>11 NOT USED</p>	<p>SCALE: NONE</p>	<p>3</p> <p>NO. 2 SOLID TINNED DRAIN BRASS COPPER CONDUCTOR (A.L.T. C254208 ENRG COMPOSITE CABLE)</p> <p>GTC-1 BIT CADWELD CONNECTION WITH C150 WELD METAL</p> <p>NO. 5/16" 5/8" X 10" COPPER CAD GROUND ROD</p> <p>SCOT CADWELD MUD W/TH C12 WELD METAL</p> <p>NO. 2 SOLID TINNED DRAIN BRASS COPPER CONDUCTOR (A.L.T. C254208 ENRG COMPOSITE CABLE)</p> <p>NO. 2 SOLID TINNED COPPER CONDUCTOR (A.L.T. C254208 ENRG COMPOSITE CABLE)</p> <p>NO. 2 SOLID TINNED COPPER CONDUCTOR (A.L.T. C254208 ENRG COMPOSITE CABLE)</p>															
<p>NOT USED</p>	<p>SCALE: NONE</p>	<p>10 NOT USED</p>	<p>SCALE: NONE</p>	<p>7</p> <p>22"</p> <p>18" MIN.</p> <p>10"</p> <p>FINISH GRADE</p> <p>UNDISTURBED EARTH TO MATCH</p> <p>COMPACTED FILL</p> <p>WARNING TAPE AT 1'-0" BELOW GRADE</p> <p>TRENCH</p> <p>2# AWG SOLID TINNED COPPER GROUND WIRE DEPTH SHALL BE MINIMUM OR 6" SHALL BE MINIMUM OR 6"</p>															
<p>ISSUE STATUS</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>07/26/15</td> <td>BID CONSTRUCTION</td> <td>D.C.</td> </tr> <tr> <td>1</td> <td>08/05/15</td> <td>LOGS CONSTRUCTION</td> <td>V.H.</td> </tr> <tr> <td>2</td> <td>01/27/16</td> <td>LANDSCAPE REVISION</td> <td>D.C.</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY	0	07/26/15	BID CONSTRUCTION	D.C.	1	08/05/15	LOGS CONSTRUCTION	V.H.	2	01/27/16	LANDSCAPE REVISION	D.C.	<p>verizon</p> <p>15505 SAND CANYON AVENUE, D1 IRVINE, CALIFORNIA 92618</p>	<p>LUAU (MACROCELL EVOLUTION)</p> <p>34630 WINCHESTER ROAD WINCHESTER, CALIFORNIA 92596</p>	<p>SHEET TITLE: GROUNDING DETAILS</p> <p>REVISION: 2</p> <p>LAX-391</p>
REV.	DATE	DESCRIPTION	BY																
0	07/26/15	BID CONSTRUCTION	D.C.																
1	08/05/15	LOGS CONSTRUCTION	V.H.																
2	01/27/16	LANDSCAPE REVISION	D.C.																

PROPRIETARY INFORMATION

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SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. ARLBERT PARK, SUITE 100
IRVINE, CALIFORNIA 92618
PHONE: (949) 458-6601
FAX: (949) 458-6608

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

LUAU
(MACROCELL EVOLUTION)

34630 WINCHESTER ROAD
WINCHESTER, CALIFORNIA 92596

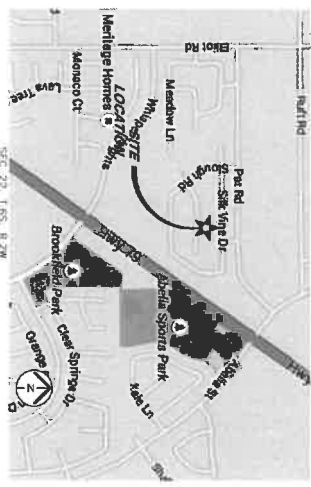
SHEET TITLE:
GROUNDING DETAILS

REVISION:
2

LAX-391

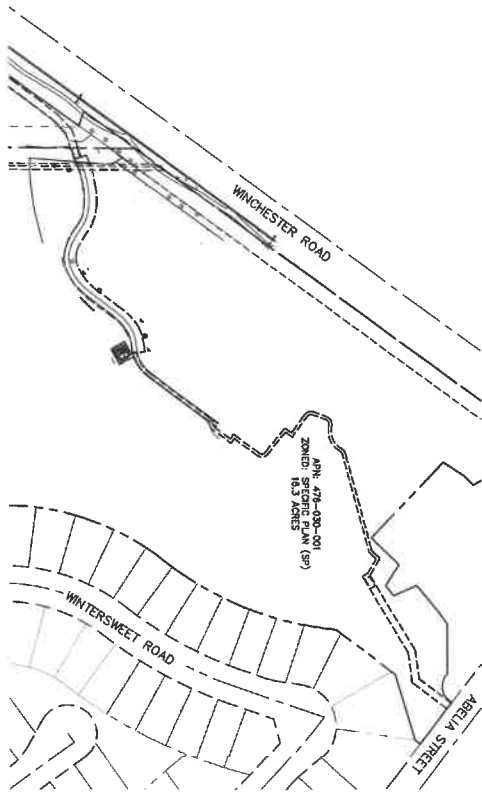
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

Approval Time Limitation
 APPROVAL SHALL BE BY (8) HOURS FROM THE DATE OF APPROVAL. SIGNATURE OF CONTRACTOR HAS BEEN OBTAINED. CONTRACTOR HAS LISTED TIME, VALLEY-WIDE RECREATION AND PARK DISTRICT RESERVES THE RIGHT TO REVIEW DRAWINGS FOR POSSIBLE REVISIONS DUE TO CHANGES IN SPECIFICATIONS AND STANDARDS



COUNTY OF RIVERSIDE

VERIZON CELL TOWER LUAW - PP 25693
 34630 WINCHESTER ROAD
 WINCHESTER, CALIFORNIA 92596
 LANDSCAPE PLANS
 TENTATIVE APPROVED PP# 25693



COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROJECTED AREA AND REMOVAL OF ALL OBSTRUCTIONS. PERMITS MUST BE OBTAINED FROM THE COUNTY OF RIVERSIDE AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

PHONE: (951) 955-6700 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY), CABAZON AND AREA WEST
 PHONE: (951) 955-6685 FOR PARCEL MAPS AND TRACT MAPS
 PHONE: (789) 342-4287 FOR PERMIT CASES EAST OF CABAZON

MAINTENANCE DISTRICT NOTES

ALL WORK MUST CONFORM TO VALLEY-WIDE CURRENT STANDARD LANDSCAPE SPECIFICATIONS
 I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 899 AND TO APPLY THE CRITERIA FOR EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

LANDSCAPE ARCHITECT: _____ DATE: _____

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO. 899.2 AND TO APPLY THE CRITERIA FOR EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

LANDSCAPE ARCHITECT: _____ DATE: _____

HOLD HARMLESS & INDEMNIFICATION CLAUSE
 CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT INCLUDING OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

MAINTENANCE QUANTITIES (ONSITE/OFFSITE)

1. LANDSCAPED PLANT AREAS:	170/0	S.F.
2. TOTAL NUMBER OF TREES:	1/0	EA.
3. OTHER:	13/0	EA.

INDEX OF SHEETS

- 1 T1 TITLE SHEET PLAN
- 2 L2 IRRIGATION PLAN
- 3 L2.1 DETAILED IRRIGATION PLAN
- 4 L3 LANDSCAPE DETAILS

VALLEY-WIDE RECREATION & PARK DISTRICT

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY ON-SITE VALLEY-WIDE RECREATION AND PARK DISTRICT OFF-SITE VALLEY-WIDE RECREATION AND PARK DISTRICT

DEAN WETTER DATE: _____

APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY



WORK COMPLETED WITHIN THESE PLANS SHALL NOT BE CONSIDERED VALID UNLESS THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF RIVERSIDE.

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



PREPARED BY:
 SPECTRUM SERVICES, INC.
 4465 E. ASPEN STREET
 SUITE 100
 OVINGDA, CALIFORNIA 91761
 PHONE: (909) 458-8401
 FAX: (909) 458-8408
 CERT. NO. 1598, EXP. 01/2017 DATE: _____

SCALE: _____

BENCHMARK: _____

PP 25693

DESIGNER OF RECORD:
 VERIZON CELL TOWER LUAW
 34630 WINCHESTER ROAD,
 WINCHESTER, CALIFORNIA 92596

SHEET NO. T1
 1 OF 3 SHEETS

SCOPE OF WORK
 THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, SUPPLIES, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR THE INSTALLATION OF THE LANDSCAPE AS HEREBY SPECIFIED ON THE ACCOMPANYING DRAWINGS.

- GENERAL CONDITIONS
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS AND SAFETY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS AND SAFETY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS AND SAFETY.
- UTILITIES
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE START OF WORK.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING THE COURSE OF THE WORK.
- IRIGATION
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM AS SPECIFIED ON THE DRAWINGS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR NECESSARY FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.
- PLANTING
 1. ALL PLANTS SHALL BE WATERED IMMEDIATELY PRIOR TO BACKFILLING PLANTING PITS.
 2. ALL PLANTS SHALL BE WATERED WEEKLY FOR THE FIRST YEAR.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR NECESSARY FOR THE PLANTING OF ALL PLANTS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR NECESSARY FOR THE PLANTING OF ALL PLANTS.
- MAINTENANCE
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE FOR A PERIOD OF ONE YEAR.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE FOR A PERIOD OF ONE YEAR.

LANDSCAPE NOTES

1. ALL PLANTS SHALL BE WATERED IMMEDIATELY PRIOR TO BACKFILLING PLANTING PITS.
 2. ALL PLANTS SHALL BE WATERED WEEKLY FOR THE FIRST YEAR.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR NECESSARY FOR THE PLANTING OF ALL PLANTS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR NECESSARY FOR THE PLANTING OF ALL PLANTS.

NO.	DESCRIPTION	QTY	UNIT	SCALE
1	1" X 1/2" SCHEDULE 40 X 3/8" GALV. STEEL	1	LINEAL FOOT	1"
2	4" X 4" X 1/2" GALV. STEEL	1	LINEAL FOOT	1"
3	1/2" X 1/2" X 1/2" GALV. STEEL	1	LINEAL FOOT	1"
4	1/2" X 1/2" X 1/2" GALV. STEEL	1	LINEAL FOOT	1"
5	1/2" X 1/2" X 1/2" GALV. STEEL	1	LINEAL FOOT	1"

MAMA CALCULATIONS

TOTAL LANDSCAPE AREA	= 117
SO FT. OF STRIP	= 48
SO FT. OF TREE	= 185
TOTAL AREA	= 185

PROJECT LANDSCAPE AREA	= 185 SQUARE FEET
MINIMUM WATER BUDGET	= (170) (0.02) (0.7 x 1.0) (0.3 x 8.0)
	= (284) (0.02) (0.7 x 1.0) (0.3 x 0)
	= 2109 (GALLONS/YEAR)
ESTIMATED WATER USE SHRUBS	= (170) (0.02) (0.7 x 1.0) (0.3 x 8.0)
	= (284) (0.02) (0.5 x 1.0) (0.3 x 8.0)
	= 1,212 (GALLONS/YEAR)
ESTIMATED WATER USE TREES	= (170) (0.02) (0.7 x 1.0) (0.3 x 8.0)
	= (284) (0.02) (0.5 x 1.0) (0.3 x 8.0)
	= 186 (GALLONS/YEAR)
TOTAL ESTIMATED WATER USE:	= 774 (GALLONS/YEAR)

VALLEY-WIDE RECREATION & PARK DISTRICT

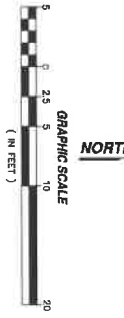
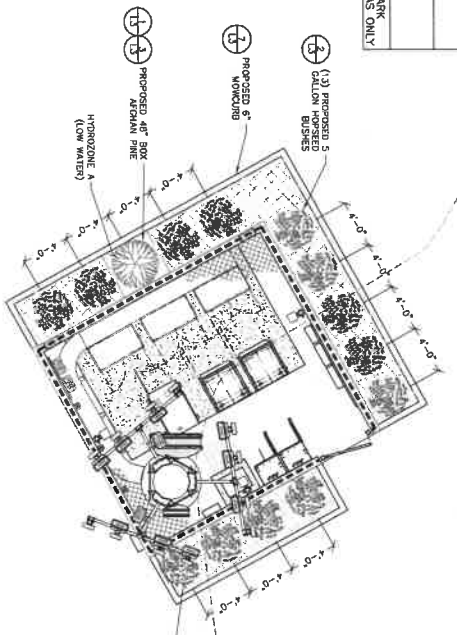
DEAN WETTER Date: _____
 APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY

HOLD HANDLES & REDIRECTION CLAUSE
 CONTRACTOR AGREES TO MAINTAIN SOLE RESPONSIBILITY FOR THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS AND SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING THE COURSE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR NECESSARY FOR THE PLANTING OF ALL PLANTS.

- NOTES:
 1. NO CHANGES OR SUBSTITUTION TO MAKE WITHOUT REVISION TO THE PLANS AND LANDSCAPE PLANNERS COUNTY.
 2. SEE IRRIGATION LEGEND ON PL 2 FOR INSTALLATION.
 3. CONTRACTOR TO COORDINATE WATER EXISTING IRRIGATION MAIN.
 4. STATIC LINE PRESSURE ABOUT 55 PS (CONTRACTOR TO VERIFY).

PLANTING NOTES AND PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SPACING	PLANT SIZE	QUANTITIES	PLANT FACTOR (CF)
	PHOENIX PALM	APRICOT PALM	4' OC	5 GAL	13	5 (M3)
	HORSEWEED	HORSEWEED	4' OC	5 GAL	13	5 (M3)
	PHOENIX PALM	APRICOT PALM	4' OC	5 GAL	13	5 (M3)



SEAL
 JACOB WINCHESTER, LANDSCAPE ARCHITECT
 4435 N. WILSON AVENUE, CHICAGO, IL 60641
 PHONE: (773) 462-8400
 FAX: (773) 462-8408
 CERT. NO. 1938, EXP. 01/30/17

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/11/2017

PROJECT NO. 28031
 COUNTY OF WASHINGTON
 4435 N. WILSON AVENUE, CHICAGO, IL 60641
 PHONE: (773) 462-8400
 FAX: (773) 462-8408
 DATE: 08/11/2017

SCALE: 1" = 10'

SHEET NO. 1 OF 3 SHEETS

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

- NOTE: CHANGES OR SUBSTITUTION TO MAKE WITHOUT REVISION TO THE PLANS AND LANDSCAPE CHANGES
1. SEE IRRIGATION LEGEND FOR SPECIFIC
 2. CONTRIBUTE TO GOVERNANCE WATER TIMES WITH EXISTING WATER TIMES ON EXISTING IRRIGATION MAIN (CONTRACTOR TO VERIFY)
 3. NO LOW HEAD DEMANDS ALLOWED
 4. RESPONSIBLE FOR IRRIGATION INSTALLATION SHALL CONDUCT REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM
 5. AFTER PROJECT INSTALLATION, AN ADJUST SHALL BE CONDUCTED BY A QUALIFIED PERSONNEL AND FININGS STAYED IN A REPAIR
 6. BEFORE TO REPAIRING THE PARTY RESPONSIBLE FOR IRRIGATION INSTALLATION SHALL CONDUCT REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM
 7. AFTER PROJECT INSTALLATION, AN ADJUST SHALL BE CONDUCTED BY A QUALIFIED PERSONNEL AND FININGS STAYED IN A REPAIR

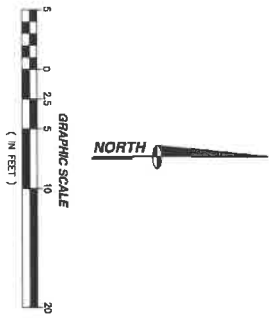
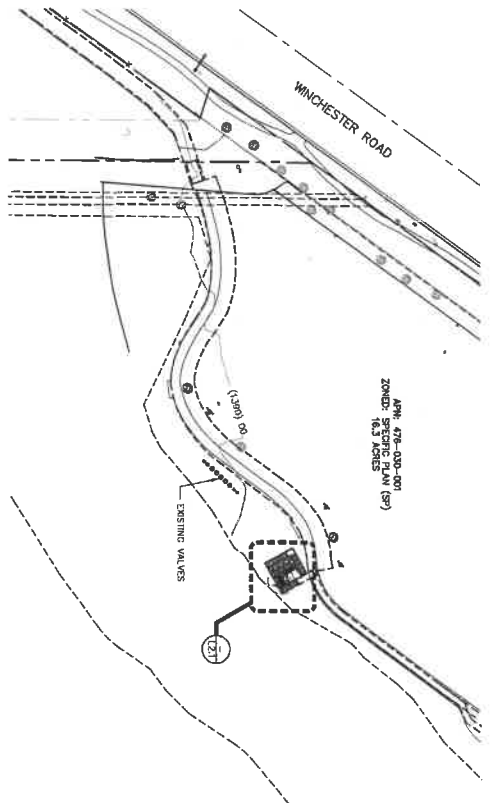
- CONTRACTOR TO:
1. NOTIFY EXISTING IRRIGATION TO ALLOW FOR NEW IRRIGATION SYSTEM, FIELDS TO IRRIGATE NEW TREES AND SHRUBS
 2. NOTIFY EXISTING IRRIGATION CONTROLLER WITH A LOGFILE ANY SENSOR TO PROVIDE WEATHER BASED IRRIGATION (HUNTER SOLAR SYNC)
 3. REPAIR OR REPLACE ANY EXISTING LANDSCAPING DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE STANDARD CONSTRUCTION WITH FULLY FUNCTIONING AND EXISTING IRRIGATION SYSTEM

HOLD HARMLESS & INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR THE SITE CONDITIONS AND THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT.

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER
 Date: _____
 APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.



NOTE: NO OVERHEAD IRRIGATION BETWEEN 8:00AM AND 5:00PM

LANDSCAPING MAINTENANCE SCHEDULE

TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CARE OF PLANTS												
MONITORING												
PRUNING (IF NEEDED)												
FERTILIZATION (IF NEEDED)												
WATERING (AS NEEDED)												
TREE BED												
WEEDING (AS NEEDED)												
MULCHING												
PEST MANAGEMENT												
MONITORING												
CLEAN UP (IF NEEDED)												



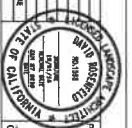
IRRIGATION PLAN

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE AN ASSURANCE OF ACCURACY OR A GUARANTEE OF RESULTS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT.

PREPARED BY:

SPECTRUM SERVICES, INC.
 4405 E. ASPEN DRIVE
 PHOENIX, AZ 85044
 PHONE: (602) 426-4200
 FAX: (602) 426-4200
 CERT. NO. 1598, EXP. 01/2017 DATE: _____



APPROVED BY:

DEAN WETTER
 VALLEY-WIDE RECREATION & PARK DISTRICT
 LICENSE NO. 101198

DATE: _____

SCALE: _____

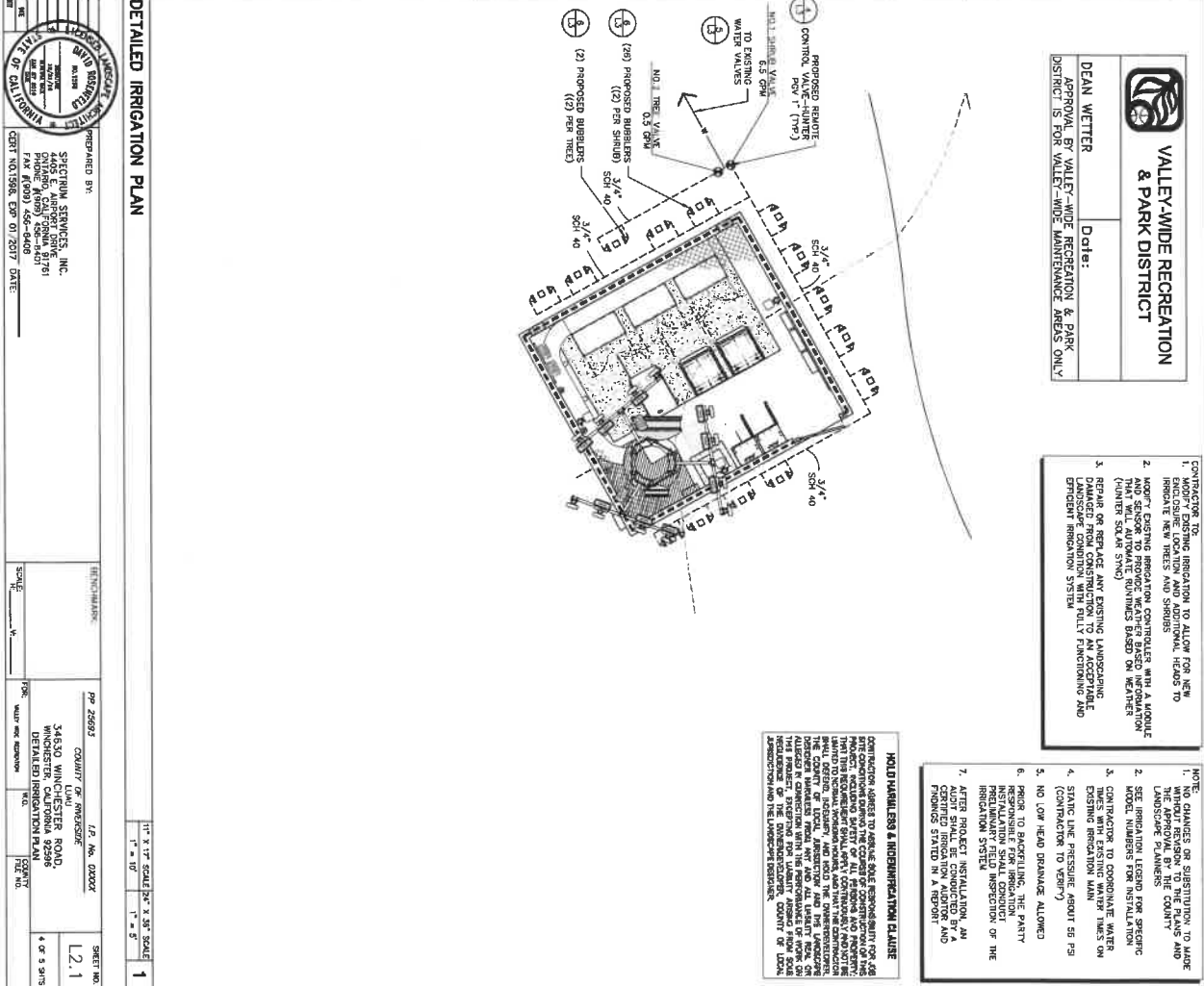
PROJECT NO. 26803 COUNTY OF MARICOPA AZ
 34630 WINCHESTER ROAD, PHOENIX, AZ 85018
 IRRIGATION PLAN
 SHEET NO. L2
 3 OF 5 SHEETS

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	PATTERN	RAOUS	CSH	PSI		
1	HAUER-HISEN	250	4" PEX-IP	BUBBLEX	H	1"	25	30
2	HAUER-HISEN	250	4" PEX-IP	BUBBLEX	H	1"	25	30
3	HAUER-HISEN	250	4" PEX-IP	BUBBLEX	H	1"	25	30
4	HAUER-HISEN	250	4" PEX-IP	BUBBLEX	H	1"	25	30

- ### IRRIGATION LEGEND
- SCORE OF WORK
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC., TO COMPLETE THE PROJECT "PER PLAN"
 - CONTRACTOR SHALL CONTROL WATER PRESSURE PRIOR TO INSTALLATION AND REQUEST PLAN CHANGES, IF NECESSARY TO PROVIDE 100% COVER AT MAXIMUM
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
- CODES
- ALL INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND ORDINANCES. PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED AS WAIVING ANY SUCH REQUIREMENTS.
- DRAINAGE AND VENTILATION OF DIMENSIONS
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE VERIFIED ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FROM THE PLAN. ANY UNEXPECTED DISCREPANCIES WILL BE THE RESPONSIBILITY OF THE OWNER.
 - IF THE CONTRACTOR SHOULD FAIL TO NOTIFY THE OWNER, HE SHALL, IN ALL EVENTS, SUFFER ALL ITEMS INDICATED BY THE PLAN WITHOUT RIGHT TO COMPENSATION FOR ANY NECESSARY ACTIONS.
- MATERIALS
- ALL DIRECT BURIAL LINES SHALL BE SCH 40 PIP OR HIGHER.
 - ALL DIRECT BURIAL CONTROL WIRE SHALL BE 24V SINGLE.
 - CONTRACTOR SHALL VERIFY, IN ALL EVENTS, THAT THE CONTRACTOR'S RECOMMENDATIONS, 12 O.A. MIN FOR COMMON GROUND WIRE.
 - CONTRACTOR SHALL VERIFY, IN ALL EVENTS, THAT THE CONTRACTOR'S RECOMMENDATIONS, 12 O.A. MIN FOR COMMON GROUND WIRE.
- INSTALLATION
- ALL LINES SHALL BE IN PLANTING AREAS WHENEVER POSSIBLE.
 - MINIMUM INSTALLATION SHALL BE AS FOLLOWS: LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF HEADS.
 - SCH. 40 AT 18" DEEP.
- TESTING
- CONTRACTOR SHALL VERIFY AND CHECK CONTROL SYSTEM.
 - THE ABOVE TESTING SHALL BE COMPLETE PRIOR TO PLANTING OF ANY LANDSCAPING.
 - CONTRACTOR MUST SHOW THAT EACH VALVE IS CONTROLLED BY THE CLOCK.
- CONTRACTOR TEST PERIOD
- CONTRACTOR TEST PERIOD IS COMPLETED. THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.
- CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINALIZING THE PROJECT.
 - CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINALIZING THE PROJECT.
- OPERATION
- PERIOD OF ONE YEAR, PARTS ONLY, DURING THIS TIME, REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - A MANUAL VALVE KEYS PER EACH CONTROLLER.
 - OPERATION MANUALS FOR ADDITIONAL CONTROLLERS AND VALVES.

- ### IRRIGATION SPECIFICATIONS
- 120 V. ELECTRICAL POWER OUTLET FOR CONTROLLER TO BE PROVIDED BY OTHERS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOKUP FROM OUTLET TO CONTROLLER.
 - ALL WIRE FROM CONTROLLER TO ELECTRICAL CONTROL VALVES TO BE COPPER UCL #14 DIRECT BURIAL INSTALL IN COMMON TRENCH WITH MAIN LINE WHERE POSSIBLE. PROVIDE 10% COVER.
 - PROVIDE MINIMUM 18" COVER OVER ALL PRESSURE MAIN LINE AND 12" OVER ALL NON-PRESSURE LATERAL LINE PIPE. ALL PIPE UNDER PAVED AREAS TO HAVE SCH. 40 PIP SELECTED INSTALLED FROM TO PAVEMENT.
 - RIVAL LOCATION OF AIRMATIC CONTROLLER TO BE DETERMINED BY OWNER'S REP. AND/OR LANDSCAPE ARCHITECT.
 - THIS DESIGN IS PARAMETRIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WHEN PAVED AREAS WHERE POSSIBLE.
 - IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAX PERFORMANCE AND TO PREVENT OVER SPRAY, DIRT WINDS, DRIVES, AND BLOWERS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTION OF THE BEST DESIGN OF AIR TO FIT DESIGN SITE CONDITIONS.
 - DO NOT MANUALLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WILL AFFECT THE SYSTEM'S PERFORMANCE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
 - INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS.
 - STRENGTH DESIGN IS BASED ON UNIFORM OPERATING PRESSURE. SCHEDULE AT EACH POINT OF CONNECTION. MATERIAL SHALL BE SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES AT SITE PRIOR TO CONSTRUCTION.
 - UPON COMPLETION OF JOB, PROVIDE OWNER WITH A REPRODUCIBLE SET OF "AS BUILT" DRAWINGS.
 - THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPAIRED OR CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.



VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER
 APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY

Date: _____

- CONTRACTOR TO:
- INDICATE LOCATION AND ADDITIONAL HEADS TO INDICATE NEW TREES AND SHRUBS
 - LOCATE EXISTING IRRIGATION CONTROLLERS WITH A MODEL THAT WILL AUTOMATICALLY ADJUST ON WEATHER (HUNTER SOLAR SYSTEM)
 - REPAIR OR REPLACE ANY EXISTING LANDSCAPING IRRIGATION SYSTEMS WITH FULLY FUNCTIONING AND LANDSCAPE PROTECTION WITH FULLY FUNCTIONING AND LANDSCAPE PROTECTION SYSTEM

- NOTES: CHANGES OR SUBSTITUTION TO MAKE WITHOUT REVISION TO THE PLANS AND LANDSCAPE PLANNERS
- SET IRRIGATION LEADERS PER SPECIFIC MODEL NUMBERS FOR INSTALLATION
 - CONTRACTOR TO COORDINATE WATER LINES WITH EXISTING WATER LINES ON EXISTING IRRIGATION MAIN
 - STAKE LINE PRESSURE ABOUT 55 PSI (CONTRACTOR TO VERIFY)
 - NO LOW HEAD DRAINAGE ALLOWED
 - BEFORE BACKFILLING, THE PARTY RESPONSIBLE FOR IRRIGATION SHALL PRELIMINARY FIELD INSPECTION OF THE IRRIGATION SYSTEM
 - AFTER PROJECT INSTALLATION, AN APPROVED IRRIGATION AUDITOR AND PROMOS STAFF IN A REPORT

HOLD HARMLESS & INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO WAIVE SOLE RESPONSIBILITY FOR ANY DAMAGE TO THE PROPERTY OF THE DISTRICT AND TO INDEMNIFY AND HOLD THE DISTRICT HARMLESS FROM AND AGAINST ALL CLAIMS AND DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE DISTRICT, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS, OR OTHERS, ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE OBLIGATIONS UNDER THIS CONTRACT. THE CONTRACTOR'S OBLIGATION TO INDEMNIFY AND HOLD THE DISTRICT HARMLESS SHALL SURVIVE THE TERMINATION, CANCELLATION, OR RESCINDMENT OF THIS CONTRACT. THE CONTRACTOR'S OBLIGATION TO INDEMNIFY AND HOLD THE DISTRICT HARMLESS SHALL NOT BE LIMITED BY ANY CAP ON THE AMOUNT OR TYPE OF DAMAGES THAT MAY BE AWARDED BY A COURT OF LAW.

VALLEY-WIDE RECREATION & PARK DISTRICT

APPROVED BY: _____

DATE: _____

SPECIALTY SERVICES, INC.
 4405 E. AIRBORNE DRIVE
 PHOENIX, AZ 85044
 PHONE: (602) 948-1471
 FAX: (602) 948-9408

CITY: PHOENIX, AZ 85044

PROJECT NO: 25693

COUNTY OF MARICOPA

LG. NO. 02222

3430 WINCHESTER ROAD

PHOENIX, AZ 85018

DETAILED IRRIGATION PLAN

SCALE: _____

DATE: _____

SHEET NO. **L2.1**

4 OF 5 SHEETS

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

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER
 APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.

HOLD HARMLESS & INDEMNIFICATION CLAUSE
 CONTRACTOR AGREES TO ASSUME RISK OF RESPONSIBILITY FOR ANY DEFECTS OR OMISSIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT THAT ARE NOT THE RESULT OF NEGLIGENCE OR OTHER CAUSE OF ACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF SUTTER, JEROME COUNTY AND THE LANDOWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LANDOWNER AND THE LANDOWNER'S DESIGNER.



1. USE 3/4" NPT TYPE WERBERE TUBING FOR ALL RISER PIPES.
 2. INSTALL RISER PIPE TO PROTECT FROM DAMAGE TO THE CONTROL VALVE.
 3. INSTALL RISER PIPE FROM WALLS IN VALLEY-WIDE AREAS ALLOWED PER IRI 511.
 4. ALL RISER PIPES TO CONTROL VALVES SHALL BE FLUSH TO TOP OF CONCRETE.
 5. CONTRACTOR SHALL VERIFY LOCATION OF RISER PIPE WITH THE LANDOWNER'S DESIGNER.

VALLEY-WIDE RECREATION & PARK DISTRICT

POP-UP SPRAY HEAD

IR-39
REV. 2012

1. ALL WERBERE SHALL BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION.
 2. TYPE B WERBERE SHALL BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION.
 3. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 4. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 5. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 6. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 7. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 8. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 9. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 10. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.

VALLEY-WIDE RECREATION & PARK DISTRICT

REMOTE CONTROL VALVE

IR-41
REV. 2012

1. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 2. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 3. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 4. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 5. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 6. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 7. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 8. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 9. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 10. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.

VALLEY-WIDE RECREATION & PARK DISTRICT

SHRUB PLANTING

PL-04
REV. 2012

1. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 2. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 3. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 4. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 5. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 6. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 7. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 8. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 9. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 10. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.

SCALE: 8" = 1'-0" 8" = 1'-0" 6" = 1'-0" 4" = 1'-0" 3" = 1'-0" 2" = 1'-0"

VALLEY-WIDE RECREATION & PARK DISTRICT

CONCRETE MOWCUB

LC-33
REV. 2012

1. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 2. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 3. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 4. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 5. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 6. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 7. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 8. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 9. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 10. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.

VALLEY-WIDE RECREATION & PARK DISTRICT

TRENCHING AND SLEEVING

IR-23
REV. 2012

TRENCHING	DEPTH	A	B	C	D	E	F
1" & 2" SCHEDULE	48"	24"	24"	24"	24"	24"	24"
3" & 4" SCHEDULE	54"	27"	27"	27"	27"	27"	27"
6" & 8" SCHEDULE	72"	36"	36"	36"	36"	36"	36"

VALLEY-WIDE RECREATION & PARK DISTRICT

ROOT BARRIER

IR-24
REV. 2012

1. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 2. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 3. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 4. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 5. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 6. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 7. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 8. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 9. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 10. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.

VALLEY-WIDE RECREATION & PARK DISTRICT

TREE PLANTING

PL-02
REV. 2012

1. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 2. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 3. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 4. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 5. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 6. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 7. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 8. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 9. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.
 10. PROVIDE 2" CLEARANCE BETWEEN VALVE AND RISER PIPE.

SCALE: 7" = 1'-0" 5" = 1'-0" 3" = 1'-0" 1" = 1'-0"

NOTE: APPROVAL BY THE INSPECTION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

CONCRETE MOWCUB
 TRENCHING AND SLEEVING
 ROOT BARRIER
 TREE PLANTING

DESIGNED BY: SPECTRUM SERVICES, INC.
 4405 E. ASPEN DRIVE
 PLACER COUNTY, CA 95662
 PHONE: (916) 465-4070
 FAX: (916) 465-5408
 CERT. NO. 10088 EXP. 01/2017 DATE:

BENCHMARK: 253410 65047' OF ANGLE
 34630 WINCHESTER ROAD
 YUBA COUNTY, CA 95998
 LANDSCAPE DETAILS

SHEET NO. 13
 9 OF 5 SHEETS



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

Juan C. Perez
Agency Director



11/04/20, 9:39 am

PP25693

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25693. 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 A1, A2, A3, A3.1, D1 dated 1/27/2016.

Exhibit B (Elevations), Sheet A4, A5, dated 1/27/2016.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheet T1, L1, L2, L2.1, L3 dated 1/27/2016.

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
 - 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. 461 (Road Improvement Standards)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

Advisory Notification. 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 (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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

The construction of a new Verizon Disguised 50-foot monopine Wireless Communication Facility consisting of twelve (12) panel antennas at 41 feet centerline height, nine (9) RRUs antennas, and two (2) parabolic antennas with a 440 square foot lease area enclosed by a 9-foot block perimeter wall.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE -BLDG PERMITS

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-USE -BLDG PERMITS (cont.)

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, and California Title 25 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.

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.

E Health

E Health. 1

0010-E Health-USE - EMERGENCY GENERATOR

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

E Health. 2

0010-E Health-USE - NO NOISE REPORTS

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - NO NOISE REPORTS (cont.)

residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

E Health. 3 0010-E Health-USE-NO WASTEWATER PLUMBING

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

E Health. 4 ECP COMMENTS

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 Fire - Advisory

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.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 25693 is a proposal to construct an unmanned wireless telecommunications facility in the French Valley area. The project site is located in Abelia Sports Park, which is located on the southeast corner of Highway 79/Winchester Road and Abelia Street.

The District's review indicates the proposed location for the project site is impacted by a 100-year floodplain for Warm Springs Creek as delineated in the special study for Riverside County performed by the US Army Corps of Engineers dated February 2003 and Department of Water Resources (DWR) Awareness Maps. Therefore, the project site may be subject to damage from flooding. The applicant may want to floodproof the proposed equipment shelter by constructing the finished floor a minimum of 12 inches plus the velocity head above the adjacent ground. Erosion protection should be provided for fill

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)

exposed to erosive flows and should extend a minimum of 12 inches into the natural ground. New construction should comply with all applicable ordinances. These flood proofing measures may protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage. It should be noted that several developments are proposed upstream of this site. These developments will be conditioned to construct flood control improvements to contain the floodplain and provide additional flood protection to the site. The delineated floodplain limits may be revised once the flood control improvements are constructed and accepted for maintenance by a public agency. The project site is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface proposed is insignificant and therefore the District will not impose any ADP fees at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

General

General. 1 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 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

Planning. 1 0010-Planning-USE - AREA DISTURBANCE

Disturbance to the natural landscaping of the site shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.

Planning. 2 0010-Planning-USE - BUSINESS LICENSING

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

Planning. 3 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 **0010-Planning-USE - CEASED OPERATIONS (cont.)**

Planning. 4 **0010-Planning-USE - 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. 5 **0010-Planning-USE - COMPLY WITH ORD./CODES**

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.
The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 6 **0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation 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. 7 **0010-Planning-USE - IF HUMAN REMAINS FOUND**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
i) A County Official is contacted.
ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 8

0010-Planning-USE - LOW PALEO

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - LOW PALEO (cont.)

future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 9 0010-Planning-USE - MAINTAIN SOCKS/BRANCHES

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

Planning. 10 0010-Planning-USE - UNANTICIPATED RESOURCES

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

- 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
 - a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
 - b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
 - c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 11 0010-Planning-USE*- EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting. The monopole shall contain bark cladding to simulate the look of a natural pine tree. The bark shall have a light or dark brown color. The antenna array shall be dark green and contain pine needle socks to minimize the visual impact of the facility.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 12 0010-Planning-USE*- FUTURE INTERFERENCE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 **0010-Planning-USE*- FUTURE INTERFERENCE (cont.)**

If the operation of the facilities authorized by this approved PP25693 generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Planning. 13 **0010-Planning-USE*- NO USE PROPOSED LIMIT CT**

The balance of the subject property, APN 476-030-001 (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 subject to the requirements of County Ordinance No. 348.

Planning. 14 **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. 15 **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. 16 **Telcom – Enclosure**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of Splitface concrete block and shall be 9-feet in height.

Planning. 17 **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. 18 **Telcom – Equipment Cabinets**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 **Telcom – Equipment Cabinets (cont.)**

shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Planning. 19 **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. 20 **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. 21 **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. 22 **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. 23 **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 and reapplied on an as-needed basis.

Planning. 24 **Telcom – Tower Height**

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25 **Telcom – Tower Tree Bark (cont.)**

Planning. 25 **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. 26 **Telcom – Tower Tree Branch Coverage**

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 14-feet from ground and extend to the top of the tower

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. 27 **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-GEO

Planning-GEO. 1 **GEO200025 ACCEPTED**

County Geologic Report GEO No. 200025, submitted for the project PP25693, was prepared by GeoBoden, Inc. The report is titled; "Updated Geotechnical Investigation Report, Proposed Telecommunications Facility, Luau, Approximate Site Location: 33°37'04.32"N 117°06'00.38"W, Winchester, California," dated July 5, 2018. In addition, GeoBoden has submitted the following document for the project:

"Response to County of Riverside, Proposed Telecommunications Facility, Luau, Approximate Site Location: 33°37'04.32"N 117°06'00.38"W, Winchester, California," dated September 2, 2020.

GEO200025 concluded:

1. The site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone, designated by the State of California to include traces of suspected active faulting. No active or potentially active faults are shown on or in the immediate vicinity of the site on published geologic maps.
2. No evidence for active faulting on or immediately adjacent to the site was observed during the geologic field reconnaissance or on the aerial photographs reviewed.
3. Implementation of the proposed project would not result in potential impacts associated with ground failure, the rupture of a known earthquake fault, landslides, expansive soils, or soil erosion.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200025 ACCEPTED (cont.)

4. It is our opinion that potential for liquefaction is minimal at the site and will not adversely impact the foundation of the proposed tower and the associated site improvements.

5. Based on the allowable bearing value recommended above, total settlement of the shallow footings are anticipated to be less than one inch, provided foundation preparations conform to the recommendations described in "Site Preparation and Earthwork" Section of this report. Differential settlement is anticipated to be approximately half the total settlement for similarly loaded footings spaced up to approximately 30 feet apart.

GEO200025 recommended:

1. Based on the results of our investigation, the proposed monopine tower may be supported on a new typical, large-diameter reinforced concrete drilled pier; Cast-In-Drill-Hole (CIDH) pile.
2. The excavation for the pier shaft should be performed under the observation of GeoBoden to confirm that the pier shaft is in conformance with our recommendations.
3. The site should be cleared of any debris, organic matter, abandoned utility, and other unsuitable materials.
4. Any existing fill encountered should be excavated and replaced with properly compacted fill or lean concrete to the depth of the fill and to a horizontal distance equal to the depth of excavation (if possible) in order to provide improved foundation support for the proposed facility.

GEO No. 200025 satisfies the requirement for an updated geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200025 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 0010-Transportation-USE - COUNTY WEBSITE

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

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

No additional on-site right-of-way shall be required on Abelia Street and Winchester Road since adequate right-of-way exists per TR29017 (MB 330/54-63).

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

No additional road improvements will be required at this time along Abelia Street and Winchester Road due to existing improvements.

Transportation. 4 0010-Transportation-USE - TS/EXEMPT

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - TS/EXEMPT (cont.)

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Transportation. 5 0010-Transportation-USE- STD INTRO (ORD 461)

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.

Plan: PP25693

Parcel: 476030001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - CULTURAL MONITOR REQ. Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for monitoring services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 2 0060-Planning-USE - NATIVE MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

Plan: PP25693

Parcel: 476030001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey Prior to Grading - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, or building whichever comes first, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PHASE IV MONITOR REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the

Plan: PP25693

Parcel: 476030001

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PHASE IV MONITOR REPORT (cont.) Not Satisfied
approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

Fire

080 - Fire. 1 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.

080 - Fire. 2 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.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

Any proposed outdoor lighting must 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 General Plan.

080 - Planning. 2 0080-Planning-USE - PINE FRONDS Not Satisfied

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

080 - Planning. 3 0080-Planning-USE* - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 01/27/2015.

080 - Planning. 4 0080-Planning-USE*- RVW BLDNG PLNS/SOCKS/BRN Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches

Plan: PP25693

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-USE*- RVW BLDNG PLNS/SOCKS/BRN (con Not Satisfied
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, dated 1/27/2016.

Planning-EPD

080 - Planning-EPD. 1 Grading During Least Bell's Vireo Breeding Season - EPD Not Satisfied

To minimize noise effects on potential least Bell's vireo habitat adjacent to the proposed project site, construction will occur outside of the vireo season (March 1 to August 31). If construction outside of vireo season is not feasible, the applicant will conduct focused surveys to determine presence/absence. If present, the project proponent will coordinate with the RCA and Wildlife Agencies regarding potential setback buffers and other possible measures relative to the location of vireos in adjacent areas.

Transportation

080 - Transportation. 1 0080-Transportation-USE - ACCESS RESTRICTION Not Satisfied

No access shall be allowed neither from Winchester Road nor Pourroy Road. The only access that shall be allowed is from Abelia Street.

080 - Transportation. 2 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3 0080-Transportation-USE - UTILITY PLAN CELL TOWER Not Satisfied

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

90. Prior to Building Final Inspection

E Health

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

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

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

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

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

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

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90. Prior to Building Final Inspection

E Health

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW (cont.) Not Satisfied
County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 3 0090-Planning-USE*- SITE INSPECTION Not Satisfied
Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25693 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, dated 01/27/2016.

Transportation

090 - Transportation. 1 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied

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

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

LAND DEVELOPMENT COMMITTEE (LDC)
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 10, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co. Environmental Health Department
Riv. Co. Landscape
Riv. Co. Geology Section

Riv. Co. Archaeology Section
Riv. Co. Fire Department
Riv. Co. Building & Safety-Grading
Riv. Co. Building & Safety-Plan Check
Riv. Co. Biology

Riv. Co. Regional Parks & Open Space
Riv. Co. Information Technology
City Sphere of Influence- City of Temecula
3rd District Supervisor
3rd District Planning Commissioner

PLOT PLAN NO. 25693 – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Owner: Valley Wide Recreation & Park District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Open Space: Conservation (OS: C), Open Space: Recreation (OS: R) – Location: Southeast of Winchester Road., Southwest of Abelia Street, and West of Wintersweet Lane – Zoning: Winchester Specific Plan No. 286, Planning Area 10A/11/16 – **REQUEST:** Plot Plan No. 25963 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, twelve (12) panel antennas at the 41-foot height, two (2) parabolic antennas, nine (9) remote radio units, two (2) tower mounted junction boxes, five (5) outdoor equipment cabinets, three (3) GPS antennas, one 15kW stand-by generator, and two (2) 50KVA transformers within a 440-square-foot lease area. – APN: 480-040-029 & 476-030-001.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for an **LDC Comment Meeting on March 24, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Ash Syed, (951) 955-6035, Project Planner**, or e-mail at asyed@rivco.org

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
Assistant TLMA Director

April 7, 2020

Randi Newton
4405 E. Airport Drive Suite 100
Ontario, CA 91761

Dear Applicant Name:

RE: JPR Complete
Assessor's Parcel Number(s): 476-030-001
EPD Case Number(s): PP25693, HAN180001

This letter is to inform you that the HANS case for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated in the attached "RCA JPR Review", the RCA has concurred with the County that the project is consistent with the MSHCP. Additionally the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have reviewed the case and concurred as well.

EPD has cleared our Corrections on PP25693/HAN180001 and Conditioned the project.

If you have any questions or concerns, please contact Matthew Poonamallee with the Environmental Programs Division of the Planning Department at (951) 955-2706 or via email at mpoonama@rivco.org.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in black ink that reads "M. Poonamallee".

Matthew Poonamallee
Ecological Resources Specialist II

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

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

"Planning Our Future... Preserving Our Past"



RCA Joint Project Review (JPR)

JPR #: 18-12-11-01

Date: 03/20/20

Project Information

Permittee:	County of Riverside
Case Information:	HANS 180001
Site Acreage:	0.41 acre (On-site 0.37 acre; Off-site 0.03 acre within Winchester Road right-of-way)
Portion of Site Proposed for MSHCP Conservation Area:	0

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and Other Plan Requirements.

Data:

Applicable Core/Linkage:	<u>Proposed Constrained Linkage 18</u>
Area Plan:	<u>Southwest</u>

APN(s)	Sub-Unit	Cell Group	Cell
476-030-001	SU5 – Subunit 5: French Valley/Lower Sedco Hills	Independent	5376 5378

Project Information

- a. Project Documentation: JPR submittal materials provided by the Permittee included a RCA Joint Project Review Application (revised March 6, 2020), a *Habitat Assessment and MSHCP Consistency Report (Report)* prepared by Helix Environmental Planning (March 2020), a Site Plan (March 13, 2020), and a Riverside County Conservation Easement Deed (July 31, 2002).
- b. Project Description: The proposed project, 0.37 acre on site and 0.03 acre off site within Winchester Road right-of-way (ROW), is located at the existing Abelia Sports Park at 34630 Winchester Road within the community of Winchester, in Riverside County, California. The surrounding area includes residential development to the east, south, and west, and open lands to the north. An unnamed tributary to Warm Springs Creek (i.e., Proposed Constrained Linkage 18) is approximately 30 feet south of the project site. The proposed project includes the construction of an unmanned telecommunications facility that would include approximately 440 square feet of leased area for the facility; 12 panel antennas mounted on a new 50-foot tall antenna structure; 2 parabolic antennas; 18 remote radio units; 3 tower mounted junction boxes; 2 macro cell cabinets on a concrete pad; GPS antenna; 9-foot tall block wall; 4-foot wide gate; 15kW DC generator; cable runs from radios to antennas; fiber conduit to cabinets; trenching



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for electrical; and, 2 transformers. The off-site portions of the proposed project extend outside of APN 476-030-001 into the existing Winchester Road ROW. According to the *Report*, an existing parking lot and concrete access road for Abelia Sports Park would be used for access. A short segment of this access road includes a bridge traversing the unnamed tributary to Warm Springs Creek. This bridge will be used for access only and no improvements to the bridge are proposed.

According to the *Report*, the project site is developed and disturbed, dominated by non-native turf grass and ornamental landscaping associated with Abelia Sports Park. The survey area included the proposed project site and a 100-foot buffer, hereafter referred to as the “study area.” Areas within the study area support additional turf grass and ornamental planting in addition to riparian habitat associated with an unnamed tributary to Warm Springs Creek. The study area, totaling 8.21 acres, is comprised of approximately 2.19 acres of southern riparian scrub, 0.47 acre of disturbed land, and 5.55 acres of developed lands. According to the *Report*, the study area is mapped as having Grangeville fine sandy loam, Monserate sandy loam, and Porteville clay; however, the surface soils have been modified and significantly altered from their natural state for the development of Abelia Sports Park.

On-site impacts as part of the proposed project would result in 0.37 acre of impacts to developed lands; specifically 0.03 acre of permanent impacts and 0.34 acre of temporary impacts. Permanent impacts would result from the construction of the telecommunications facility and a small section of new concrete walkway for access during project operation. Temporary impacts would result from the proposed utility line trenching, construction access and staging that would be restricted to existing developed lands associated with Abelia Sports Park (e.g., asphalt parking lot, concrete driveways, and turf grass). All temporary impact acres would be restored to pre-project conditions.

Off-site impacts as a part of the proposed project would result in 0.03 acre of temporary impacts, specifically 0.01 acre of disturbed land and 0.02 acre of developed lands. The off-site temporary impacts would result from installation of the underground fiber optics line extending into the Winchester Road ROW, and from off-site construction access and staging.

Relation to Reserve Assembly

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Constrained Linkage 18 consists of an unnamed drainage located in the south-central region of the Plan Area. This Constrained Linkage connects Proposed Core 2 (Antelope Valley) to the west with Proposed Extension of Existing Core 7 (Lake Skinner/Diamond Valley Lake Extension). Existing agricultural use constrains the Linkage, and planned land uses surrounding the Linkage are limited nearly entirely to community Development. The Linkage also has a relatively high proportion of land affected by edge (approximately 250 acres of the total 310 acres) and will also be subject to Edge Effects also due to the widening or extension of several facilities including Washington Street, Briggs Road, and SR-79. Despite these issues, the Linkage nonetheless provides Live-In and movement Habitat for species. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented



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in Section 6.1 of this document. This Linkage likely provides for movement of common mammals such as bobcat. An adequate wildlife underpass or overpass may need to be implemented to ensure movement of species in this area and to reduce the chance of mortality from vehicle collision.”

- b. The 0.41-acre project site is located within Cell 5376 and Cell 5378, both independent of a Cell Group. Regarding Cell 5376, MSHCP Section 3.3.15 states, “Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this Cell will focus on riparian scrub, woodland and forest habitat and adjacent agricultural land. Areas conserved within this Cell will be connected to riparian scrub, woodland and forest habitat and agricultural land proposed for conservation in Cell #5378 to the west and in Cell #5275 to the north. Conservation within this Cell will range from 5%-15% of the Cell focusing in the northwestern portion of the Cell.”

Regarding Cell 5378, MSHCP Section 3.3.15 states, “Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this Cell will focus on riparian scrub, woodland and forest habitat and adjacent grassland habitat and agricultural land. Areas conserved within this Cell will be connected to riparian scrub, woodland and forest habitat and agricultural land proposed for conservation in Cell #5376 to the east and in Cell #5477 to the south. Conservation within this Cell will range from 10%-20% of the Cell focusing in the southeastern portion of the Cell.”

- c. Rough Step: The proposed project is within Rough Step Unit 6. Rough Step Unit 6 encompasses 101,542 acres within the south-central region of western Riverside County and includes Antelope Valley, Warm Springs Creek, Paloma Creek, Lake Skinner, Johnson Ranch, and Diamond Valley Lake. This Rough Step area is bounded by Interstate 15 to the northwest, Bundy Canyon Road and Olive Avenue to the north, and Palm Avenue to the west. Within Rough Step Unit 6, 24,836 acres are located within the Criteria Area. Key vegetation communities within Rough Step Unit 6 include: coastal sage scrub, grasslands, riparian scrub, woodland, forest, and woodlands and forests. A total of 4,681 acres of conservation has been acquired within this Rough Step Unit. Losses to this unit total 2,566 acres, with remaining development allowance as followed: 71 acres of coastal sage scrub, 433 acres of grasslands, 6 acres of riparian scrub, woodland, and forest, and 10 acres of woodlands and forests. Based on the MSHCP baseline vegetation mapping, vegetation on the proposed project site is developed/disturbed and riparian scrub, woodland, forest. According to the 2018 MSHCP Annual Report, all vegetation categories are “in rough step.” Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 6.
- d. Reserve Assembly: As mentioned above, the project site is located within Cell 5376 and Cell 5378, both independent of a Cell Group. Conservation within Cell 5376 will contribute to assembly of Proposed Constrained Linkage 18 and will range from 5%-15% of the Cell focusing in the northwestern portion of the Cell. Conservation within this Cell will focus on riparian scrub, woodland and forest habitat and adjacent agricultural land. Cell 5376 totals 160.51 acres. Using the low-range of the area described for conservation (5%) within Cell 5376, approximately 8 acres are described for conservation within this Cell. To date, approximately 142.86 acres have been developed or are approved for development in this Cell



RCA Joint Project Review (JPR)

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(including the project site) and covered road acreage is 6.49 acres. There are approximately 9.69 acres remaining of undeveloped acres potentially available for conservation within Cell 5376 that would contribute to Proposed Constrained Linkage 18. Of the 9.69 acres, 4.05 acres are under an existing conservation easement held by Valley-Wide Recreation and Park District along the unnamed tributary to Warm Springs Creek that comprises Proposed Constrained Linkage 18. Note that the Cell cannot achieve its mid-range goal (16.05 acres), but can achieve the low-end goal of 8 acres.

The proposed project site is located within the northwestern portion of Cell 5376, an area described for conservation; however, the project site is located within an existing sports park (i.e., Abelia Sports Park). Cell 5376 is comprised primarily with residential communities in the central and southern portions of the Cell. The northwestern portion of the Cell is comprised of the existing Abelia Sports Park and the unnamed tributary to Warm Springs Creek that comprises Proposed Constrained Linkage 18. The existing sports park is developed and comprised of turf and ornamental plantings which would not contribute to the conservation vegetation priorities for this Cell. Furthermore, the project site does not serve a functional purpose nor is it valuable for the planning species associated with Subunit 5: French Valley/Lower Sedco Hills, including Bell's sage sparrow, California horned lark, coastal California gnatcatcher, Swainson's hawk, grasshopper sparrow, southern California rufous-crowned sparrow, Quino checkerspot butterfly, bobcat, Los Angeles pocket mouse, western pond turtle, long-spined spine flower, Munz's onion, and Palmer's grapplinghook. Therefore, due to the proposed project being sited within an existing park (i.e., Abelia Sports Park), the proposed project would not impede the conservation goals for Proposed Constrained Linkage 18 nor cause additional fragmentation issues.

Conservation within Cell 5378 will contribute to assembly of Proposed Constrained Linkage 18 and will range from 10%-20% of the Cell focusing in the southeastern portion of the Cell. Conservation within this Cell will focus on riparian scrub, woodland and forest habitat and adjacent grassland habitat and agricultural land. A small portion of the proposed project (0.032 acre) would result in off-site temporary impacts extending into the Winchester Road ROW within the eastern portion of Cell 5378. All temporary impacts within the Winchester Road ROW would be restored to pre-project conditions; therefore, there would be no loss in the function or values of Proposed Constrained Linkage 18 within Cell 5378.

The proposed project is proposed to be sited within an existing park (i.e., Abelia Sports Park). Through additional internal coordination, it was determined that achieving the "low-end only" of the Cell 5376 goal is acceptable. Furthermore, within Cell 5378, impacts are only temporary. Based on this and the discussion above, placement of the cellular facilities and associated disturbance on the proposed project site would not impede the conservation goals for Proposed Constrained Linkage 18 nor cause additional fragmentation issues.



RCA Joint Project Review (JPR)

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Other Plan Requirements

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are no riparian or riverine resources on the project site; however, riparian and riverine resources occur immediately adjacent to the project (i.e., an unnamed tributary to Warm Springs Creek). The adjacent riparian habitat does provide potential suitable habitat for Section 6.1.2 riparian bird species. This adjacent habitat will not be impacted. There are no vernal pools or suitable habitat for fairy shrimp on the project site.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for California Orcutt grass, many-stemmed dudleya, Munz's onion, San Diego ambrosia, spreading navarretia, and Wright's trichocoronis.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located within a Criteria Area Species Survey Area (CASSA) for Coulter's goldfields, Davidson saltscale, little mousetail, Parish's brittlescale, round-leaved filaree, smooth tarplant, mud nama, and thread-leaved brodiaea. The site is located in an Additional Survey Needs and Procedures Areas for burrowing owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located adjacent to areas described for Conservation (e.g., an unnamed tributary to Warm Springs Creek).

Comments:

- a. **Section 6.1.2:** The project site was evaluated for riparian/riverine resources and vernal pools on April 17, 2018. Aerial photographs, topographic maps, and soils maps were reviewed for signs of flowing or ponded water, topographic depressions, and drainage features. According the *Report*, riparian/riverine resources are not present on the project site. However, an unnamed tributary to Warm Springs Creek (i.e., Proposed Constrained Linkage 18) is located approximately 30 feet south of the project site. A conservation easement held by Valley-Wide Recreation and Park District has been placed over this feature in order to ensure that it is avoided in perpetuity. Recordation of the conservation easement, dated July 31, 2002, was provided with the JPR application submittal. No direct impacts to these adjacent riparian/riverine areas are proposed. Indirect impacts to this feature will be addressed with the implementation of Urban/Wildlife Interface Guidelines per Section 6.1.4 of the MSHCP.



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Riparian birds: The project site does not contain suitable habitat for MSHCP-covered riparian birds, including least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus*); therefore, focused surveys were not warranted. Because the proposed project is adjacent to an unnamed tributary to Warm Springs Creek (i.e., Proposed Constrained Linkage 18) where there is potentially suitable breeding habitat for least Bell's vireo, the proposed project will be constructed outside of least Bell's vireo nesting season (March 1 through August 31). **If construction cannot be conducted outside of least Bell's vireo nesting season, focused surveys for this species will be conducted in accordance with the 2001 USFWS protocol. If the surveys are positive, the project proponent will coordinate with the RCA and Wildlife Agencies to determine appropriate setback requirements or other applicable measures.** According to the *Report*, the adjacent unnamed tributary to Warm Springs Creek does not contain suitable nesting habitat for southwestern willow flycatcher and western yellow-billed cuckoo due to the habitat being too narrow, small in size, sparse, and is without an undeveloped understory to support breeding by these species. However, the unnamed tributary to Warm Springs Creek may provide suitable foraging habitat and act as a temporary stop-over during migration.

Fairy Shrimp: The project site was assessed for potential fairy shrimp habitat, such as vernal pools or ephemeral ponds. According to the *Report*, no vernal pools or basins, road ruts, or any other ephemeral depressions to support fairy shrimp are present. According to the *Report*, clay soils are mapped in the southern and western portions of the site; however, these areas are characterized by disturbed and developed lands that have been modified and significantly altered from their natural state for the development of the Abelia Sports Park. Because the project site does not contain vernal pools or other habitat suitable for fairy shrimp, focused surveys for fairy shrimp were not conducted.

Based on the information provided in the *Report*, the project demonstrates consistency with Section 6.1.2 of the MSHCP.

- b. **Section 6.1.3:** The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for California Orcutt grass, many-stemmed dudleya, Munz's onion, San Diego ambrosia, spreading navarretia, and Wright's trichocoronis. A habitat assessment was conducted on April 17, 2018, and included the project site and a 100-foot buffer around the site. It was determined that suitable habitat for California Orcutt grass (e.g., vernal pools), many-stemmed dudleya (e.g., barren, rocky areas with limited vegetation), Munz's onion (e.g., openings in grassland sparse sage scrub), San Diego ambrosia (e.g., floodplain terraces and vernal pool margins), spreading navarretia (e.g., vernal pools), and Wright's trichocoronis (e.g., riparian areas, meadows and seeps, marshes, and vernal pools) is absent. According to the *Report*, while clay soils are mapped in the southern and western portions of the site, these areas are characterized as disturbed and developed lands that have been modified and significantly altered from their natural state for the development of the Abelia Sports Park. Furthermore, the project site and immediate vicinity is composed of irrigated and maintained turf grass, ornamental landscaping, and developed lands associated with Abelia Sports Park; therefore, due to the lack of suitable habitat, focused surveys for NESSA species were not conducted.



RCA Joint Project Review (JPR)

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Based on the information provided in the *Report*, the project demonstrates consistency with Section 6.1.3 of the MSHCP.

- c. **Section 6.3.2:** The project site is located within a Criteria Area Species Survey Area (CASSA) for Coulter's goldfields, Davidson's saltscale, little mousetail, Parish's brittlescale, round-leaved filaree, smooth tarplant, thread-leaved brodiaea, and mud nama. A habitat assessment was conducted on April 17, 2018, and included the project site and a 100-foot buffer around the site. It was determined that suitable habitat for Coulter's goldfields (e.g., alkaline habitats), Davidson's saltscale (e.g., alkaline lowlands supported by saline soils), little mousetail (e.g., vernal pools), Parish's brittlescale (e.g., alkaline lowlands with saline soils), round-leaved filaree (e.g., clay soils within woodland and grassland types; mesic sites), smooth tarplant (e.g., riparian habitats, margins of watercourses, seasonal depressions and swales in grasslands, and alkali scrub), thread-leaved brodiaea (e.g., clay soils that underline openings in chaparral, cismontane woodlands, and coastal scrub, in addition to playas, vernal pools, and clay concentrations in grassland), and mud nama (e.g., muddy embankments of marshes and swamps, and within lake margins and riverbanks) is absent. According to the *Report*, while clay soils are mapped in the southern and western portions of the site, these areas are characterized as disturbed and developed lands that have been modified and significantly altered from their natural state for the development of the Abelia Sports Park. Furthermore, the project site and immediate vicinity is composed of irrigated and maintained turf grass, ornamental landscaping, and developed lands associated with Abelia Sports Park; therefore, due to the lack of suitable habitat, focused surveys were not conducted.

The project site is located in the area for additional survey needs for burrowing owl. In accordance with the County of Riverside's Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (County of Riverside 2006), a Step I *Habitat Assessment* was conducted on April 17, 2018 within the project site and an additional 500-foot buffer around the site. Private properties, where access was restricted, was inspected using binoculars. According to the *Report*, the proposed project site is characterized by irrigated and maintained turf grass, ornamental landscaping, and developed land associated with Abelia Sports Park and does not contain suitable burrowing owl habitat. Therefore, due to the absence of suitable habitat, a Step II *Locating Burrows and Burrowing Owls* focused survey was not conducted. Suitable burrowing owl habitat (i.e., flat land with low-lying vegetation and ground squirrel activity) was limited to undeveloped lands within the 500-foot buffer, approximately 200 to 300 feet from the project site. No burrowing owl or burrowing owl sign was observed during the Step I *Habitat Assessment*; however, potential burrows (i.e., small mammal burrows greater than four inches in diameter) likely exist within the 500-foot buffer. According to the *Report*, suitable burrowing owl habitat within the 500-foot buffer is separated from the project site by Abelia Sports Park, and Abelia Street and Winchester Road and given the existing uses and setback distance of 200 to 300 feet, these areas would be unaffected by project construction and operation activities.



RCA Joint Project Review (JPR)

JPR #: 18-12-11-01

Date: 03/20/20

Based on the information provided in the *Report*, the project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. **Section 6.1.4:** To preserve the integrity of areas surrounding the project site which are areas described for Conservation (unnamed tributary to Warm Springs Creek; Proposed Constrained Linkage 18), the guidelines contained in Section 6.1.4 related to controlling edge effects from development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the Project. Conservation Area includes existing conserved lands and lands described for conservation per MSHCP Cell criteria. Specifically, the Permittee should include as Project conditions of approval the following measures:
- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area (unnamed tributary to Warm Springs Creek). In particular, measures shall be required to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas (unnamed tributary to Warm Springs Creek). This measure applies to any discharges upstream of and connecting to existing or future conservation areas including discharges to tributaries to all larger streams\ivers (Santa Ana River, San Jacinto River, Santa Margarita River, Murrieta Creek, Temecula Creek) in western Riverside County. The proposed project will implement appropriate BMPs to ensure that the quality and quantity of runoff discharged is not altered in an adverse way when compared to existing conditions.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure, which are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area (unnamed tributary to Warm Springs Creek). According to the *Report*, the proposed project does not include chemicals.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. According to the *Report*, no lighting will be required during construction and any operation lighting necessary would be restricted to low illumination security lighting during maintenance that would be shielded and directed downward, away from the Conservation Easement.
 - iv. Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. According to the *Report*, construction noise is not expected to exceed the ambient noise levels associated with the existing park and transportation uses along Abelia Street and Winchester Road. **Furthermore, to minimize noise effects on potential least Bell's vireo habitat adjacent to the proposed project site, construction will occur outside of the vireo season (March 1 to August**

- 31). **If construction outside of vireo season is not feasible, the applicant will conduct focused surveys to determine presence/absence. If present, the project proponent will coordinate with the RCA and Wildlife Agencies regarding potential setback buffers and other possible measures relative to the location of vireos in adjacent areas.** Operation noise would be limited and attenuated by equipment cabinets and nine-foot-tall concrete block wall around the lease area.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.
 - vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or appropriate mechanisms. According to the *Report*, the project is separated from the Conservation Easement by turf grass (i.e., Abelia Sports Park) and an existing white split rail fence barrier that will remain in place during construction and operation of the project.
 - vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.
 - viii. Weed abatement and fuel modification activities are not permitted in the Conservation Area.
- e. **MSHCP Volume I, Appendix C:** The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:
- i. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
 - ii. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
 - iii. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.



RCA Joint Project Review (JPR)

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- iv. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
- v. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
- vi. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian species identified in MSHCP Global Species Objective No. 7.
- vii. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
- viii. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
- ix. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- x. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
- xi. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- xii. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
- xiii. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).



RCA Joint Project Review (JPR)

JPR #: 18-12-11-01

Date: 03/20/20

- xiv. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
- xv. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.

BAS

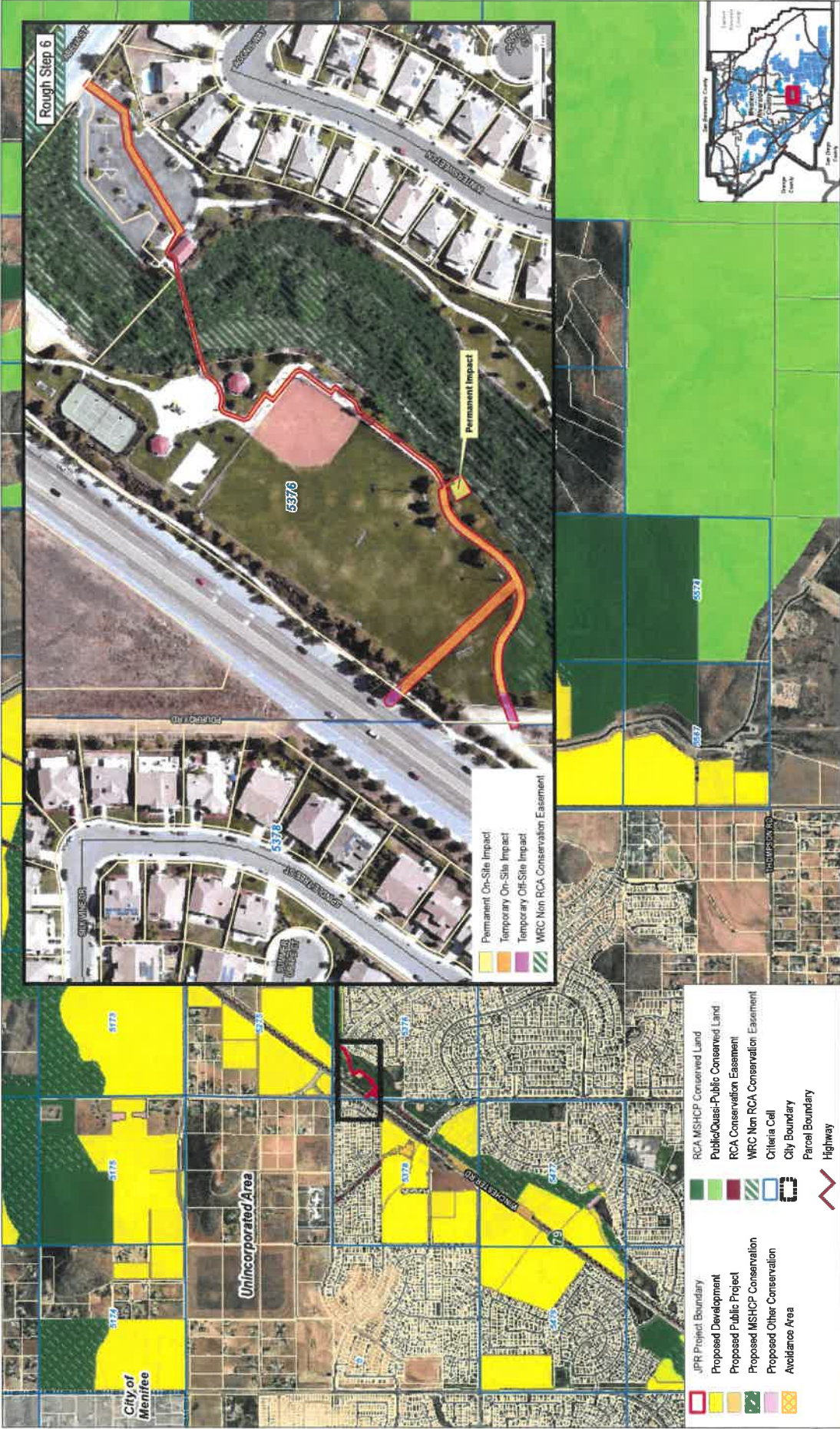


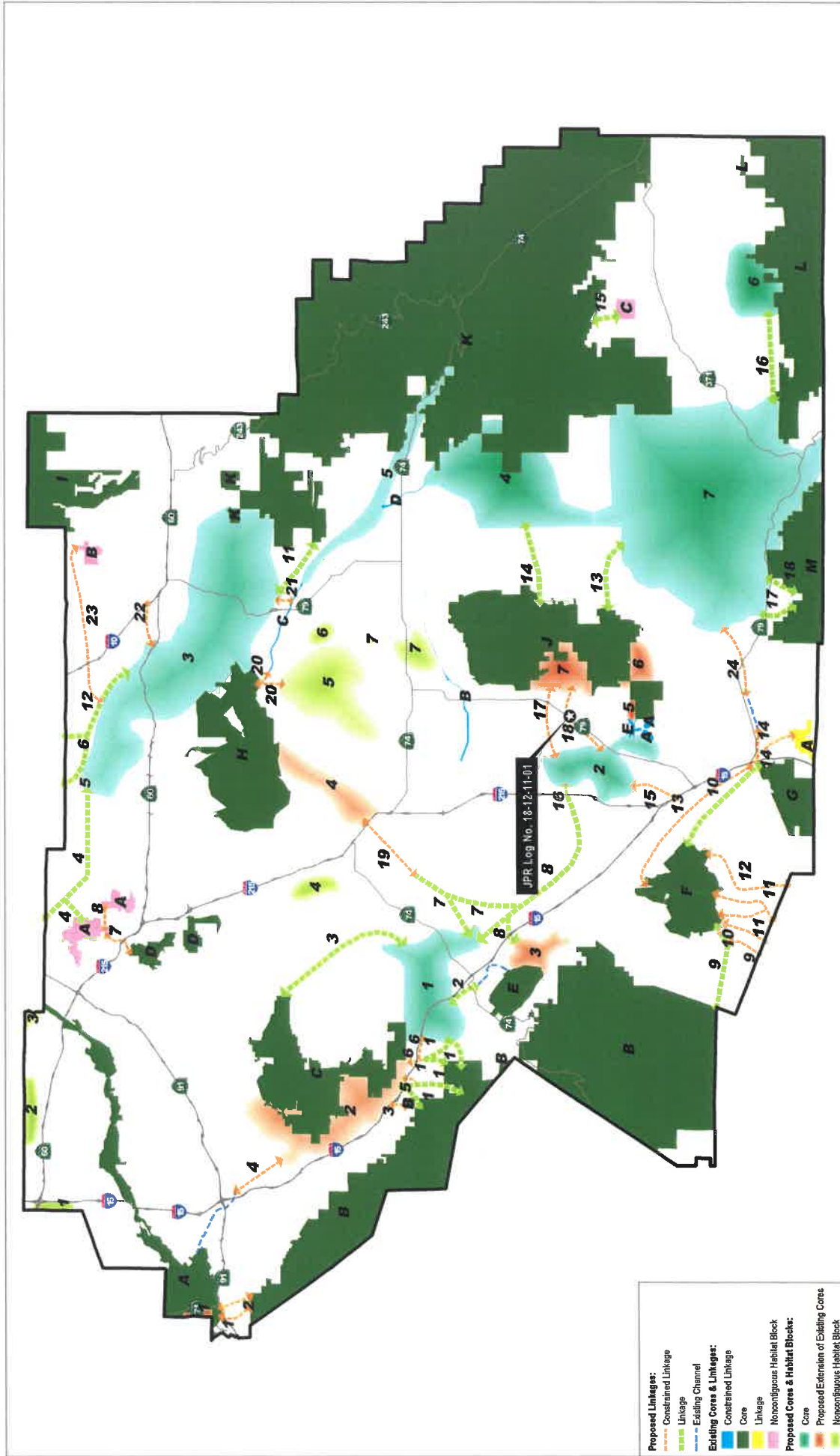
RCA Joint Project Review (JPR)

JPR #: 18-12-11-01

Date: 03/20/20

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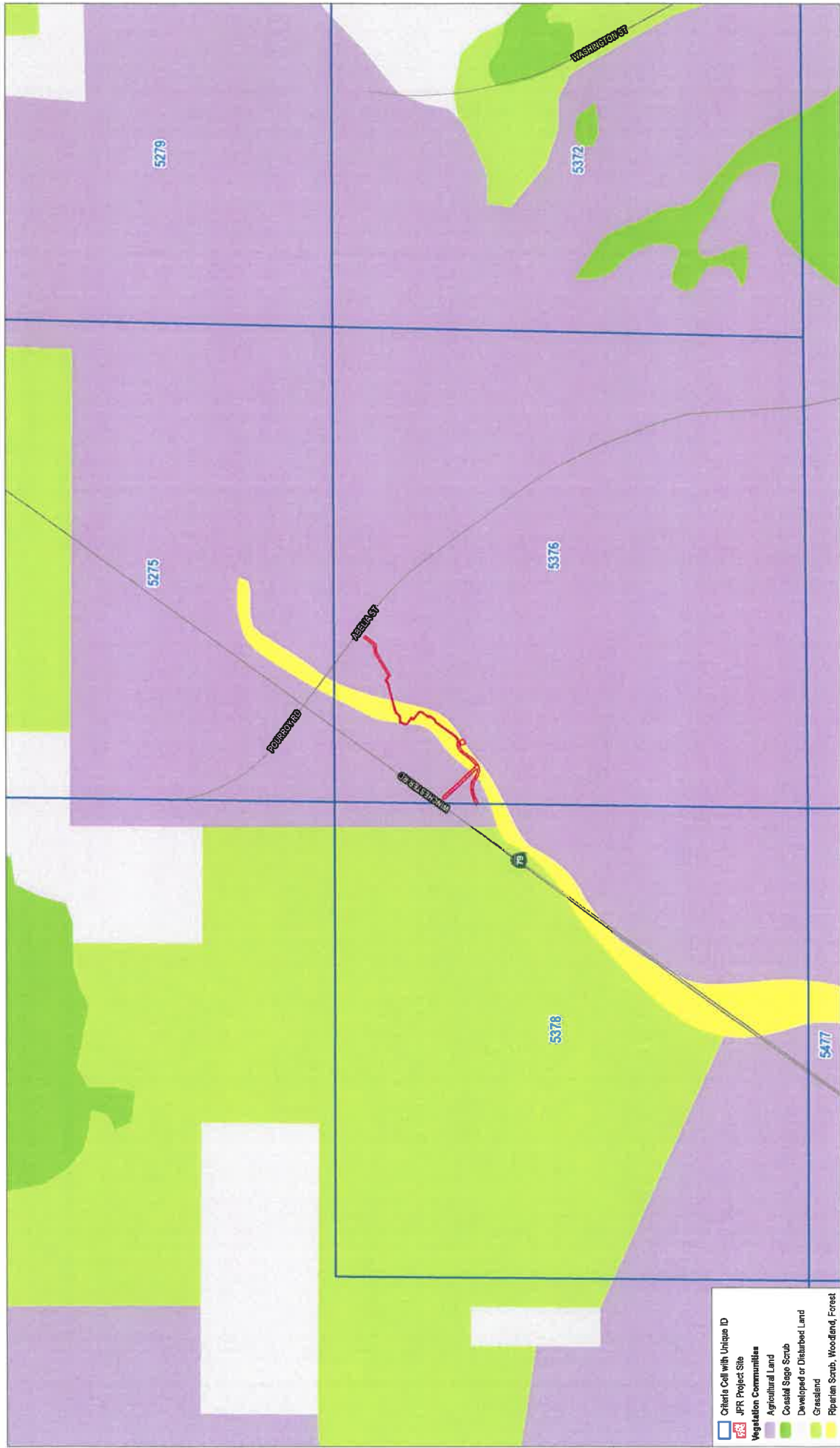


- Proposed Linkages:**
- Constrained Linkage
 - Linkage
 - Existing Channel
- Existing Cores & Linkages:**
- Constrained Linkage
 - Core
 - Linkage
 - Noncontiguous Habitat Block
- Proposed Cores & Habitat Blocks:**
- Core
 - Proposed Extension of Existing Cores
 - Noncontiguous Habitat Block

SOURCE: Western Riverside County Regional Conservation Authority 2020, County of Riverside 2020



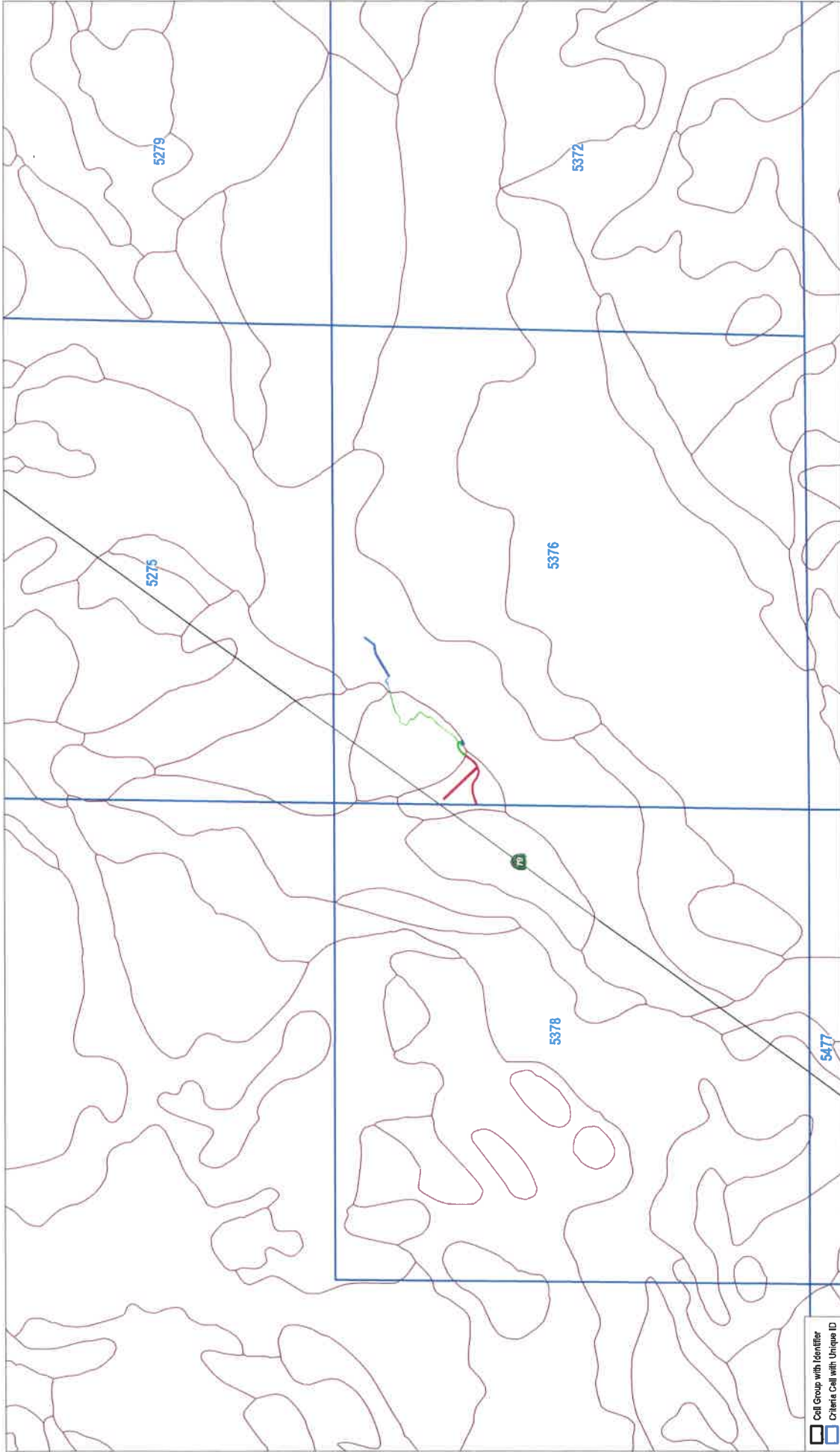
2.5 5 Miles



- Criteria Cell with Unique ID
- JPR Project Site
- Vegetation Communities
- Agricultural Land
- Coastal Sage Scrub
- Developed or Disturbed Land
- Grassland
- Riparian Scrub, Woodland, Forest

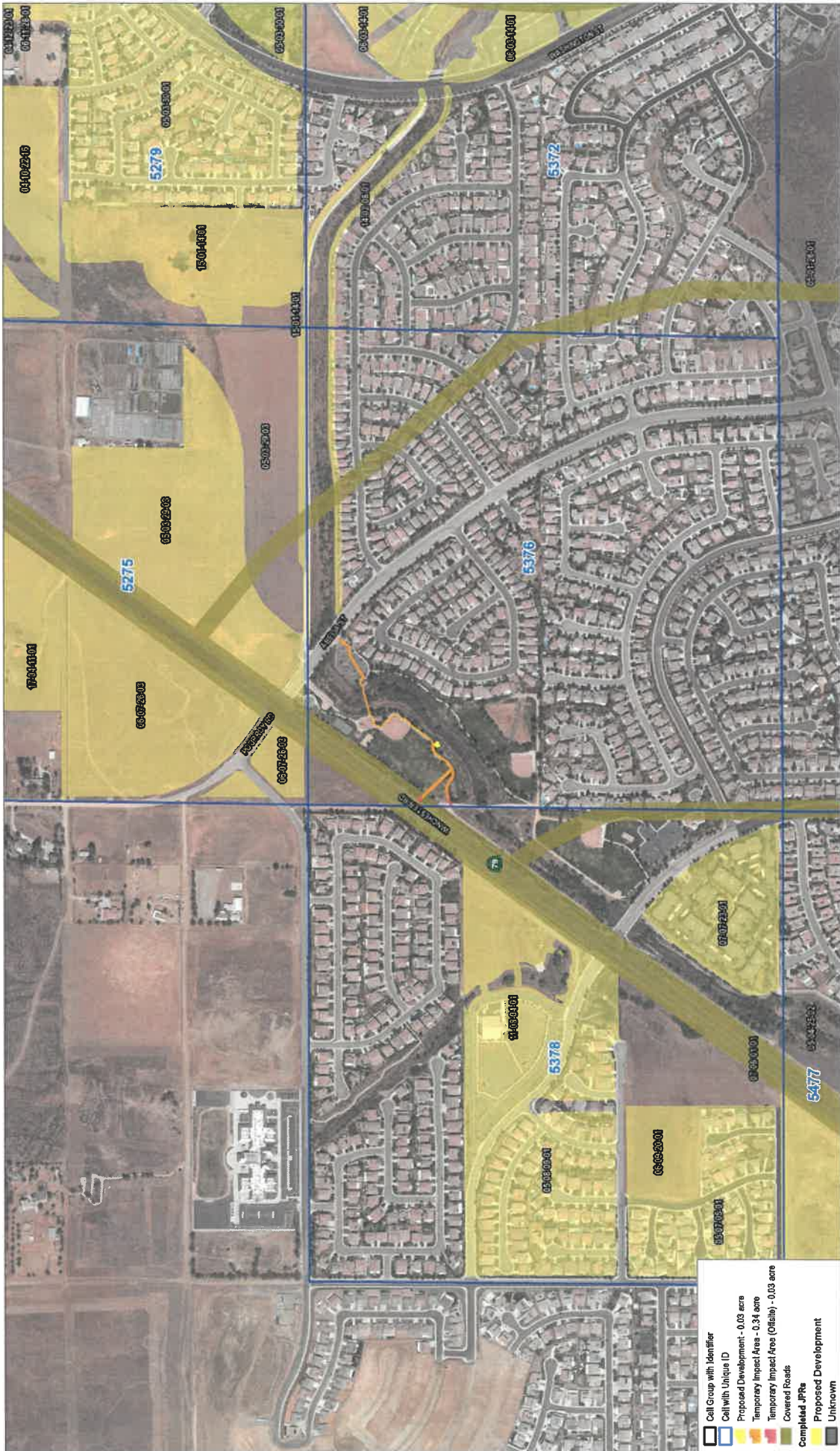
SOURCE: County of Riverside, 2020





SOURCE: US DNR/PCS Staff, 2017; County of Riverside, 2020





- Cell Group with Identifier
- Cell with Unique ID
- Proposed Development - 0.03 acre
- Temporary Impact Area - 0.34 acre
- Temporary Impact Area (Offsite) - 0.03 acre
- Covered Roads
- Completed JPRs
- Proposed Development
- Unknown

SOURCE: County of Riverside 2022; Bing Maps 2020

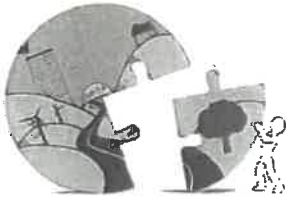


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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Unmanned wireless telecommunication facility (cell tower) with equip. lease area, equip. shelter and generator.

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25693 DATE SUBMITTED: 10/21/14
7/15/14

APPLICATION INFORMATION

Applicant's Name: LA SMSA LP dba Verizon Wireless E-Mail: bsmir1@spectrumse.com

Mailing Address: 15505 Sand Canyon Avenue, Building D / 1st Floor

	<u>Street</u>	
<u>Irvine</u>	<u>CA</u>	<u>92618</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (909) 944-5471 X20 Fax No: () N/A

Engineer/Representative's Name: Spectrum Services, Inc. / Attn: Brett Smirl E-Mail: bsmir1@spectrumse.com

Mailing Address: 8390 Maple Place, Suite 110

	<u>Street</u>	
<u>Rancho Cucamonga</u>	<u>CA</u>	<u>91730</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (909) 944-5471 X20 Fax No: () N/A

Property Owner's Name: Valley Wide Rec. & Park District/Nigel Paxton E-Mail: N/A

Mailing Address: 901 W. Esplanade / PO BOX 907

	<u>Street</u>	
<u>San Jacinto</u>	<u>CA</u>	<u>92581</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (760) 213-8511 Fax No: () N/A

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Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Brett Smirl

PRINTED NAME OF APPLICANT

Brett Smirl

SIGNATURE OF APPLICANT

Digitally signed by Brett Smirl
DN: cn=Brett Smirl, o, ou,
email=basmir@spectrumse.com, c=US
Date: 2014.07.08 11:21:22 -0700

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

*** see attached with signature.**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **480-040-030**

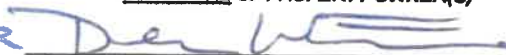
Section: **29** Township: **6 South** Range: **2 West**

APPLICATION FOR SUBSTANTIAL CONFORMANCE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

DEAN WETTER, GENERAL MANAGER



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

INFORMATION REQUIRED FOR APPLICATION SUBMITTAL

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Substantial Conformance application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SUBSTANTIAL CONFORMANCE FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

- X One completed and signed application form.
- X One copy of the current legal description for each property involved. A copy of a grant deed of each property involved.
- X Fifteen (15) copies of a site plan of the entire parcel (e.g. all of a shopping center even if the substantial conformance is only for one store within a shopping center).
- N/A One copy (two, if submitted in the Desert office) of a floor plan delineating the types of usage (e.g. office, storage, sales area, etc).
- 1. Applicable deposit-based fees.

CRITERIA FOR REVIEW FOR SUBSTANTIAL CONFORMANCE

A Substantial Conformance application can be used to modify an approved, valid, permit, such as a plot plan, conditional use permit, public use permit, second unit permit, variance, surface mining permit, reclamation plan, or wind energy conversion systems permit (WECS), provided the current and/or proposed use is in conformance with the subject site's zoning classification and General Plan designation. A Substantial Conformance application cannot be used to modify an approved, valid parcel map or tract map.

A Substantial Conformance is a request for a non-substantial modification of an approved permit that does not change the original approval or the effect of the approval on surrounding property. A Substantial Conformance may include, but is not limited to, modifications for upgrading facilities, modifications for compliance with the requirements of other public agencies, modifications necessary to comply with final conditions of approval, or modifications to on-site circulation and parking, lighting, fencing or walls, landscaping and/or signage requirements, provided that said modifications, as determined by the Planning Director, will have no adverse effect upon public health, safety, welfare, and/or the environment.

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.48 acres

General location (nearby or cross streets): North of Kale Lane, South of Abelia Street, East of Winchester Rd., West of Wintersweet Ln.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Replace light standard and add antennas at 60' RAD. Add microwave Equip. and back up generator proposed within block wall enclosure located in separate lease area away from light standard due to space limitations.

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

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) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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) N/A

Will the project 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: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? N/A truck loads.

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

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 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 Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT INFORMATION

NOTE:

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ATTACH PAGE 1 ALONG WITH PROPER DOCUMENTATION LISTED BELOW:

DATE SUBMITTED: _____

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

Application Number(s):	Date Filed:	Application Number(s):	Date Filed:
PP25693	10/22/14		

Assessor Parcel Number(s):

480-040-029 and 476-030-001

The property is owned by: _____

- | | |
|--|--|
| <input checked="" type="checkbox"/> SOLE OWNERSHIP | <input type="checkbox"/> LIMITED LIABILITY COMPANY (LLC) |
| <input type="checkbox"/> SOLE PROPRIETORSHIP | <input type="checkbox"/> CORPORATION |
| <input type="checkbox"/> PARTNERSHIP | <input type="checkbox"/> TRUST |

Include the following documentation:

- A current (less than 6 month old) Preliminary Title Report for each parcel and/or other documents showing ownership of the property.
- Documentation proving who has authority to sign the agreement, such as:
 - If Limited Liability Company: Please provide the Operating Agreement;

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Palm Desert, California 92211
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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
- If Partnership: Please provide LP1 or LP5 filed with the Secretary of State and partnership agreement;
- If Trust: Please provide a certified abstract of the trust;
- For out of state legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Valley Wide Recreation and park district

Contact Person: Nigel Paxton E-Mail: _____

Mailing Address: P.O. Box 907
San Antonio City CA State 92581 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.

Additional Parties to be notified:

Name: Los Angeles SMSA LP dba Verizon Wireless

Contact Person: Jestin Garcia E-Mail: jgarcia@spectrumse.com

Mailing Address: 4405 E Airport dr STE 100
Ontario City CA State 91761 ZIP

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP



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

Dean Wetter

PRINTED NAME of Property Owner(s)

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

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

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

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(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

PRINTED NAME of Property Owner(s)

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

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

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

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

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

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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 NO. 25693 – Exempt from the California Environmental Quality Act (CEQA), pursuant State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Owner: Valley Wide Recreation & Park District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southeasterly of Winchester Road, southwesterly of Abelia Street, and westerly of Wintersweet Lane – Zoning: Winchester Specific Plan No. 286, Planning Area 10A/11/16 – **REQUEST:** Plot Plan No. 25963 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, 12 panel antennas at the 41-foot height, two (2) parabolic antennas, nine (9) remote radio units, two (2) tower mounted junction boxes, five (5) outdoor equipment cabinets, three (3) GPS antennas, one 15kW stand-by generator, and two (2) 50KVA transformers within a 440 sq. ft. lease area.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **DECEMBER 7, 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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 18, 2020,

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

APN (s) or case numbers PP25693 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

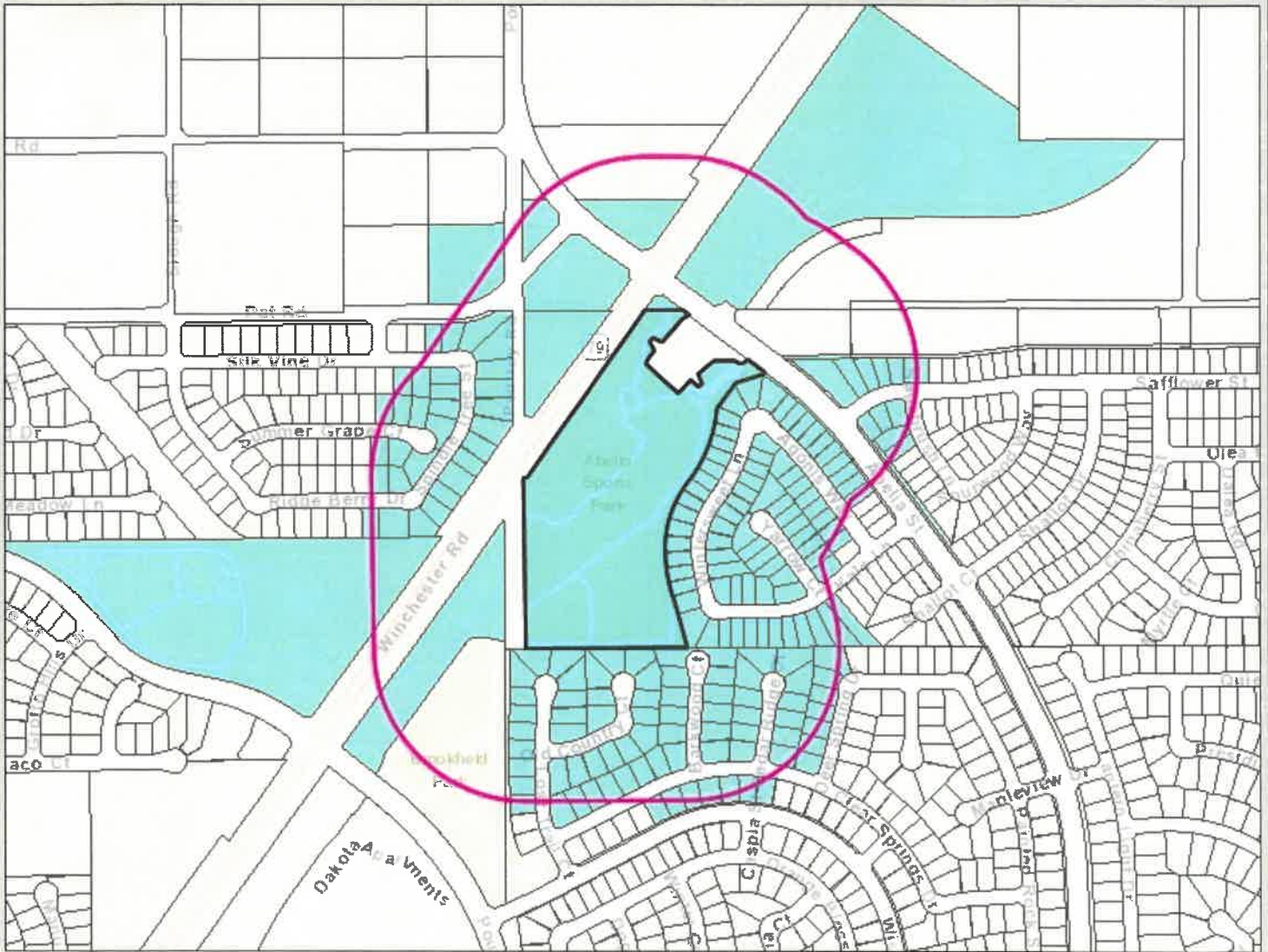
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PP25693 (600 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON...9/16/2020 12:07:39 PM

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476040013
2018 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

476040031
WILLIAM THEURER
34566 AGONIS WAY
WINCHESTER CA 92596

476040011
RYNE CUNNINGHAM
34699 WINTERSWEET LN
WINCHESTER CA 92596

476040020
BRENDON JOHN BURCH
34619 WINTERSWEET LN
WINCHESTER CA 92596

476040032
JOHN R. BOWLDS
34574 AGONIS WAY
WINCHESTER CA 92596

476040036
SERGIO PEREZ
34606 AGONIS WAY
WINCHESTER CA 92596

476041004
AARON M. CRANE
34625 AGONIS WAY
WINCHESTER CA 92596

476041026
NICHOLAS HILDRETH
34677 YARROW CT
WINCHESTER CA 92596

476041027
TODD JOSEPH MOSKALY
34669 YARROW CT
WINCHESTER CA 92596

476040038
CANAAN A. BUDDE
34622 AGONIS WAY
WINCHESTER CA 92596

476041007
FRANK J. CARINI
34601 AGONIS WAY
WINCHESTER CA 92596

476010017
MORNINGSTAR VILLAGE
41805 ALBREA ST 2ND FL
FREMONT CA 94538

476040023
DUNN GLENN & KATHERINE FAMILY LIVING
43083 CORTE VILLA CIR
TEMECULA CA 92592

476040024
CIRILO LOPEZ
34587 WINTERSWEET LN
WINCHESTER CA 92596

476041012
CODY NICOT
34592 WINTERSWEET LN
WINCHESTER CA 92596

476041016
TYREL BURCH
34624 WINTERSWEET LN
WINCHESTER CA 92596

476041018
2018-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

476041019
CARL COOK
34656 WINTERSWEET LN
WINCHESTER CA 92596

476041028
STEFANIE LUANNE STEWART
34661 YARROW CT
WINCHESTER CA 92596

476041030
SANCHEZ FAMILY TRUST DATED 05/08/2017
34637 YARROW CT
WINCHESTER CA 92596

476041002
GONZALO M. GARCIA
34641 AGONIS WAY
WINCHESTER CA 92596

476041006
JASON DAVID NUSSBAUM
34609 AGONIS WAY
WINCHESTER CA 92596

476041037
SANCHEZ BRIAN FAMILY TRUST
23894 CONTINENTAL DR
CANYON LAKE CA 92587

476042003
SHARON PARKER
P O BOX 300095
ESCONDIDO CA 92030

476040003
FIRAS KURIAKOS
32189 KALE LN
WINCHESTER CA 92596

476041034
THY NGUYEN
34658 YARROW CT
WINCHESTER CA 92596

476041008
ARTURO MOLINA
34593 AGONIS WAY
WINCHESTER CA 92596

476041009
NOE MORALES
34577 AGONIS WAY
WINCHESTER CA 92596

476010072
RANCON SEVILLA 180
41391 KALMIA ST STE 200
MURRIETA CA 92562

476030002
NED DEMOREST
8605 GREEN VALLEY RD
CAMBRIA CA 93428

476040015
MARCOS M. LOPEZ
34659 WINTERSWEET LN
WINCHESTER CA 92596

476040007
WILLIAM SPENCER JONES
32157 KALE LN
WINCHESTER CA 92596

476040018
MOHAMMAD S. BARBAR
34635 WINTERSWEET LN
WINCHESTER CA 92596

476040012
SHANE MICHAEL LYNN
34683 WINTERSWEET LN
WINCHESTER CA 92596

476041005
RICHARD OTERO
34617 AGONIS WAY
WINCHESTER CA 92596

476040017
CARLOS AGUNDEZ
34643 WINTERSWEET LN
WINCHESTER CA 92596

476040029
JOEL ALAN ROOKS
1305 MORNING VIEW NO 1305
ESCONDIDO CA 92026

476052003
VICKI R. MATHIS
32292 SAFFLOWER ST
WINCHESTER CA 92596

476041024
MARCO A. SANDOVAL
32162 KALE LN
WINCHESTER CA 92596

476041035
WILLIAM J. REAGAN
34664 YARROW CT
WINCHESTER CA 92596

476040021
LETICIA TERRIQUEZ
34611 WINTERSWEET LN
WINCHESTER CA 92596

476040026
RALPH VASQUEZ
34571 WINTERSWEET LN
WINCHESTER CA 92596

476041023
BUMAGAT EDARLINA B
32154 KALE LN
WINCHESTER CA 92596

476041031
LAURA H. BERREITTER
34634 YARROW CT
WINCHESTER CA 92596

476052005
JAVIER VALLES ESPARZA
32312 SAFFLOWER ST
WINCHESTER CA 92596

476040030
RAFAEL DE LA CRUZ
34558 AGONIS WAY
WINCHESTER CA 92596

476041010
TORIBIO J. HERNANDEZ
34576 WINTERSWEET LN
WINCHESTER CA 92596

476041032
VIVIANE A. BERREITTER
34642 YARROW CT
WINCHESTER CA 92596

476040033
MARCO A. DIAZ
34582 AGONIS WAY
WINCHESTER CA 92596

476041013
ALEJANDRO SALAS
34600 WINTERSWEET LN
WINCHESTER CA 92596

476041036
FRANK R. MONTEJANO
34674 YARROW CT
WINCHESTER CA 92596

476050017
SHAWN S. MCAFEE
32213 KALE LN
WINCHESTER CA 92596

476041021
PAUL N. MUTHAKA
32138 KALE LN
WINCHESTER CA 92596

476041025
SWH 2017 1 BORROWER
8665 E HARTFORD DR NO 200
SCOTTSDALE AZ 85255

476041014
BRIAN PARK
34608 WINTERSWEET LN
WINCHESTER CA 92596

476041022
HABIBUR R. BORUAH
PO BOX 4961
COVINA CA 91723

476041038
ROBERTA B. TRAVERS
34690 YARROW CT
WINCHESTER CA 92596

476042002
VINCENT M. VELTRE
32252 SAFFLOWER ST
WINCHESTER CA 92596

476041029
DIANA KARPENKO
34653 YARROW CT
WINCHESTER CA 92596

476041033
JOSE ALONSO LOPEZ
34650 YARROW CT
WINCHESTER CA 92596

476042004
RIVERSIDE CO FLOOD CONT & WATER DIST
1995 MARKET ST
RIVERSIDE CA 92501

476100015
ZARINA S. DEGUZMAN
35058 LOST TRAIL CT
WINCHESTER CA 92596

476100035
JOEL W. BURDEN
32090 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100057
HEINZ DIETER NUHN
1685 STEVENS PL
LOS ALTOS CA 94024

476100006
GERSOM CESAR CANLAS
35089 LOST TRAIL CT
WINCHESTER CA 92596

476100063
GRANT TAEK YI
35081 DEER SPRING DR
WINCHESTER CA 92596

476100065
ROBERT WARREN
35053 DEER SPRING DR
WINCHESTER CA 92596

476100018
GARCIA O & C FAMILY TRUST DTD 08/23/2013
32130 OLD COUNTRY CT
WINCHESTER CA 92596

476100023
DARRYL A. ANDERSON
32133 OLD COUNTRY CT
WINCHESTER CA 92596

476100004
JOHN A. CUNNINGHAM
35004 BARKWOOD CT
WINCHESTER CA 92596

476100017
MARK ANTHONY T. NAGAL
32116 OLD COUNTRY CT
WINCHESTER CA 92596

476100009
FERNANDO R. ROCILLO
35047 LOST TRAIL CT
WINCHESTER CA 92596

476100022
TATIANA A. SAINI
32147 OLD COUNTRY CT
WINCHESTER CA 92596

476100008
JASON LEE SEXTON
35061 LOST TRAIL CT
WINCHESTER CA 92596

476100014
CAMERON M. SMITH
35044 LOST TRAIL CT
WINCHESTER CA 92596

476100012
BALDEMAR ESCAMILLA
35016 LOST TRAIL CT
WINCHESTER CA 92596

476100028
WACHTINEZ TRUST DTD 6/29/2020
32063 OLD COUNTRY CT
WINCHESTER CA 92596

476100019
DAVID ANTONIO
32144 OLD COUNTRY CT
WINCHESTER CA 92596

476100024
MARK E. STRODER
32119 OLD COUNTRY CT
WINCHESTER CA 92596

476100025
ROBERT W. STONE
32105 OLD COUNTRY CT
WINCHESTER CA 92596

476100038
CHARLSON W. LONG
32132 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100047
JESUS RAMIREZ
35046 BARKWOOD CT
WINCHESTER CA 92596

476100040
STEPHEN A. HALE
35049 BARKWOOD CT
WINCHESTER CA 92596

476100041
BRYAN J. CERNY
35035 BARKWOOD CT
WINCHESTER CA 92596

476100026
JOSE IBARRA OLALDE
32091 OLD COUNTRY CT
WINCHESTER CA 92596

476100027
CRAIG R. LAPIERRE
32077 OLD COUNTRY CT
WINCHESTER CA 92596

476100031
RICHARD L. FRANCO
32034 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100032
CHRIS CUMMINGS
32048 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100044
STEVEN PATERSON
35004 BARKWOOD CT
WINCHESTER CA 92596

476100037
SHELDON A. IVESTER
32118 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100043
ERNIE HOFFMAN
35007 BARKWOOD CT
WINCHESTER CA 92596

476100049
EMANUEL JARREAU
35074 BARKWOOD CT
WINCHESTER CA 92596

476100059
GREG LEEWAYE
35062 CEDAR RIDGE CT
WINCHESTER CA 92596

476100048
JAVIER IGNACIO ACOSTA
35060 BARKWOOD CT
WINCHESTER CA 92596

476100045
SELENE BUSH
35018 BARKWOOD CT
WINCHESTER CA 92596

476100055
TIMOTHY M. RIOS
35023 CEDAR RIDGE CT
WINCHESTER CA 92596

476040014
FRANCISCO FLORES
34667 WINTERSWEET LN
WINCHESTER CA 92596

476041017
GATES JAY MCCUISTON
34632 WINTERSWEET LN
WINCHESTER CA 92596

476041020
MARGARITA CORDOVA FUENTES
34672 WINTERSWEET LN
WINCHESTER CA 92596

476040019
ALEJANDRO A. BELTRAN
34627 WINTERSWEET LN
WINCHESTER CA 92596

476040037
MICHAEL YOUNG
34614 AGONIS WAY
WINCHESTER CA 92596

476054022
VICTOR VILLARREAL
32265 SAFFLOWER ST
WINCHESTER CA 92596

476100053
HEENA MODY
35051 CEDAR RIDGE CT
WINCHESTER CA 92596

476100054
BRANDON L. KOOPMAN
35037 CEDAR RIDGE CT
WINCHESTER CA 92596

476100056
CECILIA ABULENCIA YABUT
35020 CEDAR RIDGE CT
WINCHESTER CA 92596

476100062
JOSEPH A. DAQUINO
35095 DEER SPRING DR
WINCHESTER CA 92596

476054020
DEBORAH L. BROUSSARD
34573 SAGEBRUSH LN
WINCHESTER CA 92596

476054019
KRISTIN A. PETERS
34581 SAGEBRUSH LN
WINCHESTER CA 92596

476052002
TYLER R. CULP
32282 SAFFLOWER ST
WINCHESTER CA 92596

476054021
MICHAEL E. SOLEGLAD
32255 SAFFLOWER ST
WINCHESTER CA 92596

476052004
DONALD VEACH
32302 SAFFLOWER ST
WINCHESTER CA 92596

476100005
KAMRON HONORE
35103 LOST TRAIL CT
WINCHESTER CA 92596

476100007
ROSALIE DEMARCO
35075 LOST TRAIL CT
WINCHESTER CA 92596

476100003
SANDRA OCHOA KEELEY
35131 LOST TRAIL CT
WINCHESTER CA 92596

476100011
RANDY SCOTT LITTLE
35019 LOST TRAIL CT
WINCHESTER CA 92596

480080007
J RAMIREZ CRUZ HECTOR
34534 SPINDLE TREE ST
WINCHESTER CA 92596

480080011
ANDREW LEOPOLD
34590 SPINDLE TREE ST
WINCHESTER CA 92596

480081012
ROGELIO PASAMONTE
31916 SUMMER GRAPE CT
WINCHESTER CA 92596

480081013
REBECCA BUSSEY
31930 SUMMER GRAPE CT
WINCHESTER CA 92596

480030045
STANLEY D. SMITH
209 E AVENIDA RAMONA
SAN CLEMENT CA 92672

480081019
DANIEL ALLAN GOULD
31941 SILK VINE DR
WINCHESTER CA 92596

480081020
JOSE A. ALANZO
31927 SILK VINE DR
WINCHESTER CA 92596

480041010
RIVERSIDE COUNTY FLOOD & WATER CONSER
1995 MARKET ST
RIVERSIDE CA 92501

480080014
STANDREW BITANNY
34632 SPINDLE TREE ST
WINCHESTER CA 92596

480080005
DANIEL HERNANDEZ
31978 SILK VINE DR
WINCHESTER CA 92596

480080009
JESS VILLALUNA
34562 SPINDLE TREE ST
WINCHESTER CA 92596

480080013
FABIAN O. SOSA
34618 SPINDLE TREE ST
WINCHESTER CA 92596

480080016
ROBERT D. WRIGHT
31915 RIDGE BERRY DR
WINCHESTER CA 92596

480081003
NICHOLE WILSON
31910 RIDGE BERRY DR
WINCHESTER CA 92596

480081006
JIM TRUONG
31921 SUMMER GRAPE CT
WINCHESTER CA 92596

480041016
BLESSED TERESA CALCUTTA CATHOLIC COM
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

480080008
EDUARDO L. BATTO
34548 SPINDLE TREE ST
WINCHESTER CA 92596

480080017
ANTHONY OCHOA
31901 RIDGE BERRY DR
WINCHESTER CA 92596

480081015
CAMERON FORGETTE
34581 SPINDLE TREE ST
WINCHESTER CA 92596

476100010
LORRAINE P. MOLINA
35033 LOST TRAIL CT
WINCHESTER CA 92596

476100013
JOSEPH W. DAVIS
35030 LOST TRAIL CT
WINCHESTER CA 92596

476100016
ERIK PRESTON WEAVER
35072 LOST TRAIL CT
WINCHESTER CA 92596

476100030
ONOFRE ROSARIO
32035 OLD COUNTRY CT
WINCHESTER CA 92596

476100033
YE YUN QIN
32062 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100034
RAYMOND T. SOLTYS
32076 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100036
BRYON J. LYMAN
32104 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100042
THOMAS J. HAM
35021 BARKWOOD CT
WINCHESTER CA 92596

476100051
RICHARD HAYVARD BRANNAN
35079 CEDAR RIDGE CT
WINCHESTER CA 92596

476100052
MARK DELANO
943 OLIVETTE ST
HEMET CA 92543

476100064
BRENT G. HARTWELL
35067 DEER SPRING DR
WINCHESTER CA 92596

476100066
DAVID BOZE
35039 DEER SPRING DR
WINCHESTER CA 92596

476101011
CHRISTOPHER MICHAEL BAKER
32135 CLEAR SPRINGS DR
WINCHESTER CA 92596

476040001
PATRICK WALSH
32205 KALE LN
WINCHESTER CA 92596

476040002
MAURISHA COLMENARES BERTULFO
32197 KALE LN
WINCHESTER CA 92596

476040006
KERI ROBERT ADAMS
32165 KALE LN
WINCHESTER CA 92596

476040008
JANICE A. DRAPER
32149 KALE LN
WINCHESTER CA 92596

476030001
VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

476040025
DAVID RANGEL
35114 BOLA CT
WINCHESTER CA 92596

476040027
ALICE M. SCHULTZ
34563 WINTERSWEET LN
WINCHESTER CA 92596

476100020
CHRISTOPHER WALSH
32158 OLD COUNTRY CT
WINCHESTER CA 92596

476100021
JAMES I. SIMMANG
32161 OLD COUNTRY CT
WINCHESTER CA 92596

476100039
CHERIE SLENTZ TUCKER
35063 BARKWOOD CT
WINCHESTER CA 92596

476100058
CRAIG B. SHAW
35048 CEDAR RIDGE CT
WINCHESTER CA 92596

476100067
MICHAEL J. WEDDINGTON
35025 DEER SPRING DR
WINCHESTER CA 92596

476101010
TODD M. BADER
32149 CLEAR SPRINGS DR
WINCHESTER CA 92596

476101013
JUAN CARRILLO
32107 CLEAR SPRINGS DR
WINCHESTER CA 92596

476040035
ALARCON EDWARDENA & AVE REVOCABLE
34598 AGONIS WAY
WINCHESTER CA 92596

476040039
BARRATT AMERICAN INC
PO BOX 3008
LA MESA CA 91944

476041011
CHARLES ARMSTRONG
34584 WINTERSWEET LN
WINCHESTER CA 92596

476041015
CARLOS ALEJANDRO HERNANDEZ
34616 WINTERSWEET LN
WINCHESTER CA 92596

476051001
JOEL ALLEN SMITH
34630 AGONIS WAY
WINCHESTER CA 92596

476054024
BARRATT AMERICAN INC
5950 PRIESTLY DR
CARLSBAD CA 92008

476040004
GEORGE SALAMA
5404 EFFIEHAM ST
OAK RIDGE NC 27310

476040016
DOMINIQUE BUTRY
34651 WINTERSWEET LN
WINCHESTER CA 92596

476040022
CARLOS GALDAMEZ
34603 WINTERSWEET LN
WINCHESTER CA 92596

480081004
VERNALIZA S. MURRAY
31924 RIDGE BERRY DR
WINCHESTER CA 92596

480081014
BRENT KLASSEN
31944 SUMMER GRAPE CT
WINCHESTER CA 92596

480081018
TIMOTHY R. FERGASON
34539 SPINDLE TREE ST
WINCHESTER CA 92596

480080020
WHISPERING HEIGHTS HOMEOWNERS ASSN
100 E IMPERIAL HWY NO 200
BREA CA 92821

480081016
ZHU SHEN
10829 CORTE DE MARIN
SAN DIEGO CA 92130

476040005
AMINA SABILI
32173 KALE LN
WINCHESTER CA 92596

476040009
HOA NHAT PHAM
32141 KALE LN
WINCHESTER CA 92596

476040010
KATHERINE KOBAYASHI
32133 KALE LN
WINCHESTER CA 92596

476040028
ROBERT RICHARD GONZALES
34555 WINTERSWEET LN
WINCHESTER CA 92596

476101012
LI HE
330644 GEORGIA TECH STA
ATLANTA GA 30332

476041003
STEPHEN ANDREW NELSON
34633 AGONIS WAY
WINCHESTER CA 92596

476052001
SCOTT F. TAYLOR
32272 SAFFLOWER ST
WINCHESTER CA 92596

476054023
QASEIM NASSIMI
14435 SALEM DR E
CARMEL IN 46033

480080003
FRANCISCO JAVIER MEJIA
31950 SILK VINE DR
WINCHESTER CA 92596

480080006
TERRY WILLIAMS
31992 SILK VINE DR
WINCHESTER CA 92596

480080015
NICKERSON STEVEN D
34646 SPINDLE TREE ST
WINCHESTER CA 92596

480080010
JOHN GREUTMAN
34576 SPINDLE TREE ST
WINCHESTER CA 92596

480081005
JAMIE J. JOHNSON
31949 SUMMER GRAPE CT
WINCHESTER CA 92596

480081017
WHALEY ORA RUTH
34553 SPINDLE TREE ST
WINCHESTER CA 92596

480080004
R & S HARMSWORTH TRUST DATED 3/6/2014
31964 SILK VINE DR
WINCHESTER CA 92596

480080012
KENNETH D. WORTH
34604 SPINDLE TREE ST
WINCHESTER CA 92596

480081007
RENE AGUAYO
31907 SUMMER GRAPE CT
WINCHESTER CA 92596

476040034
THERESA L. MEYER
34590 AGONIS WAY
WINCHESTER CA 92596

476101009
RYAN MCINTOSH
32163 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100029
JACQUELINE D. HERNANDEZ
32049 OLD COUNTRY CT
WINCHESTER CA 92596

476100060
PAMELA S. COUFAL
29591 LOCHINVAR RD
HIGHLAND CA 92346

476100046
JACKIE S. BERTONE
35032 BARKWOOD CT
WINCHESTER CA 92596

476100050
MARIA A. DEGUZMAN
35093 CEDAR RIDGE CT
WINCHESTER CA 92596

476101008
ALLEN B. DOMAOAN
32177 CLEAR SPRINGS DR
WINCHESTER CA 92596

476101007
BARBARA C. RUBIN
32191 CLEAR SPRINGS DR
WINCHESTER CA 92596

476100061
JOHN MICHAEL GESELL
35090 CEDAR RIDGE CT
WINCHESTER CA 92596

476100068
AMY ALOMAR
35011 DEER SPRING DR
WINCHESTER CA 92596

Valley Wide Rec and Park District
P O Box 907
San Jacinto, CA 92581
RE: PP25693 - OWNER

Spectrum Services, Inc.
8390 Maple Place, Suite 110
Rancho Cucamonga, CA 91730
RE: PP25693 - ENGINEER

Spectrum Services, Inc.
4405 Airport Drive, Unit 100
Ontario, CA 91761
RE: PP25693 - APPLICANT

City of Temecula
Planning Department
41000 Main St
Temecula, CA 92590
RE: PP25693

RC Regional Park and Open-Space District
4600 Crestmore Road,
Jurupa Valley, CA 92509
RE: PP25693

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: PP25693

Project Location: APN: 480-040-029 & 476-030-001

Project Description: Plot Plan No. 25963 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, twelve (12) panel antennas at the 41-foot height, two (2) parabolic antennas, nine (9) remote radio units, two (2) tower mounted junction boxes, five (5) outdoor equipment cabinets, three (3) GPS antennas, one 15kW stand-by generator, and two (2) 50KVA transformers within a 440-square-foot lease area..

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Spectrum Services, Inc., 8390 Maple Place, Suite 110, Rancho Cucamonga, CA 91730

Exempt Status: (Check one)

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

Reasons why project is exempt: The 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: _____

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



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

3.1

DATE: December 10, 2020
TO: Riverside County Planning Commission
FROM: Rob Gonzalez, Project Planner
RE: December 16, 2020 Planning Commission
ITEM: 3.1 – Conditional Use Permit No. 3771

Staff recommends Agenda Item 3.1, Conditional Use Permit No. 3771, be continued to the January 20, 2021 Planning Commission Hearing.

Thank you.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 2

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s):	General Plan Amendment 190012	Applicant: Monroe Properties, LLC
	Change of Zone No.1900034	c/o Vance Campbell
	Tentative Parcel Map No. 37801	Representative(s): Ancore
	Conditional Use Permit No.190030	Associates Internl. c/o John Corella
EA No.:	Mitigated Neg. Dec. CEQ190110	 <hr style="border: 0; border-top: 1px solid black;"/> John Hildebrand Interim Planning Director
Area Plan:	Eastern Coachella Valley	
Zoning Area/District:	Lower Coachella Valley District	
Supervisorial District:	Fourth District	
Project Planner:	Tim Wheeler	
Project APN(s):	764070001 thru 004, and	
	764080001 thru 006, 010, 011	
Continued:	December 2, 2020	

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD: MUA) on 27.11 acres.

Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture – 20-Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres.

Tentative Parcel Map No. 37801 is a proposal for a Schedule “E” subdivision of 23.21 gross acres into seven parcels ranging from 1.13 acres to 6.48 acres.

Conditional Use Permit No. 190030 is a proposal to construct a 7,550-square-foot multi-tenant retail building, a 5,800-square-foot gas station with a convenience store including sale of beer and wine, 8 fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800-square-foot pharmacy retail building with sale of beer, wine, and liquor, a 2,400-square-foot fast food restaurant with a drive-thru, and a 158,800-square-foot two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School).

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

The Project site is within the Eastern Coachella Valley Area Plan, and is located north of 58th Avenue, south of Airport Boulevard, east of Monroe Street, and west of Jackson Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-015 recommending adoption of General Plan Amendment No. 190012 to the Riverside County Board of Supervisors; and

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 190110** (CEQ190110), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190012, which changes the Foundation Component from Agriculture to Community Development and the land use designation from Agriculture (AG) to Mixed Use Planning Area (AG:AG to CD: MUA) in accordance with Exhibit 6 and Figure 3 of the Eastern Coachella Valley Area Plan and other related tables and figures in the General Plan, based upon the findings and conclusions provided in this staff report and subject to adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900034 which changes the subject parcels' zoning classifications from Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) in accordance with Exhibit 3, subject to adoption of the General Plan Amendment Cycle Resolution and final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 37801, subject to the attached Advisory Notification Document and Conditions of Approval and final approval of General Plan Amendment No. 190012 and Change of Zone No. 1900034, and based upon the findings and conclusions provided in this staff report; and,

APPROVE the **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer and wine for off-site consumption on the subject property may be issued by the California Department of Alcoholic Beverages Control, based upon the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 190030 covering current APNs 764-070-001, -002-, -003, 764-080-001, -002, and -011, subject to the attached Advisory Notification Document and Conditions of Approval and final approval of General Plan Amendment No. 190012 and Change of Zone No. 1900034, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Agriculture
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	Mixed Use Planning Area (MUA)
Policy / Overlay Area:	Community Development Overlay (CDO)
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	City of La Quinta
Existing Zoning Classification:	Light Agriculture - 20 acre Min. (A-1-20) & Rural Commercial (C-R)
Proposed Zoning Classification:	Mixed Use (MU)
Surrounding Zoning Classifications	
North:	Light Agriculture - 20 acre Min. (A-1-20)
East:	Light Agriculture - 20 acre Min. (A-1-20)
South:	Light Agriculture - 20 acre Min. (A-1-20)
West:	City of La Quinta
Existing Use:	Vacant, Residential, and Existing Restaurant
Surrounding Uses	
North:	Vacant Agriculture
East:	Vacant Agriculture, Elementary School
South:	Vacant Agriculture
West:	City of La Quinta

Tentative Parcel Map/Conditional Use Permit Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	23.21 acres	N/A
Existing Building Area (SQFT):	N/A	removed N/A
Gas Station C-Store (SQFT):	5,800 sqft.	N/A
Multi-Tenant Retail Bldg. (SQFT):	7,550 sqft.	N/A
Drive-Thru Restaurant (SQFT):	2,400 sqft.	N/A
Pharmacy (SQFT):	15,800 sqft.	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Assisted Living Facility (SQFT):	158,800 sqft.	N/A
Project TOTAL:	190,350 sqft.	N/A
Floor Area Ratio:	0.16 FAR	N/A
Building Height (FT):	15' – 47' height	75 feet
Total Proposed Number of Lots:	7 lots	N/A
Map Schedule:	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>
Gas Station (C-Store)	5,800 sqft.	1 space/200 sqft.	29	24
Multi-Tenant Retail Bldg.	7,550 sqft.	1 space/200 sqft.	38	30
Drive-Thru Restaurant	2,400 sqft.	1 space/45 sqft. of serving area	32	59
Pharmacy	15,800 sqft.	1 space/200 sqft.	79	90
Assisted Living Facility	158,800 sqft.	Multi-family: single bedroom = 1.25 spaces/unit two bedroom = 2.25 spaces/unit	212	119
*TOTAL:	190,350 sqft.	(includes 13 EV and 14 ADA parking spaces)	*390	*322

***A Parking Analysis was provided in association with this development project and the provided parking, per peak traffic impact analysis (TIA), was acceptable to the Riverside County Planning Department for the project site.**

Located Within:

City's Sphere of Influence:	Yes – City of La Quinta
Community Service Area ("CSA"):	Yes – CSA #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 – Mt. Palomar: Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

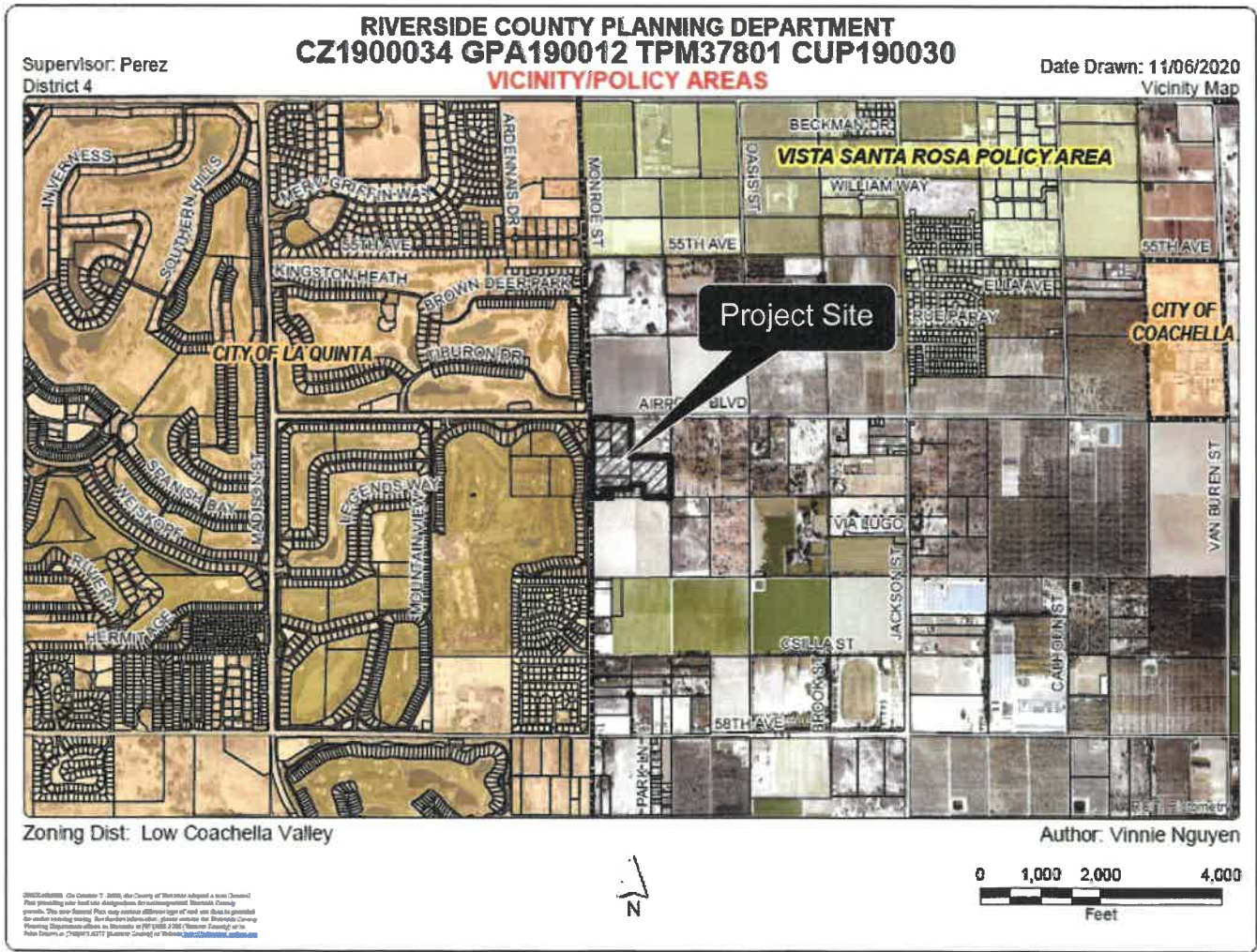


FIGURE 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

PROJECT SETTING

Background

The Project site is located in the northwest area of the unincorporated community of Vista Santa Rosa, within the Eastern Coachella Valley Area Plan for Riverside County. The site is largely surrounded by newer residential developments within the City of La Quinta to the west and some active/inactive farmland within the County to the north, south, and east. The overall Project site currently accommodates a variety of buildings, including a restaurant/market building on APN 764-080-004. The existing restaurant/market would remain, but the remainder of the existing buildings would be demolished for the development pursuant to the Conditional Use Permit for a mix use of commercial retail (gas station, retail tenants, and a pharmacy) and multi-unit senior housing (assisted living facility).

Originally a pre-application review (PAR180023) was submitted on May 3, 2018. The PAR received comments from various development agencies on July 19, 2018. The review was of a proposed mixed-use development that would construct approximately 207,000 square feet of building area. The uses would include a Senior Living Facility, Restaurants, and General Retail, which would require a General Plan Amendment and Change of Zone to facilitate the establishment of this mixed-use development.

The applications for the proposed project (GPA190012, CZ1900034, TPM37801, and CUP190030) were submitted to the County of Riverside on October 10, 2019. The Project site is comprised of 12 parcels with three different landowners, making up a 26.81 gross acre project land area. The parcels share a property line with the Westside Elementary School in the Coachella Valley Unified School District (CVUSD).

The Project has been developed to provide continued trails along Monroe Street and Airport Boulevard. Additionally, the project has limited entry driveways to two off of Monroe Street and two off of Airport Boulevard with a lane designated for school bus egress onto Airport Boulevard for the Westside Elementary School. Said entries are for access to the entire development as a whole instead of certain uses.

General Plan Consistency

The Project's existing General Plan Foundation Component is Agriculture. The purpose of this Foundation Component is generally to identify and preserve areas where agricultural uses are generally considered to be the long term desirable use. However, the project site is located in a Community Development Overlay (CDO) within the Eastern Coachella Valley Area Plan; which identifies areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. The Project site is not located within an established Community Center; however, it is within a CDO for the Eastern Coachella Valley Area Plan. The proposed project, including its proposed change in Foundation Component and Land Use Designation to CD: MUA, is consistent with the County's intent in having created this overlay over the project site and vicinity. The proposed project would provide a mix of commercial uses to meet the needs of the Vista Santa Rosa Community and adjacent neighborhoods in the City of La Quinta, including retail shops, a gas station/convenience store, drive-thru restaurant, and a pharmacy; plus the project includes an assisted living facility. The proposed general plan amendment would provide for a small development

to be established and provide consistency with the existing CDO within the Eastern Coachella Valley Area Plan.

Ordinance No. 348 Consistency

Change of Zone No. 1900034 proposes to change the project site’s zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU). The MU Zone exists to help assist the County in accommodating its share of the regional housing need and allow for a mixture of residential, commercial, office, entertainment, recreational, and other uses. The proposed mixed use development center can be permitted within the MU zone with an approved Conditional Use Permit, which, here, is also contingent on the approval of the GPA and Change of Zone. In conjunction with a proposed approval for GPA190012; the change of zone would establish a mixed use that would incorporate commercial development and multiunit senior housing with an assisted living facility. These uses would be consistent with the intended purpose of the Community Development Overlay, already within this area, and provide resources to not only the surrounding community within the County’s jurisdiction, but also to its neighboring residential developments within the City of La Quinta. Additionally, staff has applied conditions to address any concerns regarding the design and operation of the mixed development to be consistent with the Eastern Coachella Valley Area Plan and the Vista Santa Rosa Design guidelines.

Alcohol Sales and Public Convenience and Necessity

Currently, there are three (3) licenses for sale for off-site consumption issued in Census Tract 456.09. Approval of this Project would increase the number of existing alcohol beverage control licenses five (5) with the convenience store and pharmacy. According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is three (3) based on the population within this census tract. Approval of this Project will further exceed the number of typically allowed licenses for a census tract. However, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of “Determination of Public Convenience and Necessity” in the recommendations and as detailed in the findings.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based on the findings incorporated in Environmental Assessment No. 190110 (CEQ190110), the project will not have a significant effect on the environment with implementation of the mitigation measures set forth in the Initial Study and incorporated into the Conditions of Approval and/or Advisory Notification Document. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the CEQA Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

General Plan Amendment Findings:

The project site has a General Plan Foundation Component of Agriculture and a Land Use Designation of Agriculture (AG). Agricultural Foundation Component General Plan Amendments are governed by the General Plan Administration Element and Ordinance No. 348 Section 2.7, which require that all amendments pursuant to that section be assigned to a 2 ½ Year Agricultural Foundation Amendment Cycle based on the date of the amendment adoption.

During the first 2 ½ Year Agricultural Foundation Amendment Cycle, the Planning Director determined the total acreage of land within the Agricultural Foundation Component as of January 1, 2004, then each 2 ½ Year Agricultural Amendment Cycle thereafter. For any proposed amendment to or from an Agriculture Foundation Component, the Planning Director shall determine if a proposed GPA is consistent with the Agricultural Foundation Base Acreage for the area covered by the Eastern Coachella Valley Area Plan and the Western Coachella Valley Area Plan for the current 2 ½ Year Agricultural Foundation Amendment Cycle. An amendment to an Agriculture Foundation Component can be approved by the Board of Supervisors if such approval would not result in a conversion from the Agriculture Foundation Component to another Foundation Component in excess of the Agricultural Amendment General Authorization Acreage as determined by the Planning Director for that 2 ½ Year Agricultural Foundation Amendment Cycle and if the findings in the General Plan Administration Element relating to Agricultural Foundation Amendments are made.

The project proposes to come out of the Foundation Component of Agriculture and change to a Community Development Foundation Component. The Board of Supervisors may approve such a change if the Agricultural Foundation Base Acreage cycle is within the seven percent (7%) of the 2 ½ year current cycle and no other agriculture land has been converted within that time span greater than seven percent (7%). The Planning Director has determined that the current Agricultural Foundation Base Acreage cycle for the Eastern Coachella Valley and Western Coachella Valley Area Plans is within the seven percent (7%) of the 2 ½ year current cycle (January 1, 2019 through June 30, 2021), and no other agriculture land has been converted within that time span. The total agricultural land designated in Area B (Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan) is 42,066 acres. The conversion of the Project site of 27.11 acres represents approximately 0.0006% conversion. Therefore agriculture land conversion greater than seven percent (7%) would not occur either cumulatively or directly from this Project. The proposed amendment would, at a minimum, would not be detrimental to agricultural properties for agricultural development as most of the surrounding area is existing active/inactive agricultural properties with only a newer larger residential community to the west within the City of La Quinta. The conversion of the subject acreage, estimated at 27 acres, is within the standards for the Agricultural Foundation Base Acreage cycle of seven percent (7%) or less. This proposed mixed use development would not be detrimental to or burden existing agricultural properties of this loss of this acreage.

The proposed change in Land Use Designation is an Entitlement/Policy Amendment that requires the following findings to be made prior to recommending approval of an Entitlement/Policy Amendment, pursuant to the provisions of the Riverside County General Plan and Ordinance No. 348 Section 2.4.C.2.:

1. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

- a. Riverside County Vision: The proposed project does not conflict with the Riverside County Vision because of the following:
 - i. The Riverside County Vision provides, “New growth patterns no longer reflect a pattern of random sprawl but rather follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework.” The GPA accommodates the community which is maturing in its own way, at its own pace and within its own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others. In other words, important open space and transportation corridors define growth areas. This is reflected in the area of this subject site as the properties involved are within a CDO and provide both community commercial development and additional housing within the community of Vista Santa Rosa. This growth is well coordinated between Riverside County and the City of La Quinta.
 - ii. The Vision also provides that “Jobs/housing balance is significantly improved overall, as well as within sub-regions of Riverside County.” The GPA stimulates the growth of local commercial services. The subject site would propose employment opportunities for the community and provide a balance for senior housing within the area.

- b. General Planning Principle: The proposed project does not involve a change in or conflict with any General Planning Principle set forth in General Plan Appendix B because of the following:
 - i. General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. The area around the project east of Monroe Street is largely used for agricultural purposes or undeveloped while areas west of Monroe Street in the City of La Quinta are developed with residential uses with supporting recreation uses. In consideration of the Community Development Overlay applied to this site and surrounding area with the intent for areas within this overlay to go to Community Development Foundation, the Project site located at the boundary of this transition represents an ideal location to begin development and incorporate a mix of types of uses within one overall development.
 - ii. The General Plan Amendment implements the Principle for Efficient Land Use which encourages compact development and increased densities, which the proposed Project includes with its mix of uses and number of assisted living facility units nearby commercial uses.
 - iii. The General Plan Amendment meets the General Plan Principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances by providing for needed senior housing.
 - iv. 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 conflicts with.

Therefore, the proposed General Plan Amendments would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

- c. The proposed change does not involve a change in or conflict with any Foundation Component designation in the General Plan because of the following:
 - i. The proposed General Plan Amendment proposes to change Foundation Components. Findings to support a foundation component amendment are provided below. This will prevent any conflict with a Foundation Component designation in the General Plan.
 - d. Internal Consistency: This proposed GPA would not create an internal consistency among the General Plan elements. The GPA has been evaluated carefully in conjunction with each of the General Plan elements, including Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities to ensure that the GPA is in conformance with the applicable policies and objectives.
2. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
 - a. The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The General Plan included the Community Development Overlay for this area with the purpose of anticipating Community Development foundation level development being appropriate for this area. The Project not only implements this intent and the overall purposes of the General Plan based on the mix of uses and design proposed, but at minimum would not be detrimental to them.
3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The new conditions or circumstances that exist are the proposed Project including a General Plan Amendment, Change of Zone, Conditional Use Permit, and Tentative Parcel Map to implement the intent of the Community Development Overlay of the General Plan. The General Plan through the Community Development Overlay was anticipated and intended in the General Plan, but what part of the reason for the Community Development Overlay was that it was not known or anticipated at that time what specific land use designations or specific uses would be best for the overall Community Development Overlay and this specific area covered by the project. The proposed development has been through many discussions and community meetings with both the County of Riverside and the Vista Santa Rosa Community and surrounding area since 2013. The proposed project is to establish the existing intent of the Community Development Overlay (CDO) within the Vista Santa Rosa Community for a commercial development and multi-unit senior housing (assisted living) facility.

Change of Zone Findings:

Change of Zone No. 1900034 (CZ1900034) is a proposal to change the project site's Zoning Classification from Light Agriculture - 20 Acre Minimum (A-1-20) to Mixed Use (MU). The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed Change of Zone to Mixed Use (MU) would be consistent with the concurrently proposed General Plan land use designation of Mixed Use Area (MUA) and would be consistent with all other applicable provisions of the General Plan.

Tentative Parcel Map Findings

Tentative Parcel Map No. 37801 is a proposal to subdivide 23.21 gross acres into 7 lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed map and its design and improvements are consistent with the Riverside County General Plan and any applicable Specific Plan, because the General Plan General Planning Principles VI and VII provide, generally, that the intent of the General Plan is to foster Rural and Economic Development principles to accommodate a rural lifestyle as well as a rapidly growing community economy consistent with housing development and the need for employment growth. General Plan Principle VI.3.4 provides that, "areas in which the rural character is clearly established, its nature is such that intensification is impractical, and current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan." However, "these principles do not preclude the addition of small-scale villages of a contrasting character in those communities." The proposed tentative parcel map would create seven (7) parcels for commercial development and a senior housing (assisted living) facility. These commercial and housing developments would blend with the existing rural lifestyle and agricultural/equestrian atmosphere with service providing or complementary businesses and in-fill infrastructure based on the project design.

The Project site is proposing a General Plan Land Use Designation of Community Development: Mixed Use Area (CD: MUA). The intent of the land use designation CD: MUA is not to identify a particular mixture of intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other used is planned. The Community Development Overlay (CDO) allows for community development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained within appropriate Area Plan(s). The Eastern Coachella Valley Area Plan does provide for Community Development within the Vista Santa Rosa Community area. The MUA designation would accommodate community commercial services and provide residential (senior) housing of an assisted living facility. The subject site would provide for basic shopping needs for newer existing residents within the City of La Quinta and future residents in the surrounding communities. Therefore, the proposed map and its design and improvements are consistent with the Riverside County General Plan. There is no Specific Plan that applies to the project area.

2. The design or improvements of the proposed map is consistent with the County's General Plan and any applicable Specific Plans. The proposed map is located within the Eastern Coachella Valley Area Plan and a Community Development Overlay within the Vista Santa Rosa Community area. These policies and areas plans represent an agricultural and rural community section of the County of Riverside. The CDO recognizes the options for converting agricultural land under the Agricultural Foundation Base Acreage cycle of seven percent (7%) through a GPA. The proposed Project is within Vista Santa Rosa Community which encompasses the CDO and is estimated at 27 acres. The Project has been designed and developed with an understanding for needs of the immediate surrounding agricultural and rural community; plus the neighboring City of La Quinta.
3. The site of the proposed land division is physically suitable for the type of development and the proposed density of the development because the terrain is relatively flat, without steep hills or mountains. Development of the tentative parcel map will not require any unique considerations and the subject site will be developed in phases. The first two phases contact the CUP project development and the remainder would be developed at a later time through another CUP submittal. The tentative parcel map would accommodate for seven (7) parcels, encompassing the first five parcels (known as phase one and two) with the remaining parcels six and seven to be developed under a separate entitlement at a later time. Parcels one through five will have interconnecting parking lot(s) and various ingress/egress driveways, two from Monroe Street and two from Airport Boulevard; plus provide an egress school bus lane for the neighboring elementary school to better access Airport Boulevard.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the IS/MND for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant. No habitat conservation is identified as necessary by the Coachella Valley Multi-Species Habitat Conservation Plan.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Project's Initial Study and Mitigated Negative Declaration, the Project would not have a significant impact on the environment. In particular, impacts regarding health and safety factors, such as Air Quality, GHG, Hazards, and Noise were considered in the IS/MND and were all determined to be less than significant with mitigation required as part of the approvals.
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. There are no underlining recorded tracts or parcel maps for the properties that are a part of the proposed project. The department of Transportation has cleared the proposed parcel map, recommending approval. Therefore, the subdivision will provide substantial equivalent easements to ones previously acquired by the public.
7. The Project complies with the Schedule 'E' improvement requirements of Ordinance No. 460 as listed below. The proposed Mixed Use zone for the project site is generally defined as a commercial zone since it primarily permits a variety of commercial uses in addition to residential uses. Additionally, although the project at hand includes a residential component with assisted living, the project includes commercial uses.

- a. Streets. Streets are proposed as shown on the Tentative Map, which includes improvements to both Monroe Street and Airport Boulevard. Entry driveways will be installed for access use into the mixed development from both Monroe Street and Airport Boulevard. These improvements will be consistent with the required improvements pursuant to the General Plan and Ordinance No. 461. Walking trails will be constructed in accordance with improvement standards per Ordinance No. 461.
 - b. Domestic Water. Domestic water service will be supplied by the Coachella Valley Water District (CVWD) per a letter received from CVWD on December 12, 2019. This service would be via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. Implementation of the project will provide for appropriate fire hydrant spacing and adequate water pressure and flow to meet Fire Department standards. The project is designed with adequate access consistent with the provisions of Ordinance No. 460. Other fire protection measures shall be determined based on specific interior building designs, building code (Ordinance No. 457), and fire code (Ordinance No. 787) requirements.
 - d. Sewage Disposal. Sewer service will be supplied by the Coachella Valley Water District (CVWD) per a letter received from CVWD on December 12, 2019.
 - e. Fences/Walls. Six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway, or other feature deemed to be hazardous. No chain link fencing is proposed for the subject site and none is required since no canals, drains, expressways or other potentially hazardous features exist adjacent to the project site. The project would install four-foot high vinyl fencing along any the walking trails and three-foot high decorative walls to screen drive-thrus from light spillage from vehicles.
 - f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, and cable television service with lines placed underground.
8. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum sizes allowed by the Project site's Mixed Use (MU) Zoning Classification set forth in Ordinance No. 348 in that there is no minimum lot area, lot width, or lot coverage required in the MU zone.

Conditional Use Permit Findings:

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 requirements for a conditional use permit are met by this project because:

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 proposed land use designation of CD: MU allows local and regional serving service and retail uses as well as housing (senior) within the Vista Santa Rosa community. The Eastern Coachella Valley Area Plan encompasses the Lower Coachella Valley District. The proposed project would consist of a commercial retail portion of a gas station, multi-tenant retail, drive-thru restaurant, and pharmacy; with the remainder of the subject site consisting of a senior housing (assisted living) facility. Currently the closest retail center/corridor is approximately over 4 miles to the northeast in Coachella. Furthermore, both Monroe Street and Airport Boulevard are Arterial roadways; with the latter turning into an Urban Arterial as it progresses to the east to Highways 111 and 86. These roadways provide many commuters with access to residential developments, nearby community

commercial businesses, and these roadways border the City of La Quinta; with newer and dense residential population. The proposed project would provide commercial or mixed development consistency that is sought through Eastern Coachella Valley Area Plan and the Vista Santa Rosa Community that are within a Community Development Overlay (CDO) located within the Lower Coachella Valley District.

2. The proposed use will not be detrimental to the health, safety or general welfare of the community. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Riverside County Transportation, Environmental Health, Fire, Building and Safety, Grading, Environmental Programs, Landscaping, Archeology, and Geology. The review and regulations adopted and applied in the Conditions of Approval ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet for prior to issuance of grading permits, prior to issuance of building permits, and prior to final of building permits. In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, conditions of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
3. The proposed use conforms to the logical development of the land and is compatible, due to the Community Development Overlay (CDO) and the allowance for Agricultural Foundation Base Acreage to provide for present and future logical development, to service the surrounding community. As stated above, the closest retail center/corridor is approximately over 4 miles to the northeast in Coachella.
4. The proposed use has considered the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has taken into account topographical and drainage conditions, including the need for dedication and improvements. Additionally, discussing with the City of La Quinta to match with their current roadway dedications and improvements already in place. The proposed project incorporates appropriate dedications and improvements.
5. A condition would be applied requiring that the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project site would consist of 7 development parcels with one single structure on each parcel as proposed under the project entitlement's conditional use permit (CUP190030). The proposed tentative parcel map has been conditioned for this subject site and project.
6. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and the Vista Santa Rosa Design Guidelines. The Project developers did a parking analysis (By Ancore Associates International, Inc. dated August 1, 2020) which studied the peak parking demands pertaining to the mixed use development of commercial and residential (senior assisted living housing). Per their analysis of peak parking demand conditions, it demonstrates that the 322 parking spaces provided, including ADA and electric vehicle spaces, would be more than

adequate. The proposed Project will install 322 parking spaces (including ADA and electric vehicle spaces with associated electric charging stations), which is less than the required 390 parking spaces per Ordinance No. 348 based on maximum utilization of all buildings/uses at the same time. The Planning Director has allowed for a modification to the parking requirements due to Special Review of Parking per Ordinance No. 348, Section 18.12.h.1a. This section permits the Planning Director the ability to reduce the parking requirements otherwise prescribed based on the following conditions that the applicant submit a request for modifications of the parking standards, including sufficient evidence and documentation to demonstrate unusual conditions warranting a parking reduction. Evidence shall include, but not limited to, the following: information showing that the parking area serves uses having peak parking demands which occur at different times; floor plans indicate that floor areas for customers or employees use less than typical for the building size; documentation of other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand (i.e. public transit or car/van pools). The Project applicants provided a parking demand analysis depicting the "peak hours of use" and "time of day of use"; plus the uses themselves that would allow for a reduced parking standard. This parking analysis was reviewed by the Planning Director and agreed with the assessment of the proposed parking and allowed for the reduction of the parking standard to a total of 322 parking spaces (including ADA and electric vehicle spaces with associated electric charging stations). The Project has a condition of approval to provide 322 parking spaces (including 14 ADA and 13 electric vehicle spaces with associated electric charging stations).

Development Standard Findings

The following findings shall be made prior to making a recommendation to grant approval of the Project, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Development Standards):

1. With the approval of Change of Zone No. 190034, the project site will have a Mixed Use zoning classification. Per Section 9.87 of Ordinance No. 348, the Project meets the applicable development standards in this zoning classification as follows:
 - a. **Mixed Use:** Residential dwellings may be provided on upper levels of commercial or office buildings, or may be provided in separate buildings adjacent to commercial or office buildings. The Project proposes to locate residential dwelling units (senior housing/assisted living facility) adjacent to commercial development, which is compliant with this standard.
 - b. **Public Use:** Any building over thirty thousand square feet (30,000') will include a public use area such as a public park, plaza, or square. These public use areas will be located next to public streets, residential areas, or retail uses, and does not include the public right-of-way. The project will provide a public benefit of an egress school bus lane for the neighboring elementary school (Westside Elementary) to better access Airport Boulevard. Due to this benefit, the project meets this standard.
 - c. **Ground Floor:** No more than 50% of all ground floor mixed use buildings may be residential dwellings. The proposed Project has all residential dwellings as a separate structure from the commercial uses, so there are no mixed use buildings in the current proposal. Therefore, the project meets this requirement.

- d. Transparency: The retail portion of any commercial building that has a street facing wall with customer access shall have at least fifty percent (50%) of the total wall area transparent with clear windows. Such windows shall allow views of the indoor space or display areas and start at least three feet (3') above the adjacent sidewalk, but not exceed ten feet (10') in height. The Project's proposed retail space as included in the project plans follows these specifications and is in compliance with this requirement with all commercial buildings facing the streets (roadways) of Monroe Street and Airport Boulevard.
- e. Street Orientation: Commercial and mixed use buildings shall be oriented so functional pedestrian entrances face the street, and parking areas are located mostly underground or to the rear or side of the building. The proposed project doesn't not have mixed use buildings. The buildings of the mixed use development are either commercial; with one as residential (senior housing assisted living facility). Pedestrian entrances face the street and most of the parking for each is situated along the sides of the various buildings or located within a communal area for parking provisions to other commercial uses. The development standard states that "parking areas are mostly located underground or to the rear or side of the building". With the exception of the gas station, most of the mixed use development project has parking that is along the side or rear of the various buildings of the mixed use development. The project meets this section as it pertains to street orientation.
- f. Entrances: Buildings will have an entrance door facing the public sidewalk, which may include doors to individual shops, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances. All proposed buildings provide such an entrance as shown on the project plans.
- g. Pedestrian Paths: Pedestrian paths shall be provided to connect commercial building entries with adjacent streets, uses and parcels. The project provides pedestrian pathways of walking trails along both Monroe Street and Airport Boulevard. Those pathways allow for connection into the project development for either the commercial buildings or senior housing (assisted living) facility. The project meets this standard.
- h. Building Design: The parameters for the buildings' designs are met by the Project as follows:
 - i. Building facades shall be varied and articulated to provide visual interest to pedestrians which may be accomplished by incorporating off-setting plans, changes in wall texture and color, architectural elements and landscaping into the design of the buildings. The submitted architectural plans provide detailed renderings of each of the buildings and various materials that will be utilized to construct the structures. The materials and colors are varied, but still coordinate with one another, and include materials such as stone, a variety of beige and olive stucco, clay tile and metal roofing, and various shades of wood. There is also a comprehensive landscaping plan that provides varied visual scenery alongside each of the building structures. The project has been designed with the varied textured or colored elements and enhanced features that meet the building designed desires of a MU zone. In accordance with the provided exhibits, the Project appears to be in compliance with this standard.
 - ii. Except for detached residential dwellings, buildings shall include at least one architectural projection that is at minimum two percent (2%) higher than the primary

structure but does not exceed twenty feet (20'). The buildings are in compliance as follows:

1. *Retail Building:* A dormer is included on the building design for this structure, and stands at 7 feet in height. This does not exceed the 20 foot maximum, and meets the minimum standard that the projection must be at least 2% higher than the roof. With the roof at 119 feet, the projection must increase the height 2 feet 5 inches. At 7 feet, the dormer exceeds the height minimum and is compliance with this standard.
 2. *Fast Food Restaurant:* An architectural projection is included on the building design for this structure, and stands at 17 feet in height. This does not exceed the 20 foot maximum, and meets the minimum standard that the projection must be at least 2% higher than the roof. With the roof at 112 feet, the projection must increase the height 2 feet 3 inches. At 17 feet, the parapet exceeds the height minimum and is compliance with this standard.
 3. *Gas Station:* A parapet is included on the building design for this structure, and stands at 10 feet in height. This does not exceed the 20 foot maximum, and meets the minimum standard that the projection must be at least 2% higher than the roof. With the roof at 110 feet, the projection must increase the height 2 feet 2 inches. At 10 feet, the parapet exceeds the height minimum and is compliance with this standard.
 4. *Pharmacy:* A parapet is included on the building design for this structure, and stands at 9 feet in height. This does not exceed the 20 foot maximum, and meets the minimum standard that the projection must be at least 2% higher than the roof. With the roof at 118 feet, the projection must increase the height 2 feet 4 inches. At 9 feet, the parapet exceeds the height minimum and is compliance with this standard.
- i. Street Pattern: The street system will be in a grid pattern or modified grid pattern emphasizing interconnected streets and the ability to reach local destinations without crossing major streets or primary arterials. The project is within a grid pattern system of Monroe Street and Airport Boulevard. This project meets the standard.
 - j. Lot Area, Width, & Coverage: There are no minimum lot areas or widths, and there is no maximum lot coverage
 - k. Setbacks: Building facades shall be no more than fifteen feet (15') from the street side property lines. A setback adjustment, Setback Adjustment No. 200027 (SBA200027), was approved pursuant to Section 18.33 of Ordinance No. 348 subject to compliance with Exhibits and based on the following findings:
 - i. The proposal is consistent with the intent and purposes of Ordinance No. 348; and,
 - ii. There are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement; and,

- iii. The proposal will not be detrimental to the public health, safety, and welfare of the community, nor will it be detrimental to neighboring properties.

SBA200027 will allow an increase of the building façade for the street side setback from 15-feet to 135-feet, 43-feet and 92-feet for proposed Buildings 1, 3, and 5 along Monroe Street, and 117 feet and 85 feet for proposed buildings 1 and 2 along Airport Boulevard associated with the proposed CUP190030.

The proposed project is a Mixed Use zone for which the multiple buildings are located onsite to allow for onsite traffic and pedestrian path circulation on approximately 28 acres, and simultaneously allow building facades to be varied and articulated architectural and landscaping elements. The irregular shape of the proposed project site does not provide for the possibility to locate the building facades less than 15 feet to the Airport Blvd and Monroe Street and yet maintain onsite security and allow access and safe onsite circulation for the proposed uses. Through the approval of SBA200027, this proposed project meets the setback standard.

- i. Height: Building heights have been adhered to by the Project as follows:
 - i. The maximum height for buildings or structures is 75 feet. The tallest building proposed in the Project's plan has a height of 47 feet. Therefore, the Project is in compliance. A condition will be set upon approval that the developers may, in no event, build a structure that exceeds one hundred feet (100') in height unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.
 - ii. Commercial floor space provided on the ground floor of a mixed use building shall have a minimum floor to ceiling height of eleven feet (11'). The retail building has a 19 foot ceiling height, the fast food building has a 15 foot ceiling height, and the pharmacy has a 21 foot ceiling height. All of the proposed commercial buildings meet or exceed this minimum floor to ceiling height standard and are, therefore, in compliance.
- m. Roof-Mounted Equipment Screening: Except for solar energy systems, all roof-mounted mechanical and other equipment will be screened from the ground elevation view to a minimum sight distance of 660 feet. All of the proposed structures integrate roof mounted mechanical equipment in to their designs and are adequately screened by the building parapets. Any solar energy systems that may be included on building rooftops are not subject to this screening provision. Therefore, the project meets this requirement.
- n. Trash Areas: Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street for from any adjacent residential development. All of the proposed trash collection areas presented on the submitted exhibits are indicated as screened trash enclosures with covers and landscaping, which satisfies this condition.
- o. Encroachments: No yard encroachment is permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348. The proposed project is detached commercial retail and senior housing (assisted living) facility. There are no front, side, or rear yards for the proposed project.

- p. Lighting: All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses. The proposed project provides lights or light standards that are shielded and directed downwards and do not cause light spillage into the road-right-of-way (ROW) or into neighboring properties.
- q. Residential Uses: Residential uses have been adhered to by the Project as follows:
- i. Building Orientation: One family dwellings shall be designed to have the front door to each home closer to the street than the garage door and garage doors shall not face the street. This standard is not applicable to the project since no one family dwellings are proposed.
 - ii. Building Separation: For detached residential dwellings, the minimum distance between buildings on three (3) sides shall be five feet (5') and eight feet (8') on the remaining side. The project does not propose detached residential dwellings, therefore this standard is not applicable. Furthermore, the distance on all sides of the residential building proposed in the Project exceeds the minimum distance between buildings and, therefore, is in compliance.
 - iii. Common Recreational Open Space: Development with more than one hundred (100) residential dwellings shall provide one hundred square feet (100') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities. The Senior Housing Facility has 128 residential dwellings, which means the Project is required to provide a minimum of 12,800 square feet of recreational open space. The senior housing (assisted living) facility proposes the development of a centralized courtyard that includes green space, pedestrian paths, and a community pool for resident's to use. This space is 174 feet by 108 feet, equating to 18,792 square feet of common useable recreational open space. The Project adheres to this requirement.

Section 18.48 provides the following development standards for the alcoholic beverage sales:

1. A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Mixed Use (MU) zoning classification.
2. A conditional use permit shall be required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the MU zoning classification for a convenience store associated with sale of motor vehicle fuels as well as the pharmacy building that is less than 20,000 square feet.

3. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground. There is a school adjacent to the project site. Although the sale of alcohol is located nearby the existing school and traffic from the project could be directed to drive past the school, the improvements existing and proposed by the project along Airport Boulevard provide adequate measures to separate pedestrians from vehicle traffic that it would not be a potential hazard to a school. No other public park, nonprofit youth facility, or playground is located within 1,000 feet of the project site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.

Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities. A notice of public hearing has been given to all property owners within 1,000 feet of the subject facility.

4. The following additional development standards shall apply as conditions of approval with the Advisory Notification Document to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:
 - a. Only beer and wine may be sold.
 - b. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
 - c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
 - d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
 - e. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
 - f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
 - g. No sale of alcoholic beverages shall be made from a drive-in window.

Public Convenience and Necessity

1. The project is located within Census Tract 456.09. The 2010 census population for Census Tract 456.09 was 5,880 persons according to the U.S. Census Bureau.
2. The maximum concentration level for General Alcohol License of beer and wine (Type 20 or Type 21) is limited to one per 2,500 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 238175).
3. Currently, there are three (3) alcohol beverage control licenses for sale for off-site consumption issued in Census Tract 456.09. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to five (5). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for off-site consumption for this census tract is three (3) based on the population within this census tract. Approval of this Conditional Use Permit will further exceed the number of typically allowed licenses for a census tract. However, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.
4. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
5. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
6. Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is required to find the proposal to be in the interest of the Public Convenience of Necessity as follows:
 - a. The sale of alcohol at the convenience store will be a public convenience. The subject property proposes to sell beer and wine for the convenience of its patrons that shop at the convenience store or use the gas station. It is convenient for consumers to purchase beer and wine at the same time as shopping at the convenience store or using the gas station. Additionally, the sale of alcohol at a pharmacy store will be a public convenience. The subject property with the pharmacy store proposes to sell beer and wine and liquor for the convenience of its patrons that shop at the pharmacy store. It is convenient for consumers to purchase beer and wine and liquor at the same time as shopping at a pharmacy store for retail goods.
 - b. The approval of a new license for the off-sale of beer and wine and liquor is an ancillary use to a convenience store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. Less than 5-7% of store area is devoted exclusively for beer and wine sales, or liquor sales. The sale of beer and wine and liquor is an ancillary use to the sale of general merchandise and groceries and will not adversely affect the adjacent property or sensitive uses that may be nearby.
 - c. The approval of the sale of beer and wine and liquor will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a convenience store within

minimal area allocated to beer and wine sales and liquor. A public hearing notice was mailed to adjacent property owners within 1000' feet of the subject site. To date, staff has not received any comments from the public. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.

- d. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as retail options, the Project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

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 located within the Sphere of Influence for the City of City of La Quinta. This project was provided to the City of La Quinta for review and comment. Discussions and information was additionally provided to the City of La Quinta per their request. No further comments were received either in favor or opposition of the project at the time of this report.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In accordance with Senate Bill No. 18 (SB18), a letter was sent to the Native American Heritage Commission (NAHC) on March 23, 2020. NAHC replied by May 5, 2020 with no concerns indicated. SB18 letters were sent to the tribes on May 5, 2020 and concluded on August 5, 2020 with no concerns or comments to address regarding the Project.

Additionally, tribal consultation letters were sent regarding Assembly Bill No. 52 (AB52) on March 23, 2020, to nine (9) tribes. From the nine tribes noticed, only Agua Caliente Band of Cahuilla Indians and Torres Martinez Desert Cahuilla Indians requested consultations. Both Agua Caliente and Torres Martinez asked to review the site exhibits and any cultural studies. Torres Martinez additionally requested to review the draft CEQA document. Agua Caliente requested monitoring and concluded their consultation on the project on April 15, 2020. Torres Martinez tribe also requested monitoring and concluded their consultation on the project as of August 31, 2020.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
7. The project site is proposing a monument sign at the corner of Monroe Street and Airport Blvd and two (2) entry signs; one off of Monroe Street and one off of Airport Blvd. The monument sign is 10 feet

in height 2 feet in diameter and the two entry signs are 5 feet high and 8' 6" in length. Both signs are under the maximum requirements for Ordinance No. 348 Section 19.4.A.1-4 as the height of the signs are under 20 feet; the surface area is does not exceed 50 square feet; and that there is one sign off of each street. The proposed project meets Ordinance No. 348 for on-site advertising structures and signs.

Fire Findings

The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not in a fire hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper & Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has received written communication/phone calls from 5 people who indicated support/opposition to the proposed project.

This project was recently presented twice before the Vista Santa Rosa Community Council in 2020; on May 27, 2020 and September 23, 2020. It had previously been presented to the Vista Santa Rosa Community Council in 2008, 2012, and 2013.

RESOLUTION No. 2020-015
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 190012

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on December 16, 2020, to consider the above-referenced matter; and,

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

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

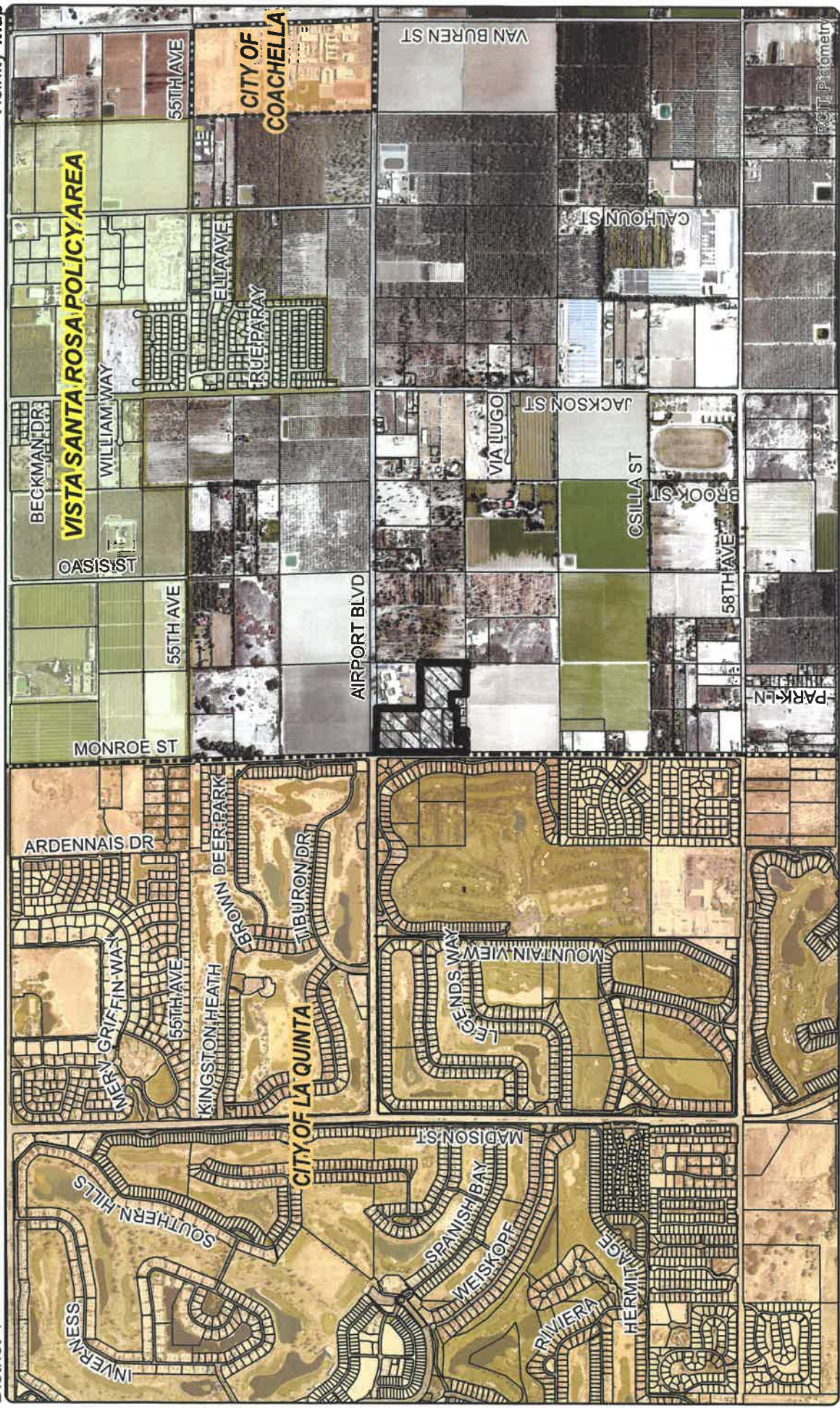
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on December 16, 2020, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends that the Board of Supervisors:

- TENTATIVELY ADOPT** the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT. CEQ190110**; and
- TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190012.**

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900034 GPA190012 TPM37801 CUP190030
VICINITY/POLICY AREAS

Supervisor: Perez
 District 4

Date Drawn: 11/06/2020
 Vicinity Map



Zoning Dist: Low Coachella Valley

Author: Vinnie Nguyen



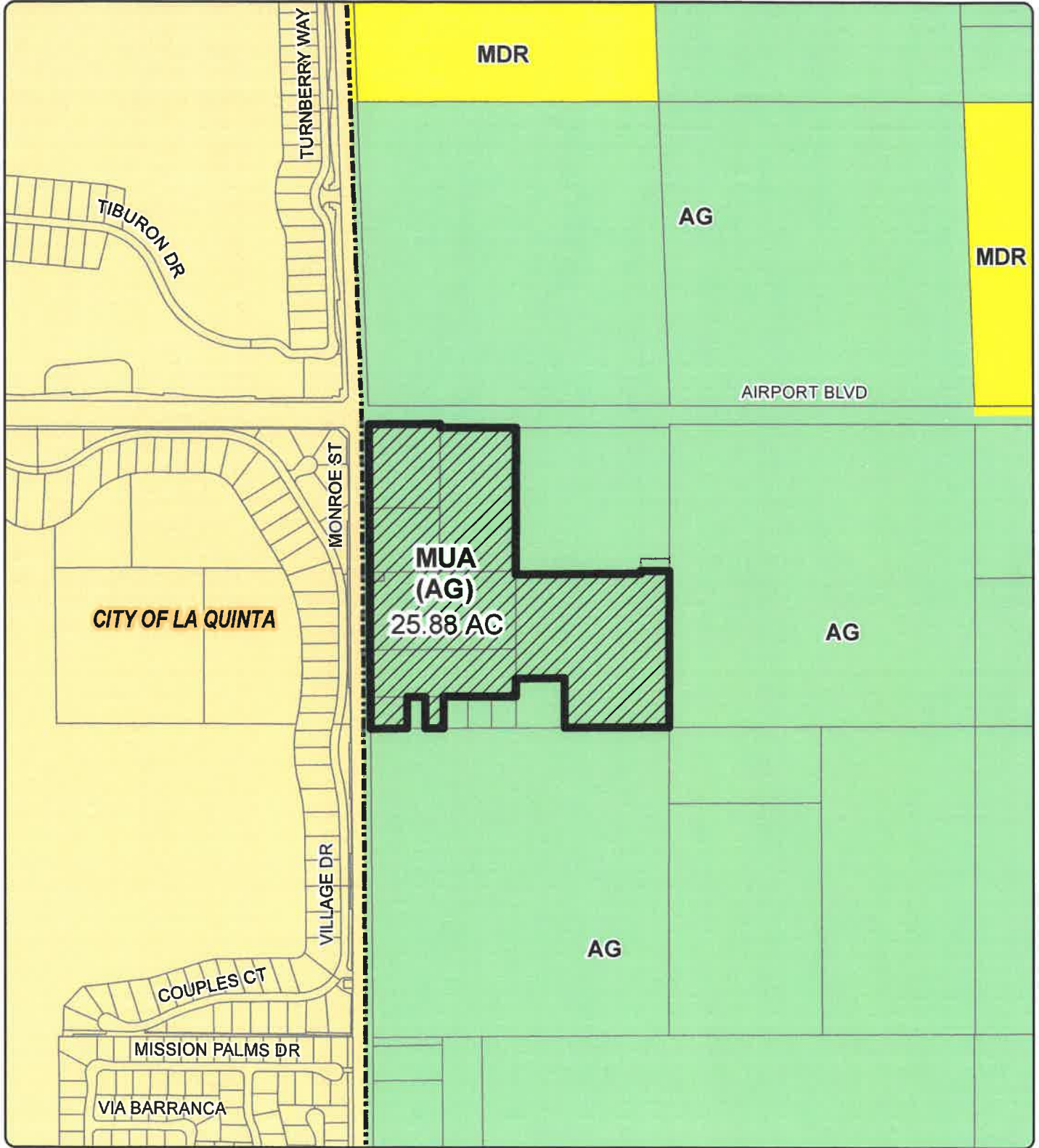
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. The County of Riverside Planning and Community Development Department is not responsible for the accuracy of the County Planning Department's information. For more information, please contact the Planning Department at (951)955-4277 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900034 GPA190012 TPM37801 CUP190030

Supervisor: Perez
District 4

PROPOSED GENERAL PLAN

Date Drawn: 11/06/2020
Exhibit 6



Zoning Dist: Low Coachella Valley

Author: Vinnie Nguyen



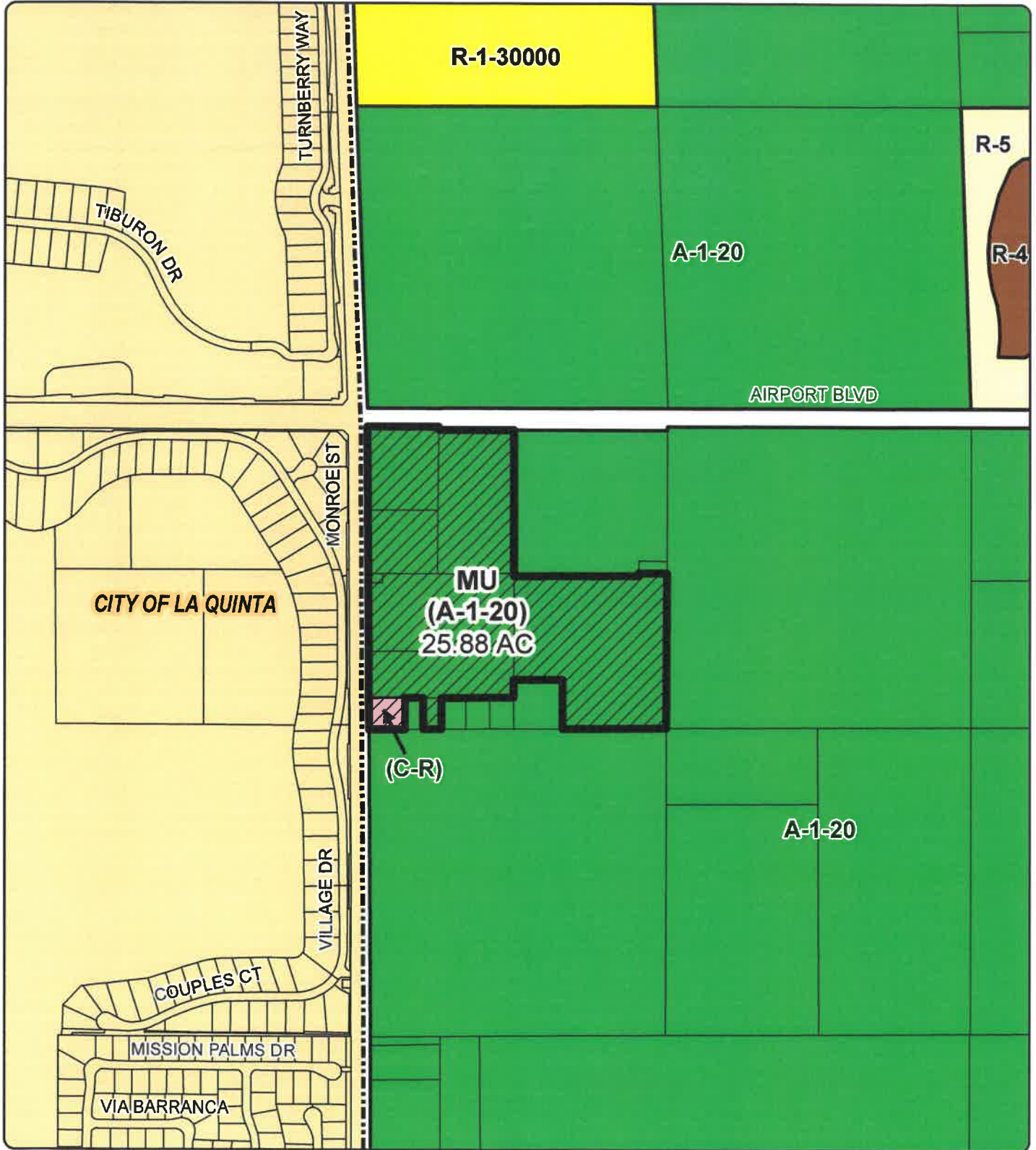
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900034 GPA190012 TPM37801 CUP190030

Supervisor: Perez
District 4

PROPOSED ZONING

Date Drawn: 11/06/2020
Exhibit 3



Zoning Dist: Low Coachella Valley

Author: Vinnie Nguyen



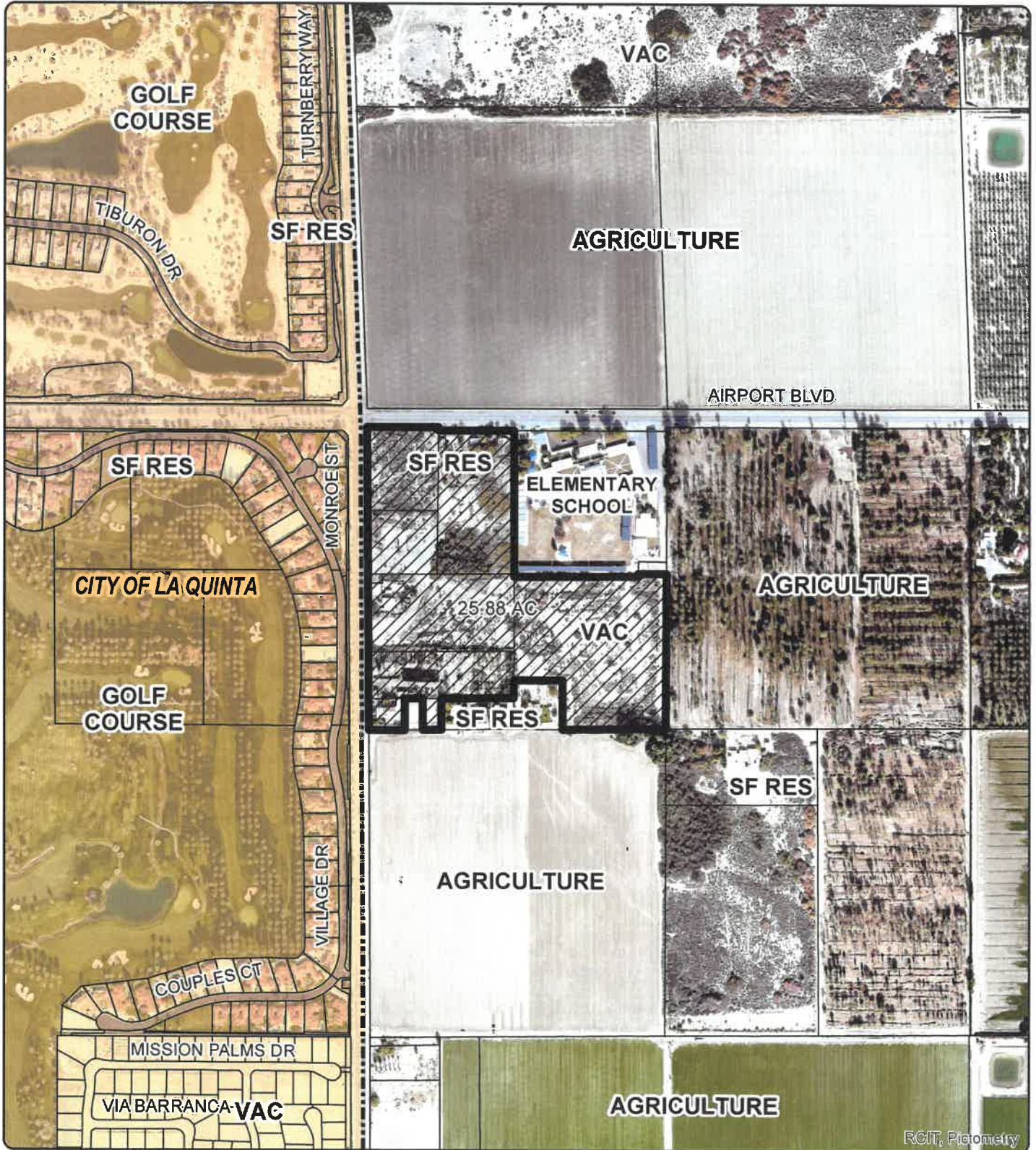
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900034 GPA190012 TPM37801 CUP190030

Supervisor: Perez
District 4

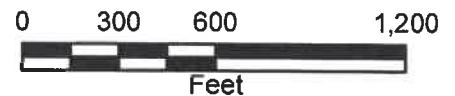
LAND USE

Date Drawn: 11/06/2020
Exhibit 1

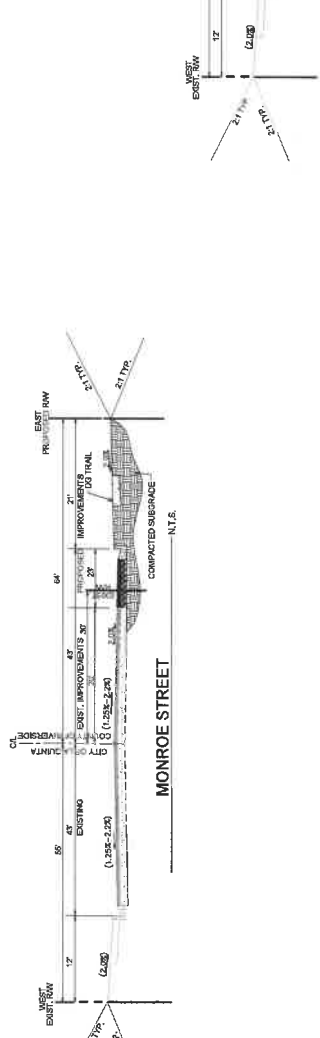
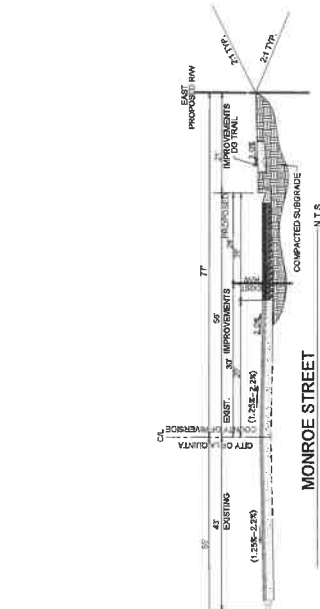
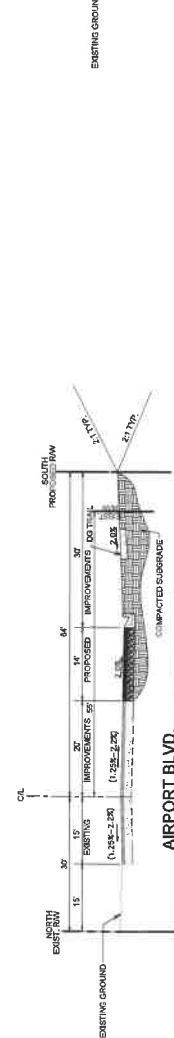
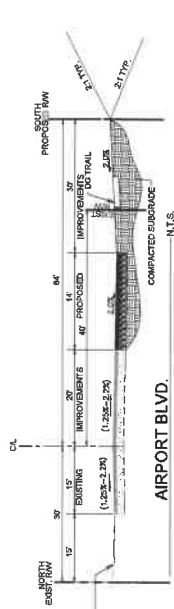


Zoning Dist: Low Coachella Valley

Author: Vinnie Nguyen



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



SHEET NO. 2
OF 2 SHEETS
TENTATIVE PARCEL MAP 37601
MONROE PROPERTIES, LLC
VISTA SANTA ROSA GATEWAY VILLAGE
APNS 79-01-001, 002 & 003
PART OF SECTION 23, T. 6 S. & R. 7 E. S26
FOR MONROE PROPERTIES, LLC

Christiansen & Company
REGISTERED PROFESSIONAL ENGINEERS
CALIFORNIA LICENSE NO. 33178
1330 WEST 15TH AVENUE, SUITE 400
DENVER, COLORADO 80202
TEL: (303) 733-4600
FAX: (303) 733-4601
WWW.CHRYSTIANSEN.COM

DATE: AUGUST 2018
PROJECT: BENCHMARK DATA VALUE APPROX. 200.5' W. OF EXISTING RESEARCH STAND PIPE FOR MONROE PROPERTIES, LLC

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ARCHITECTURAL SITE PLAN

ASSESSOR PARCEL NUMBERS: 754-080-001, 002, 010 & 011			
MAP SCALE: NOT TO SCALE			
ADDRESS: 5610 MONROE STREET - THERMAL, CALIFORNIA 92774			
ACREAGE:	PARCEL ACREAGE		
1.21	CONVINCENCE STORES		
1.29	RETAIL - MINI MART/ FOOD		
2.01	DRUG STORE/PHARMACY		
2.21	DRUG STORE/PHARMACY/ HEALTH HUB		
6.99	MIXED USE - MIA (POTENTIAL SENIOR ORIENTED LIVING)		
6.99	MIXED USE - MIA (POTENTIAL SENIOR ORIENTED LIVING)		
7.28	LOT 1A		
7.28	LOT 1A		
ZONING: A4-20			
EXISTING: A4-20			
PROPOSED: A4-20			
LAND USE/GE: PARCELS 5, 6, 7, M.U.-UP (PARCELS 1, 2, 3 & 4)			
PROPOSED: M.U. AG, AGRICULTURE, MOR (MEDIUM DENSITY RESIDENTIAL - CITY OF LA QUINCY)			
SPECIFIC PLANS/OVERLAYS: VISTA SANTA ROSA COMMUNITY			
UTILITY PURVEYORS:			
WATER: COACHELLA VALLEY WATER DISTRICT (760) 382-3851			
SEWER: IMPERIAL IRRIGATION DISTRICT (760) 322-5181			
GAS: SOUTHERN CALIFORNIA GAS CO. (760) 338-1881			
ELECTRIC: IMPERIAL IRRIGATION DISTRICT (760) 338-1880			
TELEPHONE: SPECTRUM (760) 433-4115			
TV: SPECTRUM (760) 433-4115			
WASTE: BERRITEC WASTE & RECYCLING SERVICES (760) 293-2895			
UBC PARKING CALCULATION:			
BUILDING OCCUPANCY GROUP	CONSTRUCTION TYPE	AREA (SQ FT)	APPLICABLE UBC PARKING REQUIREMENT
2	M	7,200	3
2	M	7,200	3
2	M	15,600	3
3	M	15,600	3
5	R2.1	159,000	(10,000 PER FLOOR)
BUILD. TYPE	PARKING REQUIRED	*OR MINIMUM WHITE SPECIFIC	TOTAL
1	20	40	3
2	30	54	3
3	30	54	2
4	30	54	2
5	170	48	119
			4
			14
			15
* MAY VARY BASED ON FINAL USE, FINISHING, MATERIALS AND USE			
** BASED ON SPACING AND PHASING OF PARKING DEMAND PER REQUIRE USE			
FEMA FLOOD ZONE			
FLOOD ZONE X PANEL 08662285M EFFECTIVE DATE: 04/18/2017			
ELEVATION DATUM:			
+500 FEET HAS BEEN ADDED TO ALL ELEVATION TO ELIMINATE NEGATIVE (-) ELEVATIONS.			
WQMP NOTE:			
UNDERGROUND STORMWATER RETENTION SYSTEMS MAY BE UTILIZED UNDER PARKING AISLE			
WALKWAYS AND STORMWATER COLLECTION AS WELL AS 100% OF THE POST DEVELOPMENT INCREMENTAL VOLUME INCREASES.			
NOTE:			
ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND UNDER			
PROPERTY NOT IN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT.			
REQUIREMENTS IN THE FUTURE.			

PROJECT DESCRIPTION

The 27.14-acre Vista Santa Rosa Gateway Village consist of an assemblage of 12 parcels located at the southeast corner of Monroe Street and Airport Blvd (Avenue 06) in the unincorporated community of Vista Santa Rosa, Riverside County.

The proposed Project includes: (1) General Plan Amendment from the current Agricultural General Plan to include with an Agricultural Community (Agriculture) to be designated as Community (2) Zone Change on 12 parcels from the current Agricultural - 20-acre 44 minimum (A-1 20) and Commercial Base (CR) zoning to 20-acre 200 minimum, to a Mixed Use (MU) zoning designation; (3) Conditional Use (CU) for the proposed development; and (4) Conditional Use (CU) for the proposed development. Permit for the proposed commercial portion of the project site. Note, the southealy 3.55-acre parcel (Phase A) is not included in the TPM but is a part of the overall Vista Santa Rosa Gateway Village Project.

The Project site would be developed in four phases. Phase 1 includes development of Parcels 1 through 4.

Phase 1 and 2, presented on the Architectural Site Plan, includes the development of mixed use buildings, a 12,000 sq. ft. mall retail unit with an drive through and car building, a convenience store, a 7,500 sq. ft. mall retail unit with a drive through and car building, a 2,400 sq. ft. fast food restaurant with a drive through, a 15,000 sq. ft. pharmacy with drive through and a two story 150,000 sq. ft. senior congruence care facility.

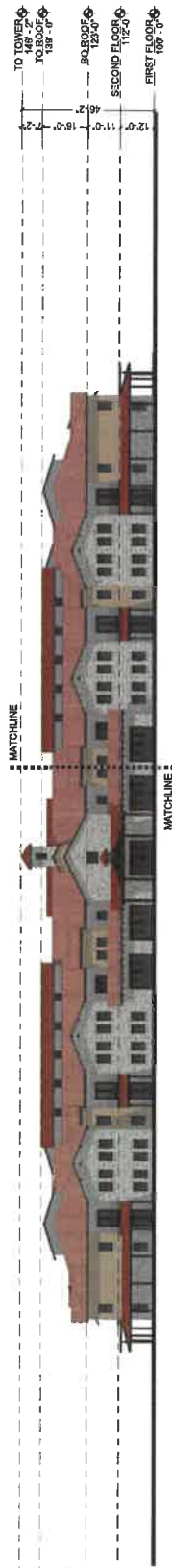
The project would include grading, as well as the construction of the buildings respective to the project phases. The project would include the construction of parking, walkways, driveways, street and interior lighting, dedicated school bus turn out and retrieval, infrastructure improvements (water, sewer, storm drain, waterlines, utility, etc.). The project would consist of contact to existing adjacent utilities west, north and south of the Project site.

CASE: CUP190030
EXHIBIT A-B-C: Site/Elevation
PLANNER: T. Wheeler
DATE: December 16, 2020

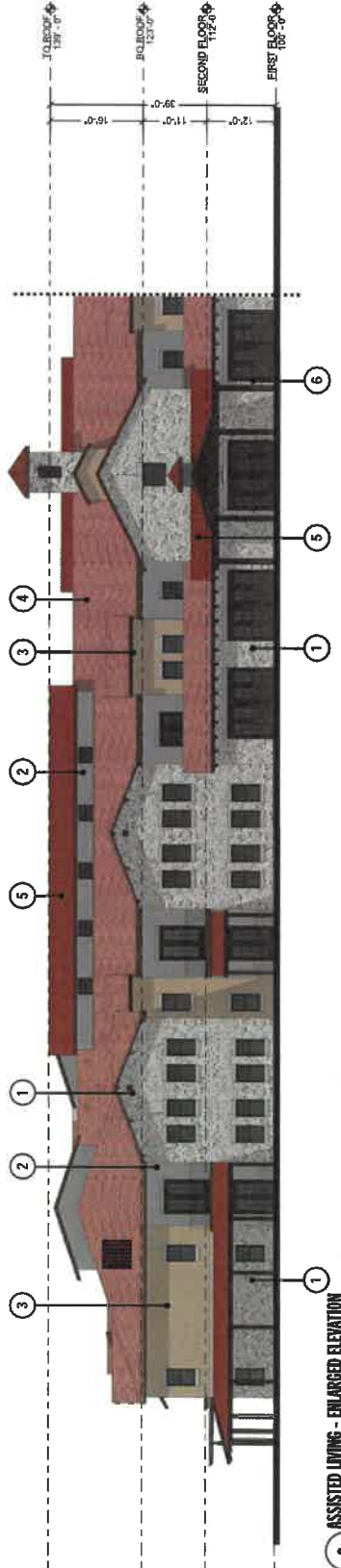


MATERIALS LEGEND

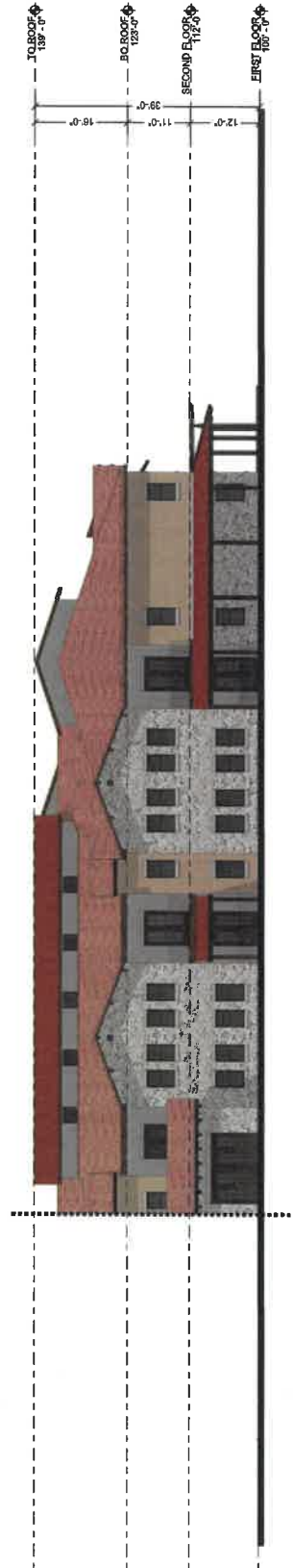
- 1 STONE
- 2 STUCCO - GRAY
- 3 STUCCO - TAN
- 4 CLAY TILE ROOFING
- 5 METAL ROOFING
- 6 WOOD



3 ASSISTED LIVING - OVERALL ELEVATION
1" = 40' - 0"



2 ASSISTED LIVING - ENLARGED ELEVATION
1" = 20' - 0"



1 ASSISTED LIVING - ENLARGED ELEVATION
1" = 20' - 0"

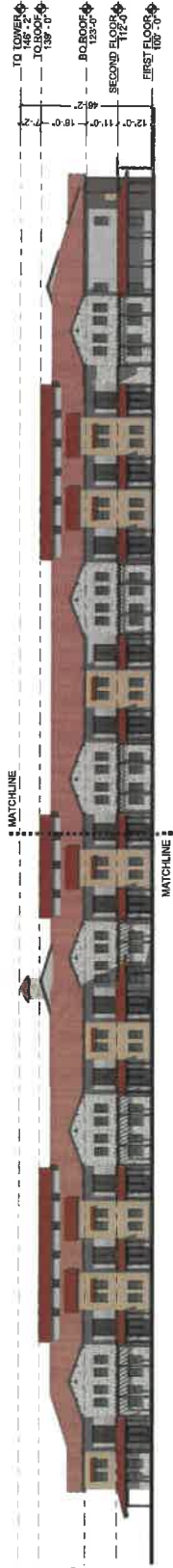


BUILDING ELEVATION - WEST
ASSISTED LIVING BUILDING



MATERIALS LEGEND

- ① STONE
- ② STUCCO - GRAY
- ③ STUCCO - TAN
- ④ CLAY TILE ROOFING
- ⑤ METAL ROOFING
- ⑥ WOOD



③ ASSISTED LIVING - OVERALL ELEVATION
1" = 40' - 0"



② ASSISTED LIVING - ENLARGED ELEVATION
1" = 20' - 0"



① ASSISTED LIVING - ENLARGED ELEVATION
1" = 20' - 0"



BUILDING ELEVATION - SOUTH (NORTH SIMILAR)
ASSISTED LIVING BUILDING

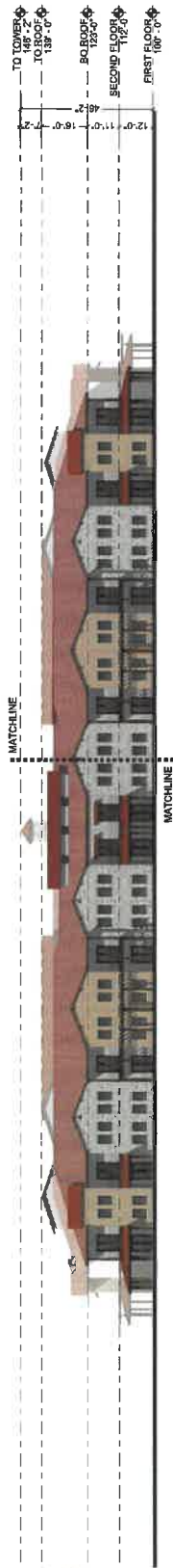


MONROE COMMUNITY
Vista Santa Rosa, CA

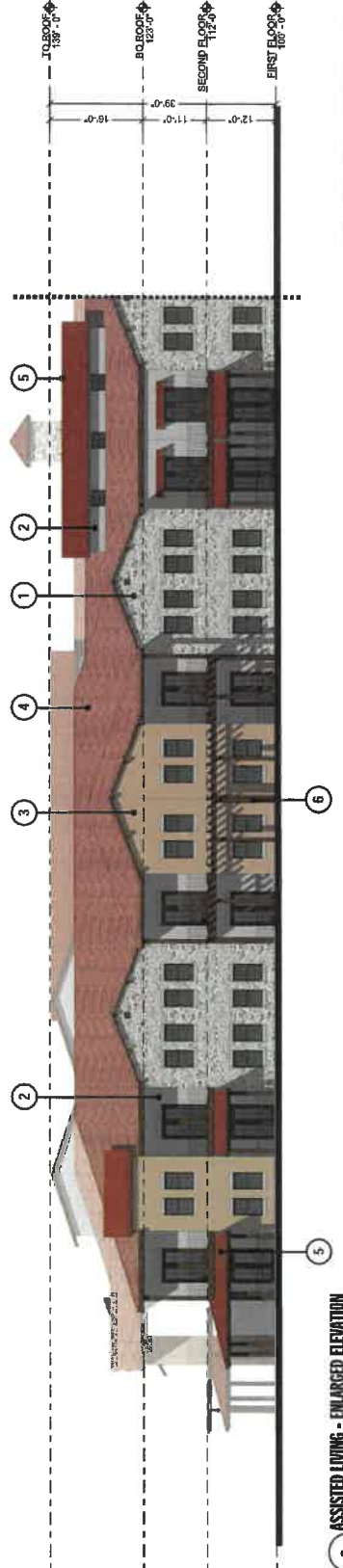
08/09/2019

MATERIALS LEGEND

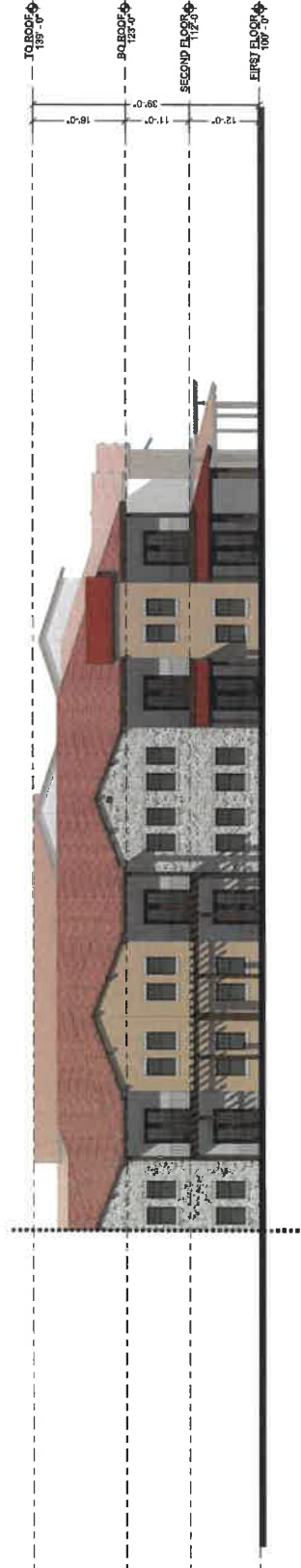
- 1 STONE
- 2 STUCCO - GRAY
- 3 STUCCO - TAN
- 4 CLAY TILE ROOFING
- 5 METAL ROOFING
- 6 WOOD



3 ASSISTED LIVING - OVERALL ELEVATION
1" = 40' - 0"



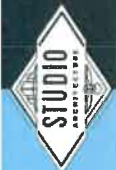
2 ASSISTED LIVING - ENLARGED ELEVATION
1" = 20' - 0"



1 ASSISTED LIVING - ENLARGED ELEVATION
1" = 20' - 0"



BUILDING ELEVATION - EAST
ASSISTED LIVING BUILDING

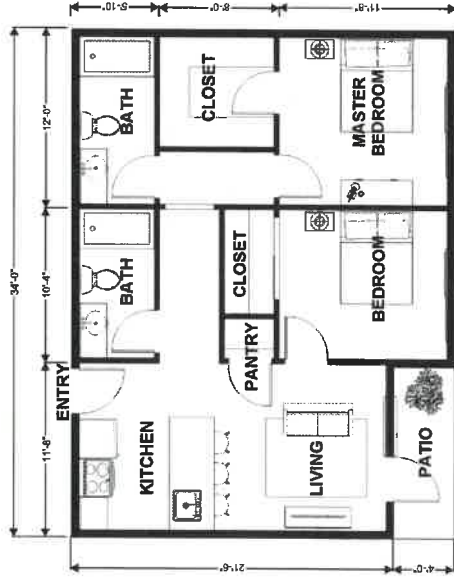
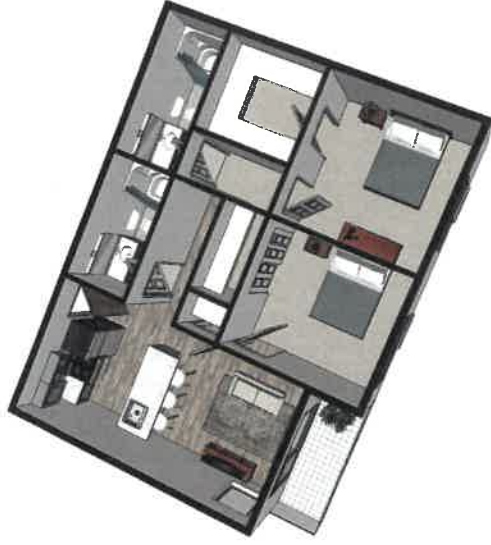


MONROE COMMUNITY
Vista Santa Rosa, CA

08/09/2019



UNIT TYPE 1A / 480 GSF (1 BED/1 BATH)

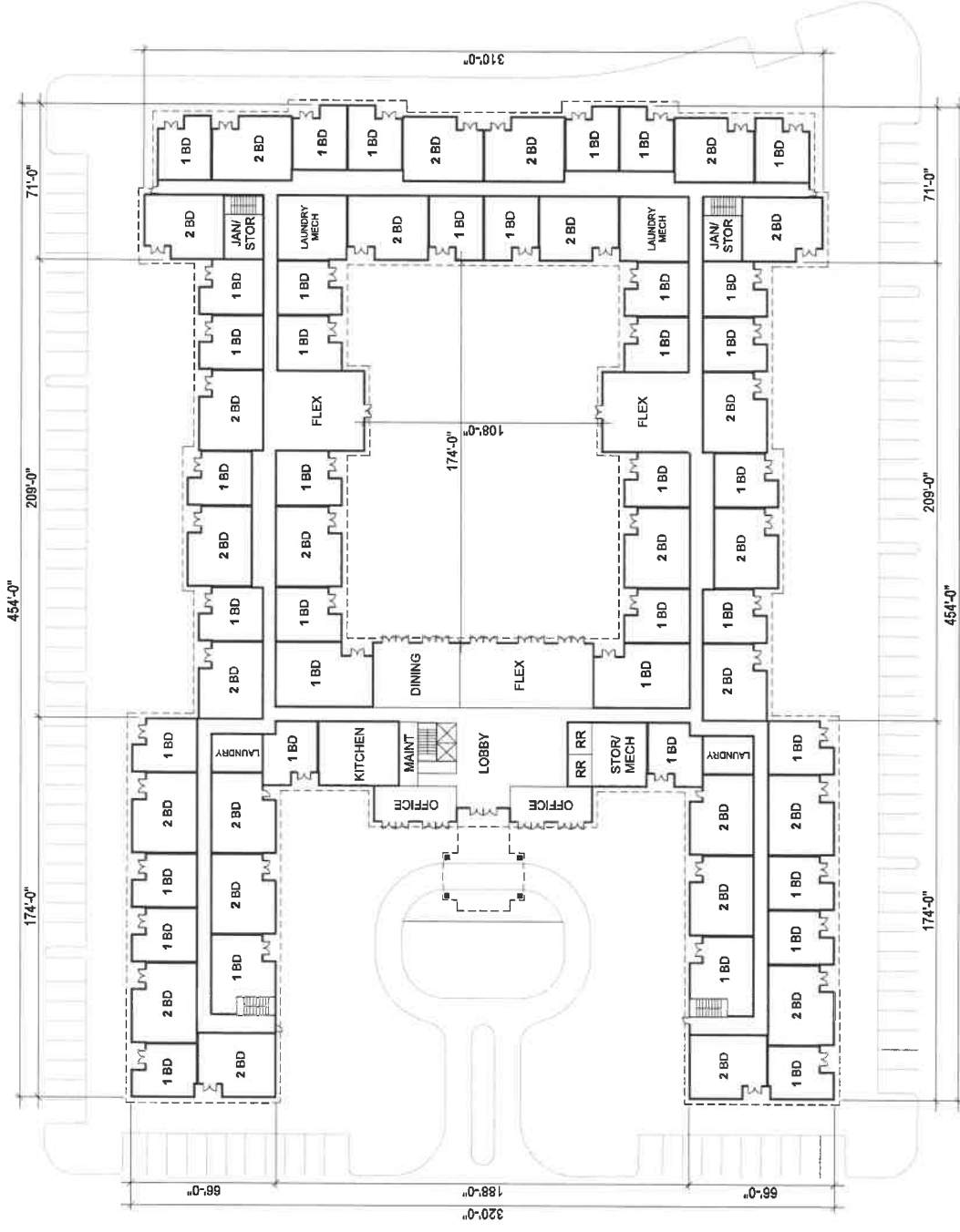


UNIT TYPE 2B / 750 GSF (2 BED/2 BATH)

SENIOR HOUSING FACILITY - UNIT PLANS

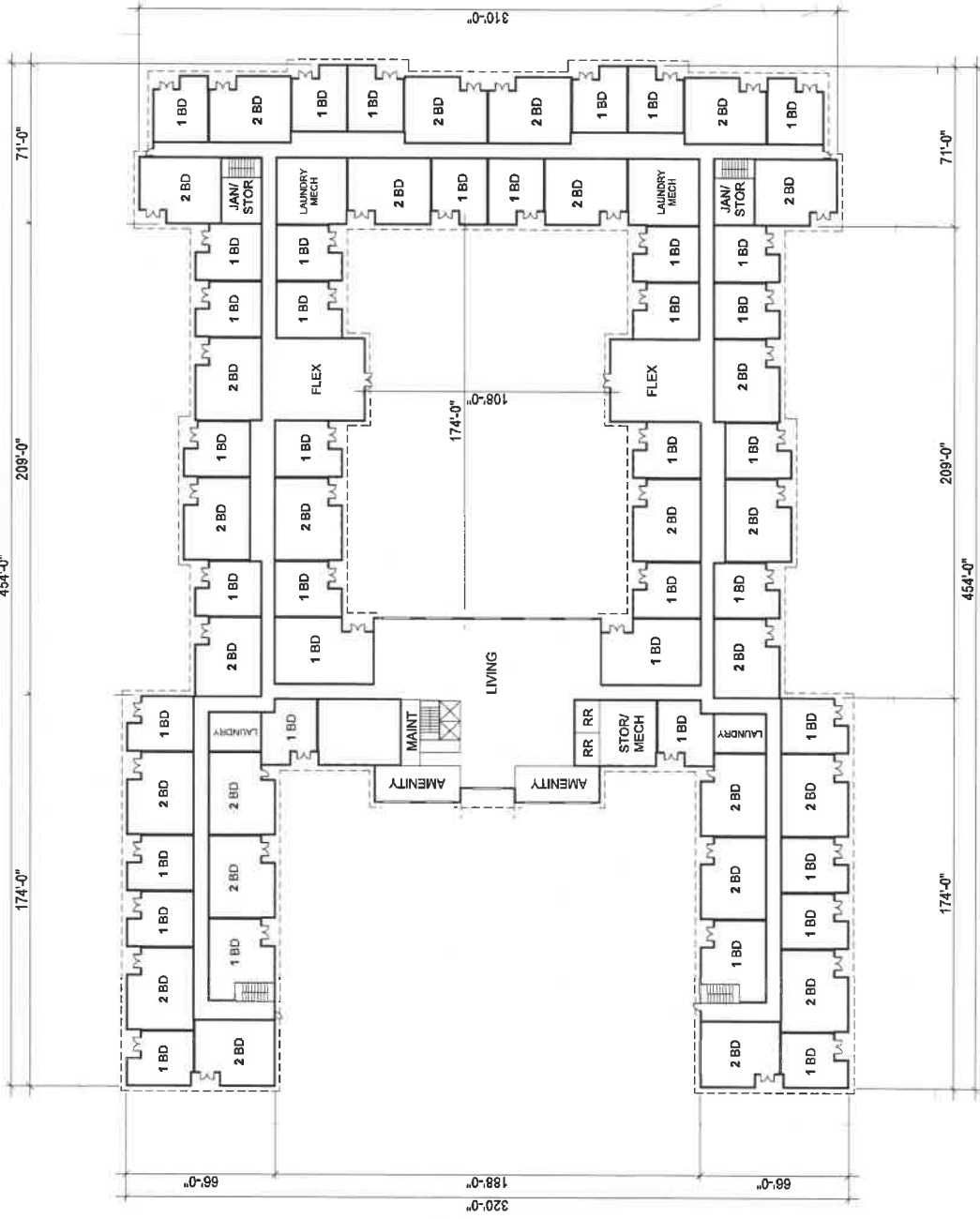
LEVEL 1 - UNIT SUMMARY

1 Bedroom Units = 38
 2 Bedroom Units = 26
Total Level 1 Units = 64



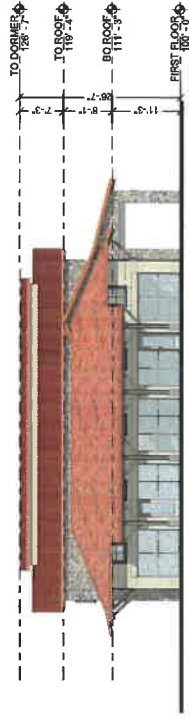
SENIOR HOUSING FACILITY - FIRST FLOOR 

LEVEL 2 - UNIT SUMMARY
 1 Bedroom Units = 38
 2 Bedroom Units = 26
 Total Level 2 Units = 64

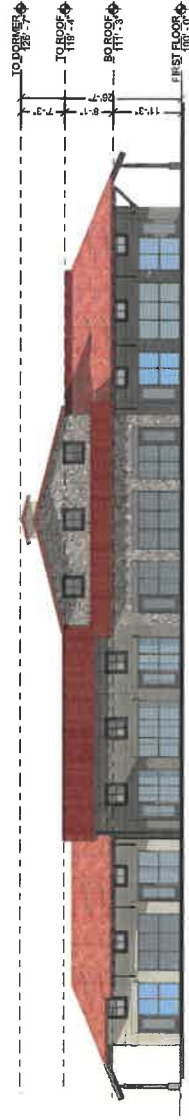


SENIOR HOUSING FACILITY - SECOND FLOOR

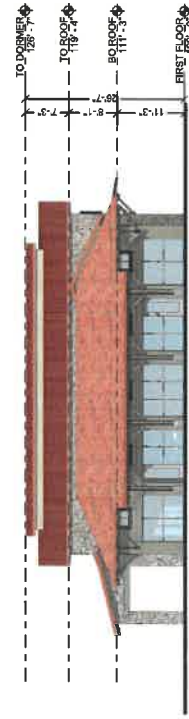
- MATERIALS LEGEND**
- ① STONE
 - ② STUCCO - BEIGE
 - ③ STUCCO - OLIVE
 - ④ CLAY TILE ROOFING
 - ⑤ METAL ROOFING
 - ⑥ WOOD



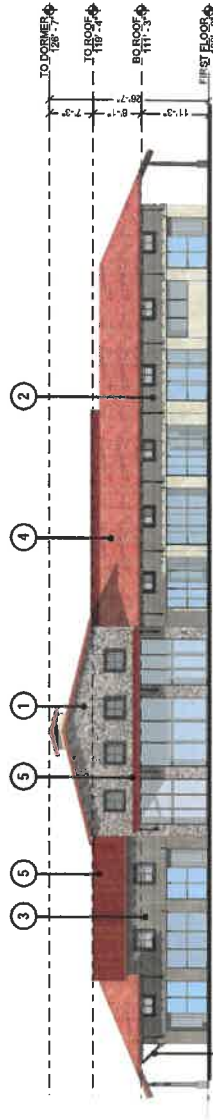
④ EAST ELEVATION
1" = 20' - 0"



② NORTH ELEVATION
1" = 20' - 0"

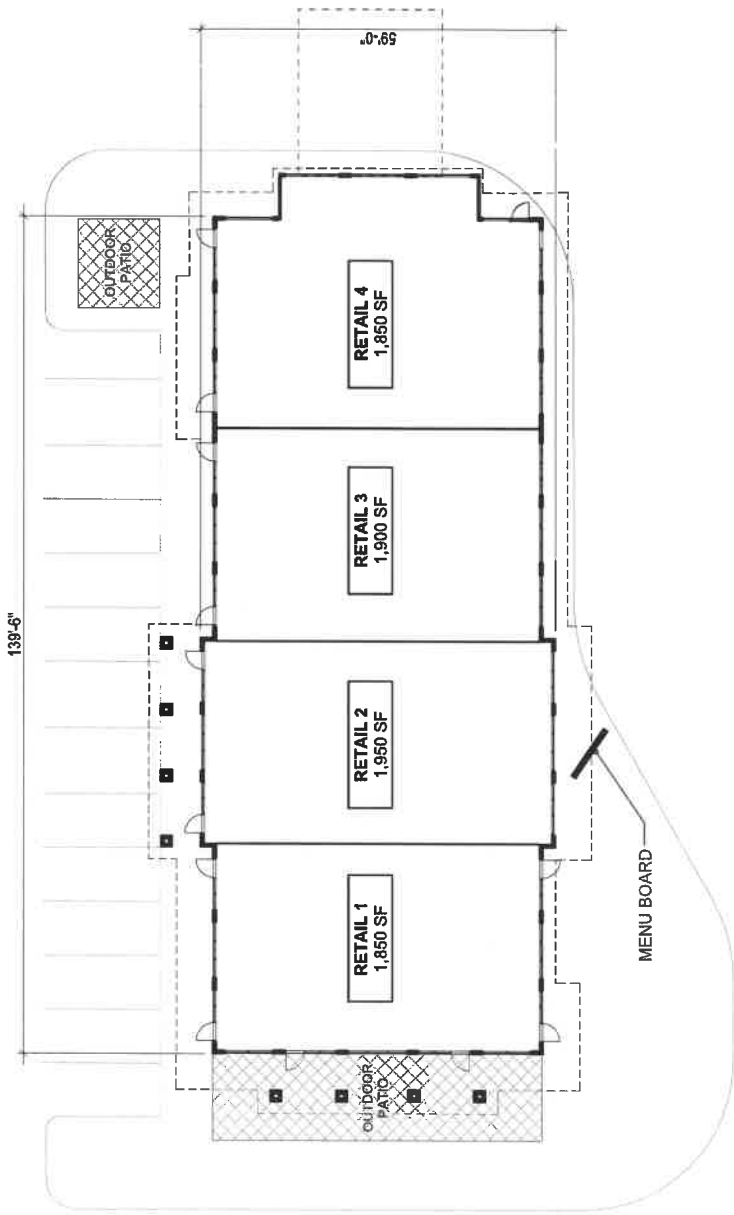


③ WEST ELEVATION
1" = 20' - 0"



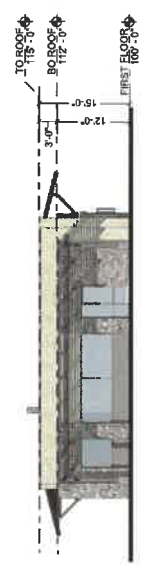
① SOUTH ELEVATION
1" = 20' - 0"

RETAIL BUILDING - ELEVATIONS



RETAIL BUILDING - FLOOR PLAN ϕ^N

- MATERIALS LEGEND**
- ① STONE
 - ② STUCCO - BEIGE
 - ③ STUCCO - OLIVE
 - ④ CLAY TILE ROOFING
 - ⑤ METAL ROOFING
 - ⑥ WOOD



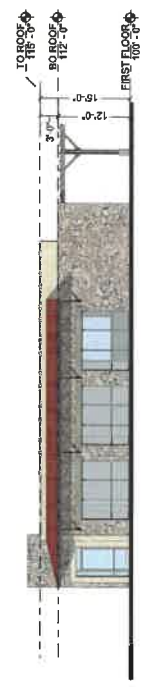
② NORTH ELEVATION
1" = 20' - 0"



④ WEST ELEVATION
1" = 20' - 0"

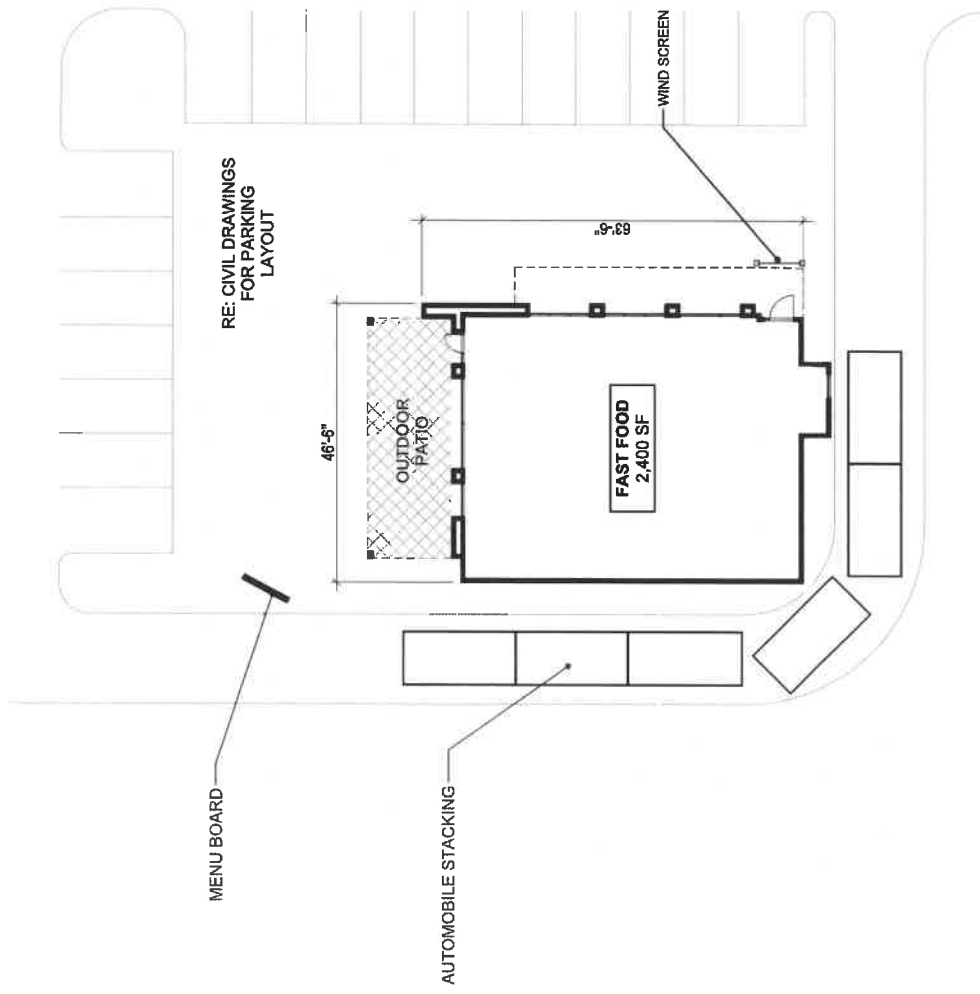


① SOUTH ELEVATION
1" = 20' - 0"



③ EAST ELEVATION
1" = 20' - 0"

FAST FOOD BUILDING - ELEVATIONS



FAST FOOD BUILDING - FLOOR PLAN ϕ_N

MATERIALS LEGEND

- 1 ELBORADO STONE - "COUNTRY RUBBLE, POLERMO"
- 2 STUCCO - SHERWIN-WILLIAMS "EAGLET BEIGE" (SW 7673)
- 3 STUCCO - SHERWIN-WILLIAMS "RENWICK OLIVE" (SW 2815)
- 4 MCA CLAY ROOF TILE - "OLD SANTA BARBARA"
- 5 FIRESTONE METAL ROOFING - "TERRA COTTA"
- 6 WOOD - SHERWIN-WILLIAMS "KAFFEE" (SW 6104)



4 NORTHEAST ELEVATION
1" = 20' - 0"



1 SOUTHEAST ELEVATION
1" = 20' - 0"

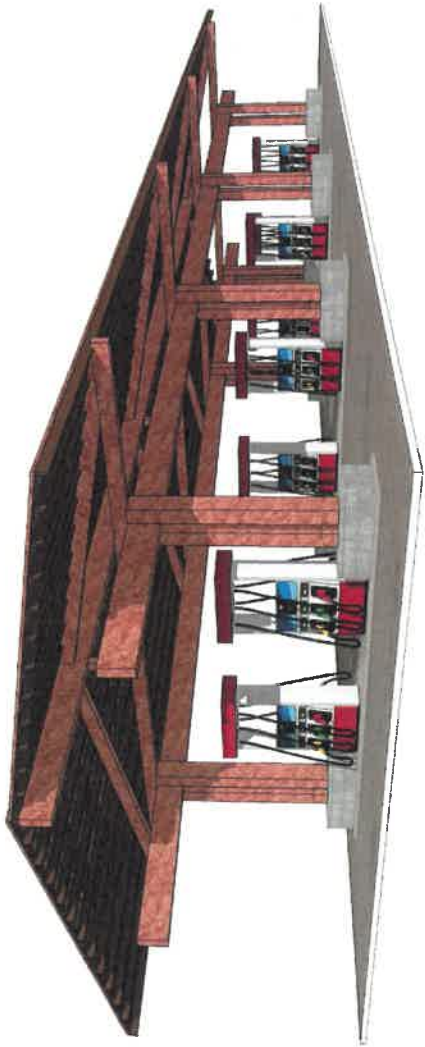


3 SOUTHWEST ELEVATION
1" = 20' - 0"









1 NORTHWEST ELEVATION
1" = 20' - 0"

GAS STATION - ELEVATIONS

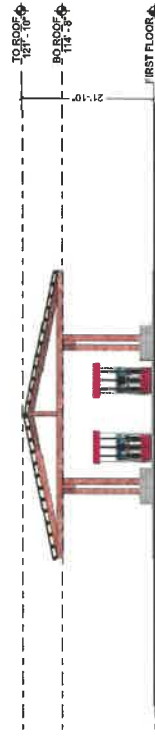


MATERIALS LEGEND

- 1  ELDORADO STONE - "COUNTRY RUBBLE, POLERMO"
- 2  STUCCO - SHERWIN-WILLIAMS "EAGLET BEIGE" (SW 7673)
- 3  STUCCO - SHERWIN-WILLIAMS "RENNICK OLIVE" (SW 2815)
- 4  MCA CLAY ROOF TILE - "OLD SANTA BARBARA"
- 5  FIRESTONE METAL ROOFING - "TERRA COTTA"
- 6  WOOD - SHERWIN-WILLIAMS "KAFFEE" (SW 6104)

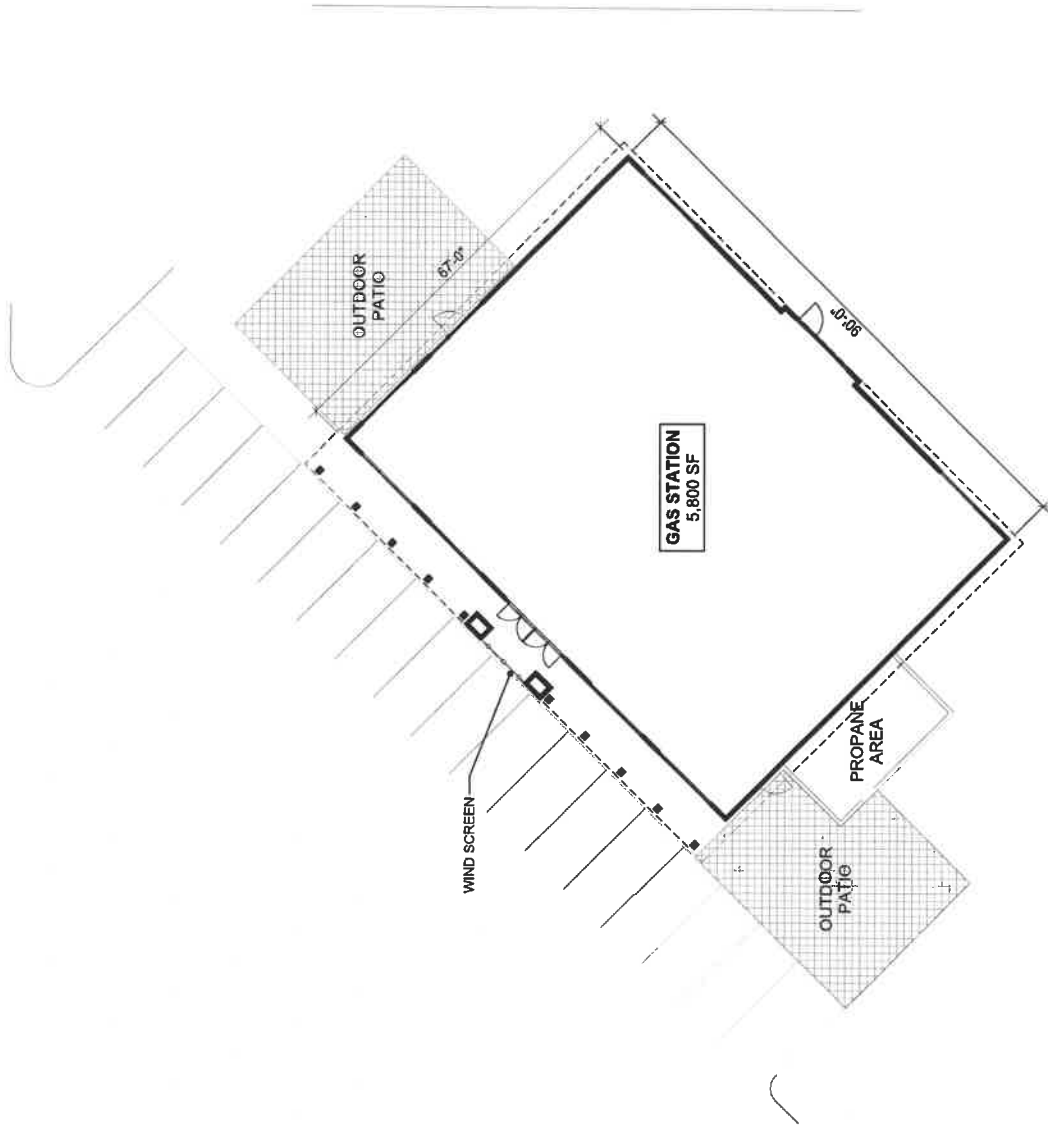


2 LONG ELEVATION
1" = 20' - 0"



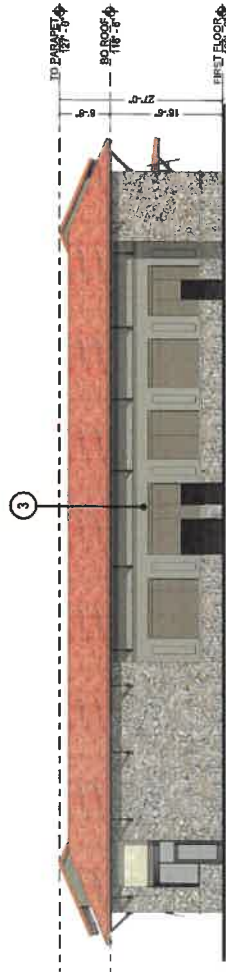
1 END ELEVATION
1" = 20' - 0"

GAS STATION CANOPY - ELEVATIONS



GAS STATION - FLOOR PLAN ϕ^N

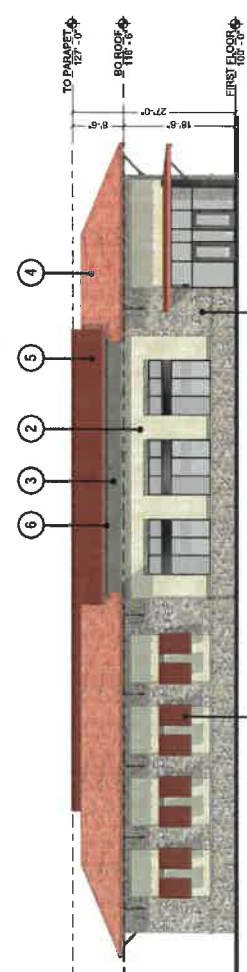
- MATERIALS LEGEND**
- 1 STONE
 - 2 STUCCO - BEIGE
 - 3 STUCCO - OLIVE
 - 4 CLAY TILE ROOFING
 - 5 METAL ROOFING
 - 6 WOOD



4 EAST ELEVATION
1" = 20' - 0"



2 SOUTH ELEVATION
1" = 20' - 0"

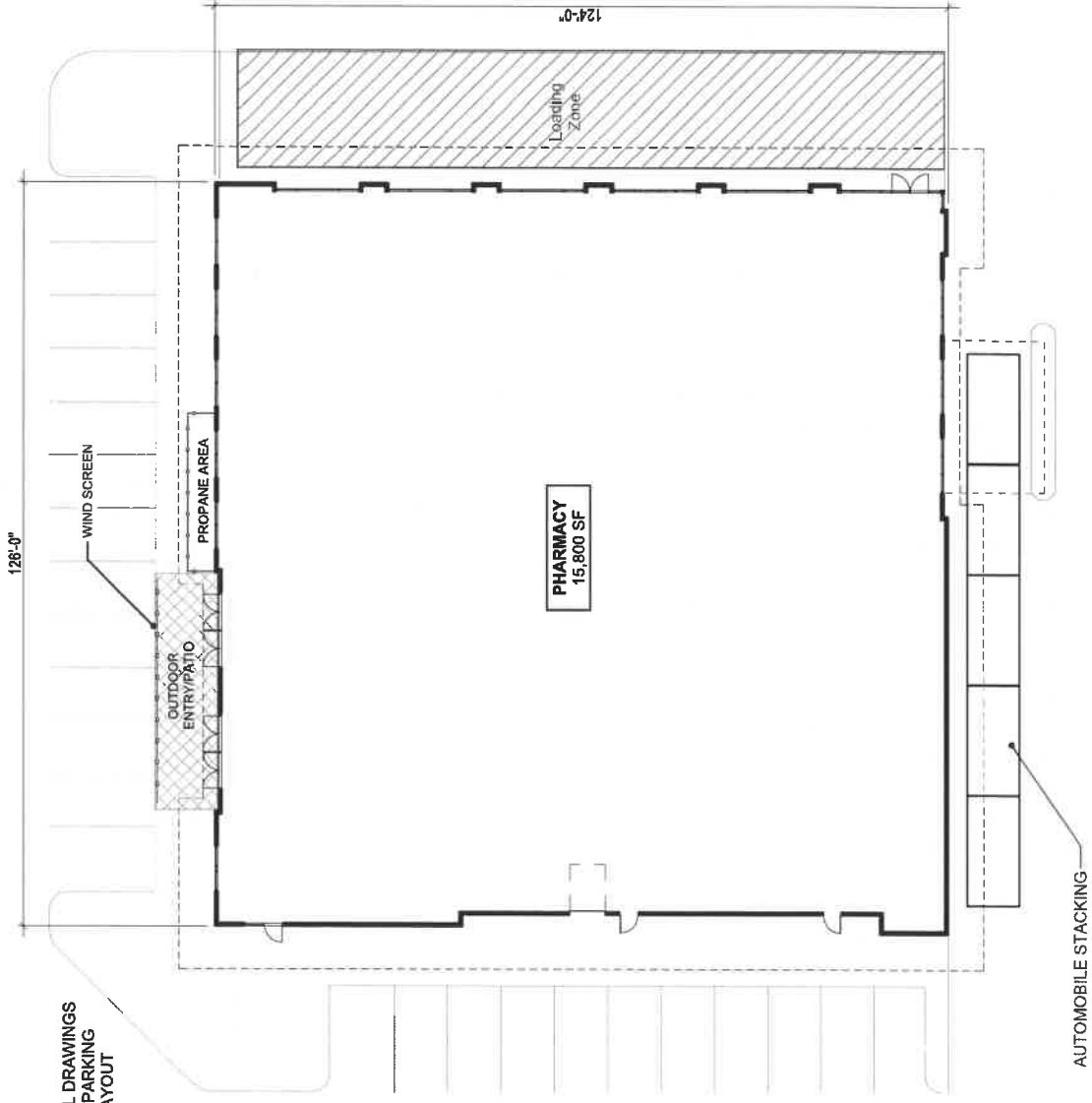


3 NORTH ELEVATION
1" = 20' - 0"



1 WEST ELEVATION
1" = 20' - 0"

PHARMACY - ELEVATIONS

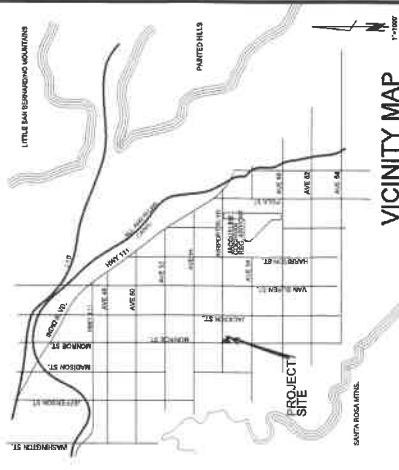
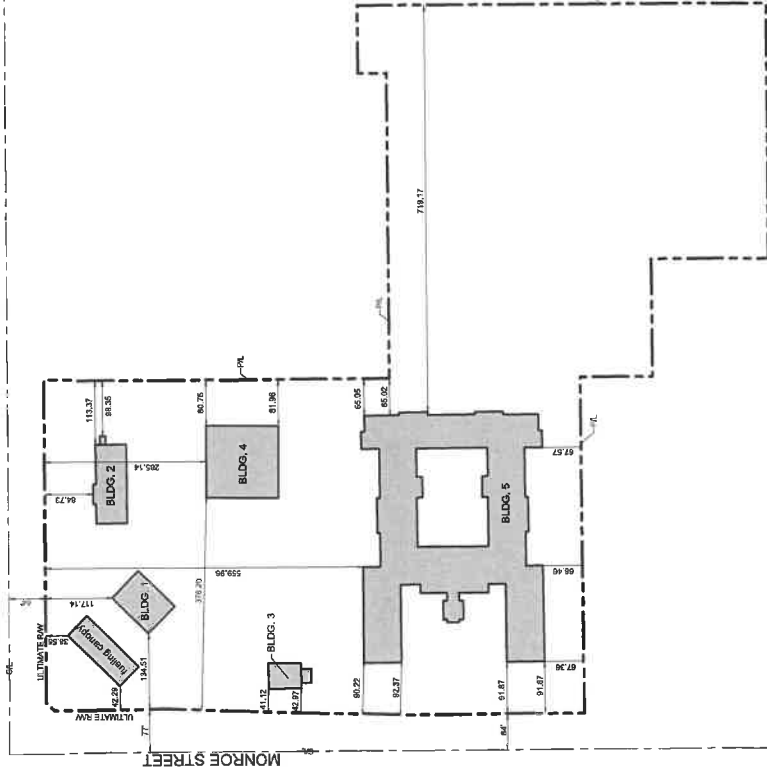


RE: CIVIL DRAWINGS
FOR PARKING
LAYOUT

PHARMACY - FLOOR PLAN ϕ N

SETBACK MAP
MONROE PROPERTIES, LLC.
VISTA SANTA ROSA GATEWAY VILLAGE
 APNS 784-008-001, 002, 013 & 014
 784-008-001, 002, 013 & 014
 IN SECTION 23, T. 6 S. R. 7 E. S. 31M

AIRPORT BLVD.



CASE: CUP190030
EXHIBIT : Setback Map
PLANNER: T. Wheeler
DATE: December 16, 2020



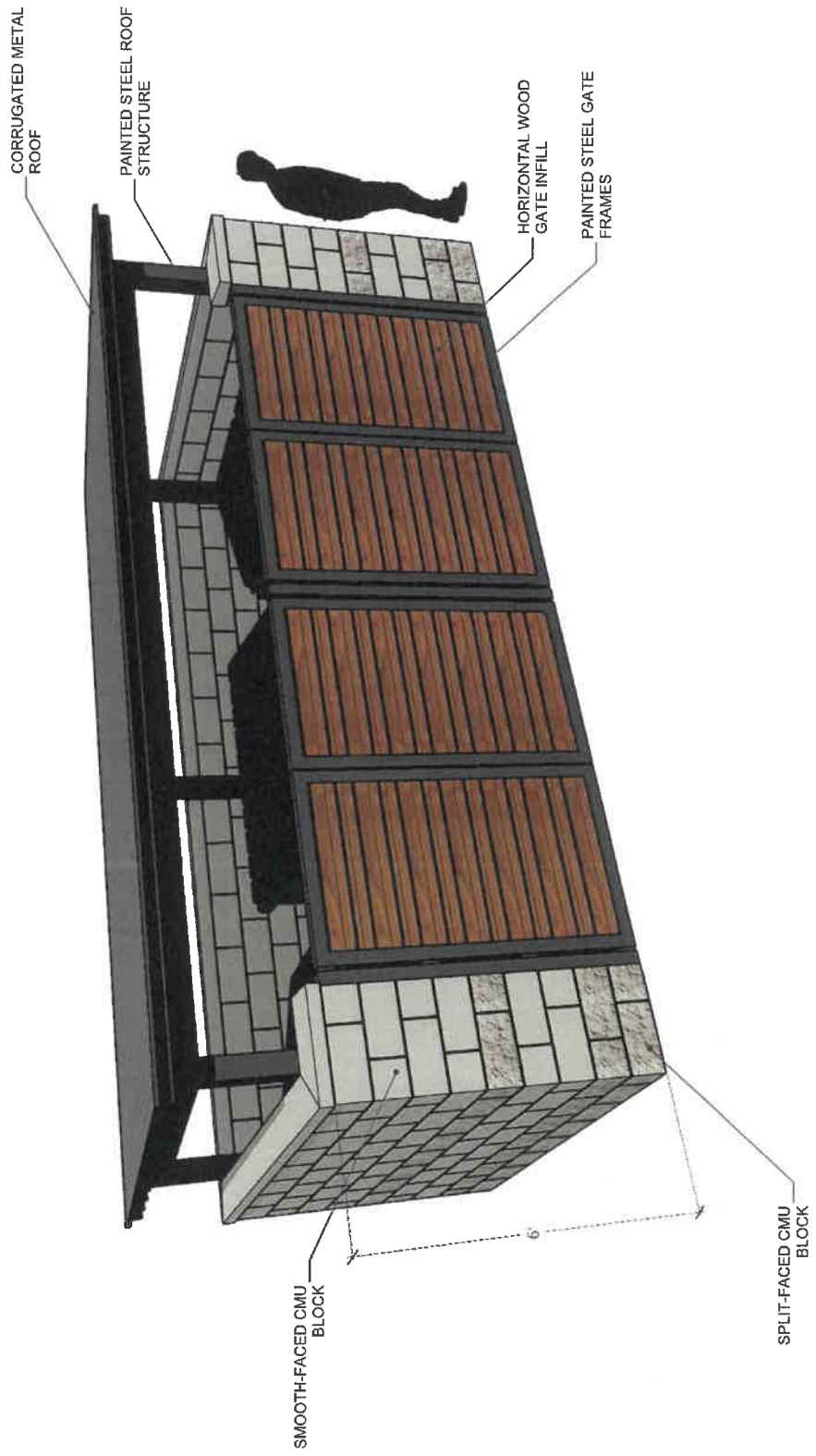
DATE: _____
 PREPARED FOR THE: _____
 COUNTY OF: _____
 DIRECT SUBMITTER OF: _____
 DATE: _____
 CITY: _____
 BY: E.A.C.

DATE: _____
 COUNTY OF: _____
 DIRECT SUBMITTER OF: _____
 BENCHM: TOP OF EXISTING M.V. WATER WALK APPROX. 25.4' N.E. CORNER OF EXISTING IRRIGATOR STAND PIPE 20201216

Christiansen & Company
 2525 N. GARDEN ST. SUITE 201
 RIVERSIDE, CALIFORNIA 92507
 TEL: 951-514-4084
 FAX: 951-514-4085
 EMAIL: info@ccpa.com

IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
SETBACK MAP
MONROE PROPERTIES, LLC
VISTA SANTA ROSA GATEWAY VILLAGE
 APNS 784-008-001, 002, 013 & 014
 784-008-001, 002, 013 & 014
 IN SECTION 23, T. 6 S. R. 7 E. S. 31M
 FOR: MONROE PROPERTIES, LLC

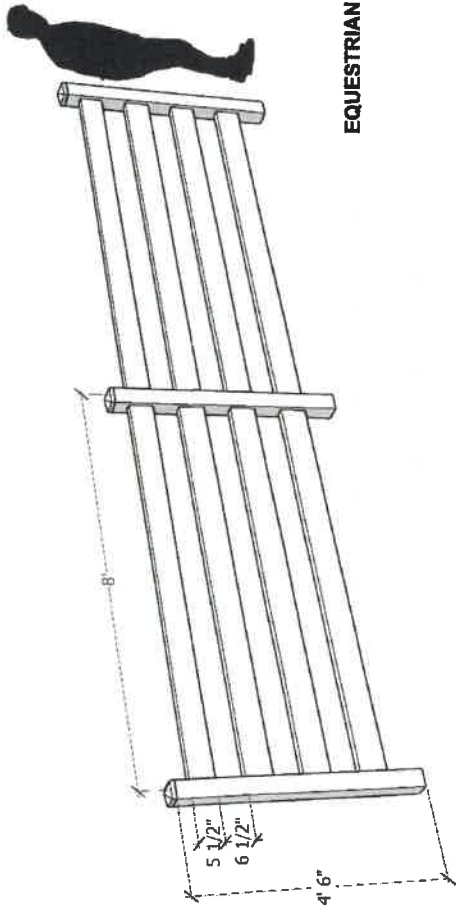
SHEET No. **1**
 OF **1** SHEET
 FILE No.



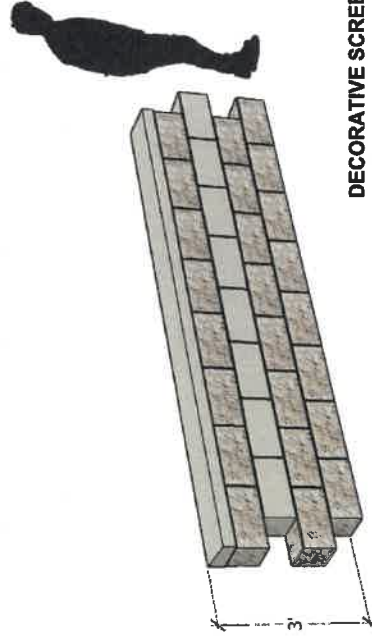
TYPICAL TRASH ENCLOSURE

CASE: CUP190030
 EXHIBIT D: Detail Plans (trash enclosure)
 PLANNER: T. Wheeler
 DATE: December 16, 2020





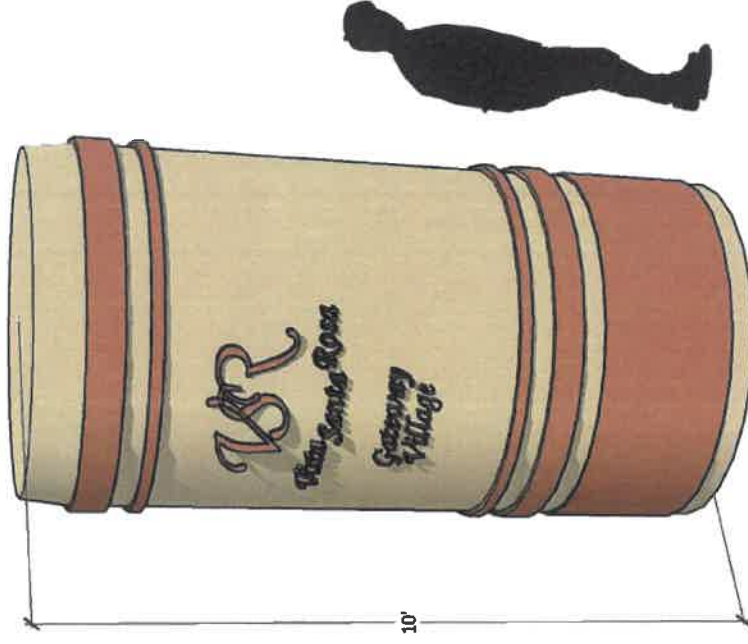
EQUESTRIAN STYLE



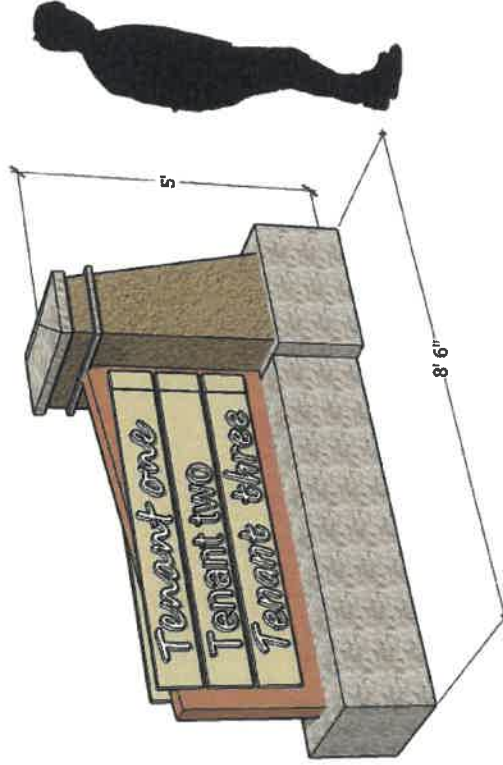
DECORATIVE SCREEN WALL STYLE

FENCE TYPES

CASE: CUP190030
EXHIBIT S: Signage Plans
PLANNER: T. Wheeler
DATE: December 16, 2020



TYPICAL GATEWAY MONUMENT



TYPICAL ENTRANCE SIGNAGE

PRELIMINARY GRADING PLAN

FOR
VISTA SANTA ROSA GATEWAY VILLAGE

DATE PREPARED: 01/20/20

OWNER/APPLICANT:
MONROE PROPERTIES, LLC
SANTA ANITA STREET
SAN DIEGO, CALIFORNIA 92121
PH: 619-424-7783
FAX: 619-424-7785
CONTACT: VANICE CAMPBELL - MANAGING MEMBER
EMAIL: VANICAMP@VAPRO.COM

REPRESENTATIVE:
ANCORE ASSOCIATES INTERNATIONAL, INC.
555 LOMA STREET
SAN DIEGO, CALIFORNIA 92123
PH: 619-424-4449
FAX: 619-424-4449
CONTACT: JOHN CORELLA
EMAIL: JANCOREINT@AOL.COM
ASSESSOR PARCEL NUMBERS:
78-430-001, 022, 103, 011

MAP SCALE:
AS SHOWN

ADDRESS:
56-180 MONROE STREET - THERMAL, CALIFORNIA 92274

AGREEMENT: PARCEL ACREAGE
06058-23.21 1 1.29
1 1.29
2 2.51
3 2.51
4 2.51
5 2.51
6 2.51
7 2.51
8 2.51
9 2.51
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97 2.51
98 2.51
99 2.51
100 2.51

ZONING: A-1-20

EXISTING: A-1-20

SUBDIVISION: A-1-20

LAND USE: RESIDENTIAL

PROPOSED: MDR (MEDIUM DENSITY RESIDENTIAL - CITY OF LA QUINTA)

SUBORDINATING: MDR (MEDIUM DENSITY RESIDENTIAL - CITY OF LA QUINTA)

UTILITIES: WATER, GAS, SEWER, TRASH, FIBER OPTIC, CABLE, TV, SPECTRUM, WASTE, BURIED WASTE & RECYCLING SERVICES

UTILITY PURVEYORS:
WATER: COACHELLA VALLEY WATER DISTRICT (760-294-2351)
SEWER: COACHELLA VALLEY WATER DISTRICT (760-294-2351)
GAS: SOUTHWEST GAS CORPORATION (760-291-1500)
ELECTRIC: IMPERIAL IRRIGATION DISTRICT (760-351-4500)
CABLE: SPECTRUM (760-351-1100)
TV: SPECTRUM (760-351-1100)
WASTE: BURIED WASTE & RECYCLING SERVICES (760-351-2490)

UBI/PARKING CALCULATION:
BUILDING OCCUPANCY GROUP CONSTRUCTION TYPE AREA (SQ FT)
2 M 2,200
3 A-2 15,000
5 R2.1 150,000 (75,000 PER FLOOR)

TABLE: PARKING REQUIRED

TABLE: CONFORMANCE

TABLE: PERMITS

TABLE: ELEVATION DATUM

TABLE: VACMP NOTE

TABLE: UNDERGROUND STORMWATER RETENTION SYSTEMS

TABLE: FLOOD HAZARD

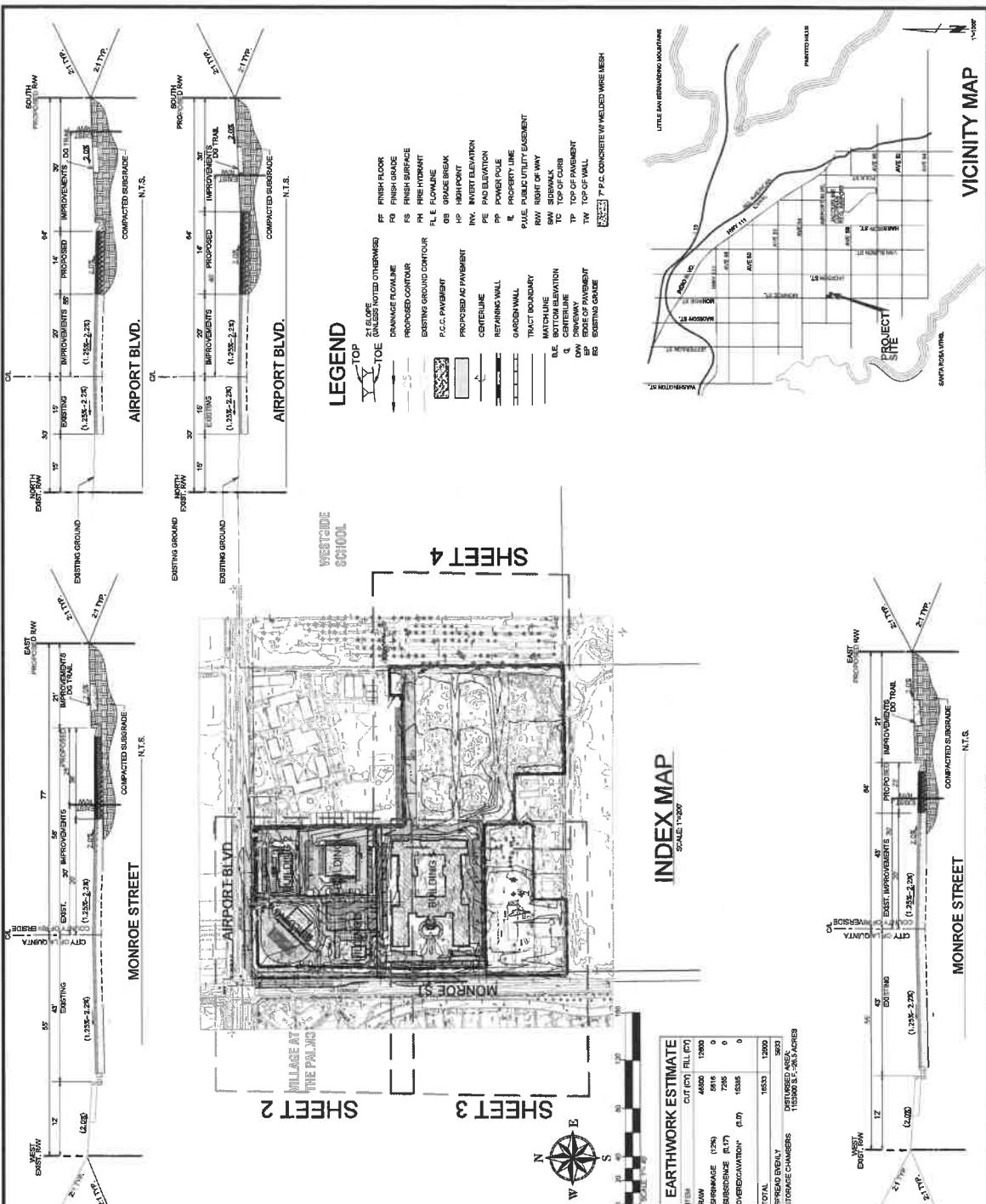
TABLE: NOTES

TABLE: PROPERTY NOT IN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT

TABLE: NO CURRENT BUS STOP (ON-LINE TRANSIT) IN SERVICE AREA, BUT AMPLIFIED AREA IN RWF

TABLE: REQUIRING THE FUTURE

CASE: CUP190030
EXHIBIT G: Concept Grading
PLANNER: T. Wheeler
DATE: December 16, 2020



EARTHWORK ESTIMATE

ITEM	FEET	SHRINKAGE (1.2%)	OVERCAMPACTION (0.7)	TOTAL	STORAGE CHANGERS
RAW	4800	576	336	5712	11424
CUT (CY)	5816	700	418	6914	13828
FILL (CY)	7295	875	503	8673	17346
OVERCAMPACTION	0.7	84	47	131	262
TOTAL	16533	1988	1103	19624	39248
STORAGE CHANGERS	11300	1356	759	13815	27630



- ### LEGEND
- TOP TOE (DASHED) NOTED OTHERWISE
 - DRAINAGE CHANNEL
 - PROPOSED CENTERLINE
 - EXISTING GROUND CONTOUR
 - P.C.C. PAVEMENT
 - PROPOSED AC PAVEMENT
 - CENTERLINE
 - RETAINING WALL
 - GRASSY WALL
 - TRACT BOUNDARY
 - B.E. CENTERLINE
 - D.W. DRIVEWAY
 - B.P. BORDER PAVEMENT
 - B.S. EXISTING GRADE
 - F.F. FINISH FLOOR
 - F.G. FINISH GRADE
 - F.S. FINISH SERVICES
 - F.P. FINISH PAVEMENT
 - F.E. FLOOR SLAB
 - O.B. GRADE BREAK
 - H.P. HIGH POINT
 - R.M. MOUNT ELEVATION
 - P.E. PAD ELEVATION
 - P.P. POWER POLE
 - P.L. PROPERTY LINE
 - P.U. PUBLIC UTILITY EASEMENT
 - R.W. RIGHT OF WAY
 - S.W. SIDEWALK
 - T.C. TOP OF CURB
 - S.W. TOP OF PAVEMENT
 - T.M. TOP OF MALL
 - 7" P.C. CONCRETE W/ WELDED WIRE MESH



IN THE COUNTY OF IMPERIAL STATE OF CALIFORNIA
PRE APPLICATION REVIEW
MONROE PROPERTIES, LLC
VISTA SANTA ROSA GATEWAY VILLAGE
78-430-001, 022, 103, 011, 008, 010 & 011
IN SECTION 23, T. 8 S. E. 7 E. 58M
FOR MONROE PROPERTIES, LLC

DATE: JANUARY 2020
SCALE: 1"=40'

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

DATE: JANUARY 2020
SCALE: 1"=40'

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

Christian Hansen & Company
3840 NORTH STREET
SAN ANTONIO, TEXAS 78201-6447
PHONE: 214-343-8888
FAX: 214-343-8889
EMAIL: INFO@CHANDCOMP.COM

DATE: JANUARY 2020
SCALE: 1"=40'

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

DATE: JANUARY 2020
SCALE: 1"=40'

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CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

DATE: JANUARY 2020
SCALE: 1"=40'

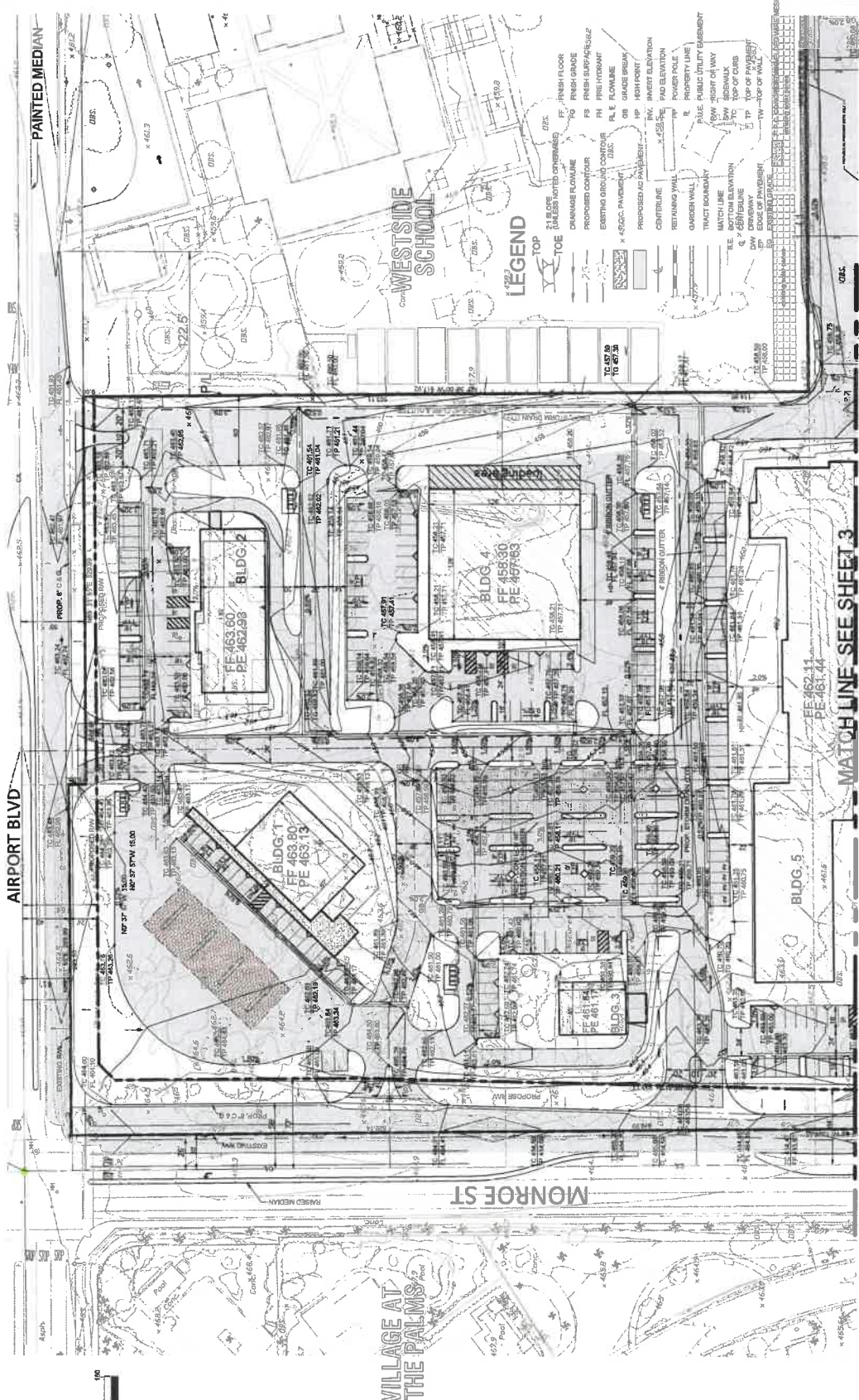
SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

DATE: JANUARY 2020
SCALE: 1"=40'

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21

SEAL: PROFESSIONAL ENGINEER
CITY OF CALIFORNIA
No. 121981
Exp. 12/31/21



DATE	BY	CHK'D	DATE
DESIGNED BY: KAC	DRAWN BY: C.C	CHECKED BY: KAC	DATE

RECORDED ON APPROVAL

SEAL: REGISTERED PROFESSIONAL ENGINEER - CIVIL
 KEITH A. CHRISTENSEN
 No. 12853
 Exp. 12/31/2015

COUNTY OF RIVERSIDE
 REGISTERED UNDER THE SEAL OF A PROFESSIONAL ENGINEER
 KEITH A. CHRISTENSEN - P.E. CIVIL - LICENSE NO. 12853

SCALE: 1" = 40'

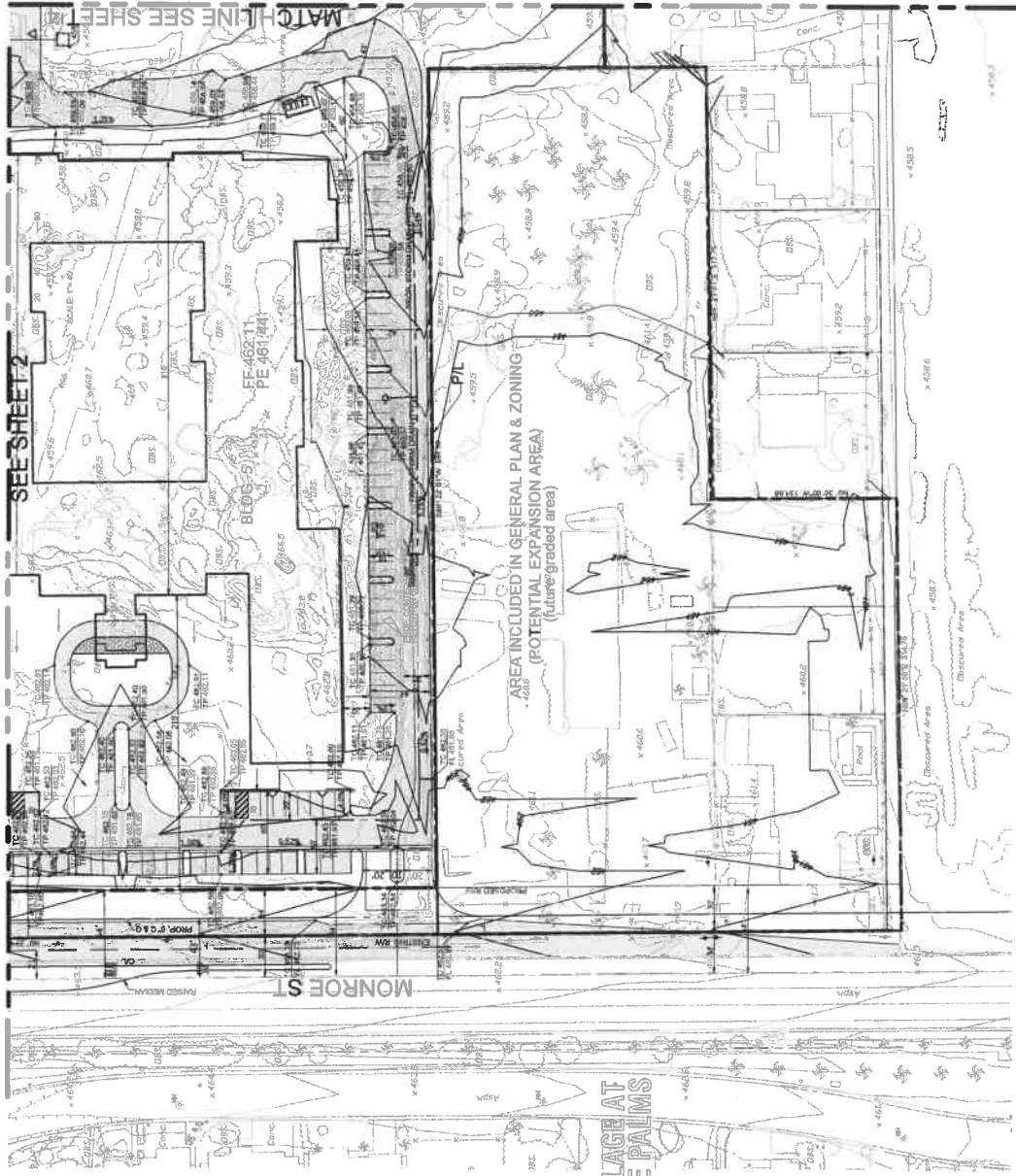
DATE: AUGUST 2015

BENCHMARK: BENCHMARK
 20.00' ± F.A.C. OF EXISTING BRICK/CONCRETE FOUNDATION

CHRISTENSEN & COMPANY
 23800 CALIFORNIA 92501
 TEL: 951-352-7173 FAX: 951-494-4497
 CIVIL/MECHANICAL/PLUMBING

IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
PRE APPLICATION REVIEW
VISTA SANTA ROSA GATEWAY VILLAGE
 PLANS NO. A2015000322.000
 PROJECT NO. 008.004.005.000.006.011
 IN SECTION 33
 P.O. ADDRESS: PROPRIETORS, LLC

SHEET No. **2**
 OF 4 SHEETS
 PLS. NO.



LEGEND

- 2:1 SLOPE (UNLESS NOTED OTHERWISE)
- DRAINAGE FLOWLINE
- PROPOSED CONTOUR
- EXISTING GROUND CONTOUR
- P.C.C. PAVEMENT
- CENTERLINE
- RETAINING WALL
- GARDEN WALL
- TRACT BOUNDARY
- MATCH LINE
- BOTTOM ELEVATION
- CENTERLINE
- TOP OF PAVEMENT
- EXISTING GRADE
- P.P.C. CONCRETE WIRE MESH

SEE SHEET 2

MATCH LINE SEE SHEET 1

		<p>Christianesen & Company REGISTERED PROFESSIONAL ENGINEERS 1000 S. GATEWAY BLVD., SUITE 200 SAN ANTONIO, TEXAS 78204 TEL: 512-345-4447 FAX: 512-345-4487 EMAIL: info@cc-engineers.com</p>
<p>RECOMMENDED FOR APPROVAL</p>	<p>DATE</p>	<p>SHEET 1 OF 4</p>
<p>DATE</p>	<p>DATE</p>	<p>DATE</p>
<p>APPLICANT</p>	<p>DATE</p>	<p>DATE</p>
<p>REVISIONS</p>	<p>DATE</p>	<p>DATE</p>
<p>REVISIONS BY</p>	<p>DATE</p>	<p>DATE</p>
<p>DATE</p>	<p>DATE</p>	<p>DATE</p>
<p>DATE</p>	<p>DATE</p>	<p>DATE</p>

PRE APPLICATION REVIEW
 VISTA SANTA ROSA GATEWAY VILLAGE
 APPLICANT: SANTA ROSA GATEWAY LLC
 PROJECT ADDRESS: 1000 S. GATEWAY BLVD., SUITE 200
 SAN ANTONIO, TEXAS 78204
 PROJECT NO. 008-010 & 011
 SHEET NO. 008-010 & 011
 FOR RECORDS PROFILES ONLY

IN THE COUNTY OF DALLAS, TEXAS
 PREPARED AND DRAWN BY: CHRISTIANESEN & COMPANY, REGISTERED PROFESSIONAL ENGINEERS
 SCALE: 1" = 40'



VISTA SANTA ROSA LOGO TO BE USED THROUGHOUT PROJECT SITE



LANDSCAPE CONCEPTS



TREES AND SHRUBS SCREENING ALONG BUILDINGS



WHITE AGRICULTURAL FENCING & WHITE VINYL FENCINGS



CANYON WALLS AND LANDSCAPE



ENTRY WALL SIGN IN CANYON WALLS



LANDSCAPE CONCEPTS

3" 6" WHITE VINYL RANCH RAIL FENCE

ACCENT CANYON WALLS 18" WIDE MULTI PURPOSE TRAIL PURPOSE TRAIL AGRICULTURAL FENCING

ENTRY WALL SIGN

3" 6" WHITE VINYL RANCH RAIL FENCE

ACCENT CANYON WALLS 18" WIDE MULTI PURPOSE TRAIL PURPOSE TRAIL AGRICULTURAL FENCING

ENTRY WALL SIGN

3" 6" WHITE VINYL RANCH RAIL FENCE

ACCENT CANYON WALLS 18" WIDE MULTI PURPOSE TRAIL PURPOSE TRAIL AGRICULTURAL FENCING

ENTRY WALL SIGN

3" 6" WHITE VINYL RANCH RAIL FENCE

ACCENT CANYON WALLS 18" WIDE MULTI PURPOSE TRAIL PURPOSE TRAIL AGRICULTURAL FENCING

ENTRY WALL SIGN

3" 6" WHITE VINYL RANCH RAIL FENCE



A. GAS STATION



B. SENIOR INDEPENDENT LIVING

KEY MAP showing site location and project boundaries. Includes a north arrow and scale of 1" = 20'.



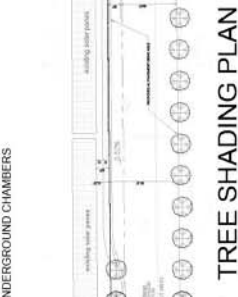
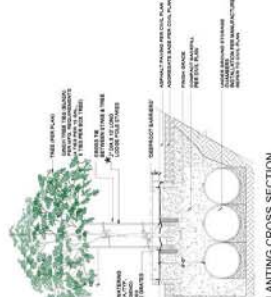
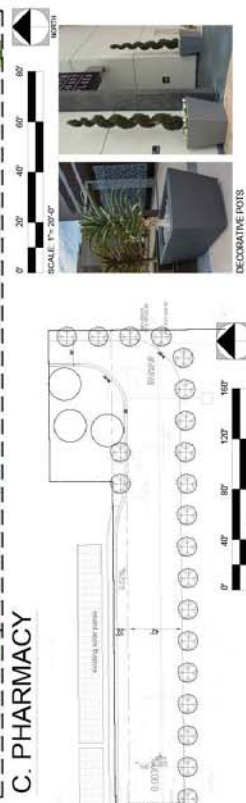
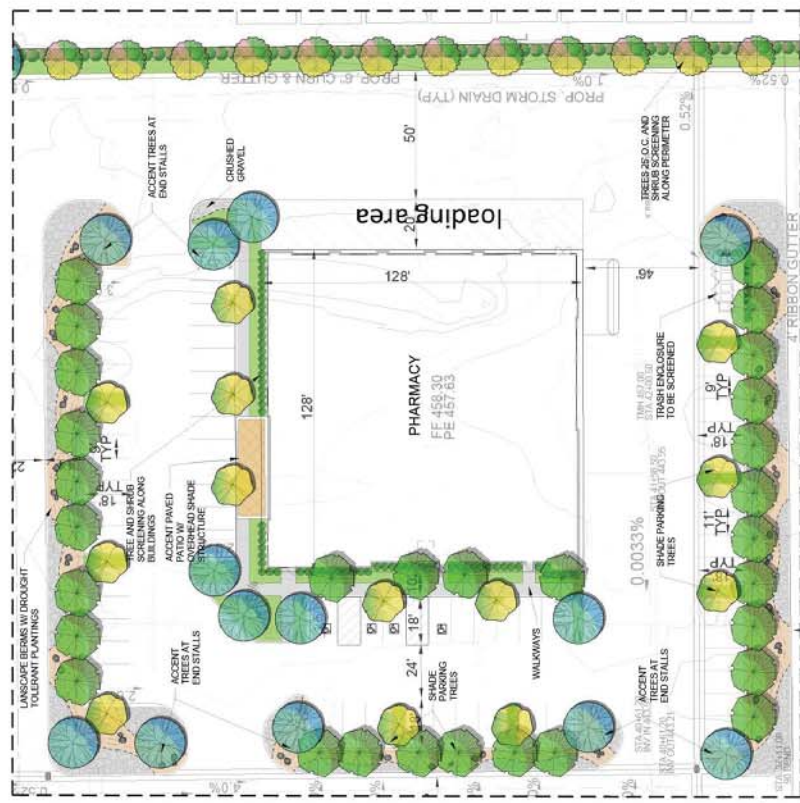
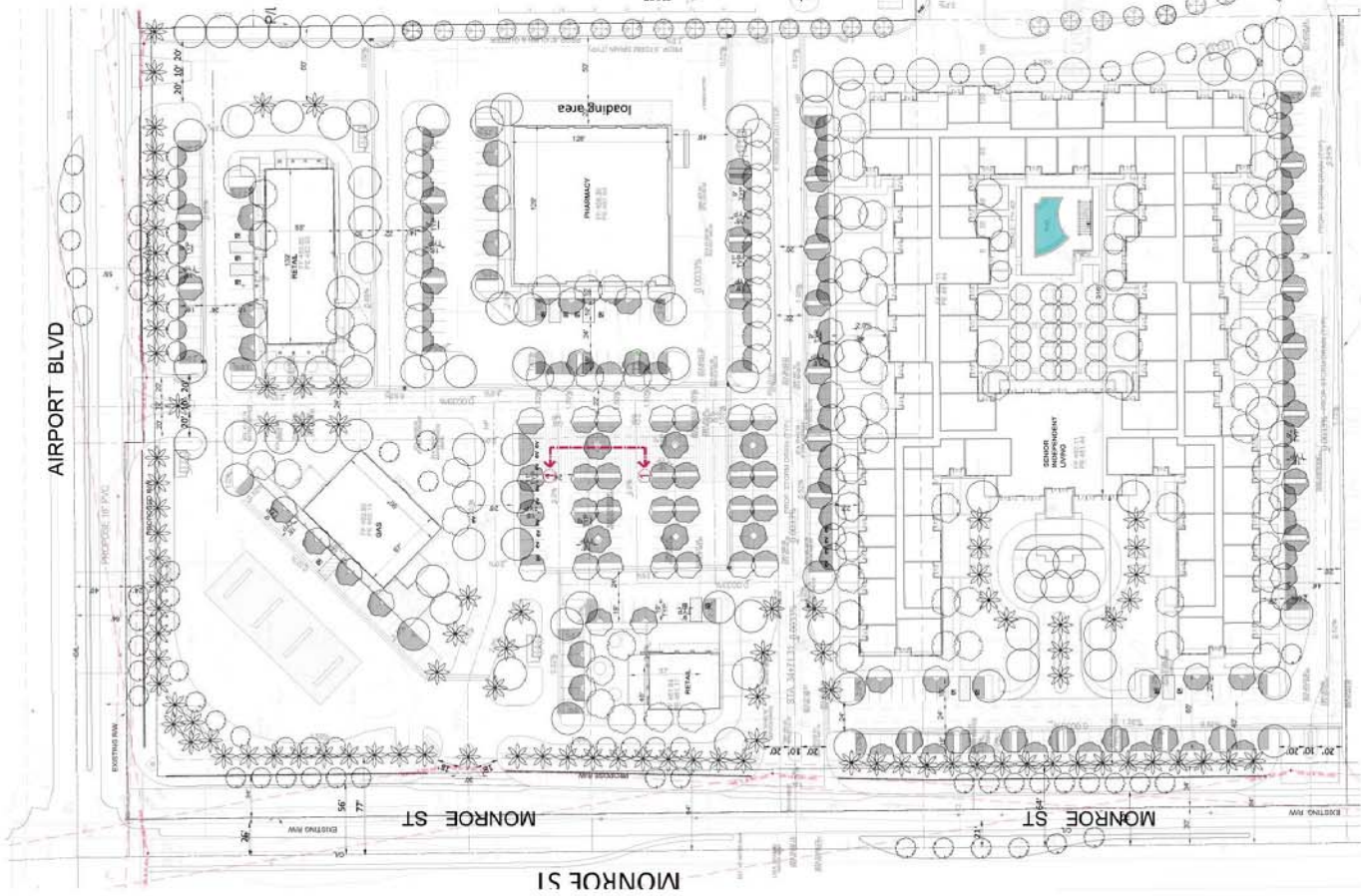
ENCLOSED POOL PATIO EQUIPMENT PATIO COVER W/ BBQ ISLAND WATER FEATURE IN COURTYARD FREIGHT W/ SEATING



LandArch, Inc. 865 S. Milliken Ave. Suite E Phone: 909-259-9428 Email: ftsch@landarch.com

Prepared For: MONROE PROPERTIES, LLC 10095 ROSSELLE STREET, #200 SAN DIEGO, CA 92121

VISTA SANTA ROSA GATEWAY VILLAGE- ENLARGEMENTS 56-180 Monroe Street, La Quinta, CA 92274



VISTA SANTA ROSA GATEWAY VILLAGE- ENLARGEMENTS & SHADING PLAN

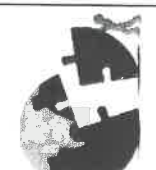
56-180 Monroe Street, La Quinta, CA 92274

Prepared For:
MONROE PROPERTIES, LLC
 10905 ROSSELLE STREET, #200
 SAN DIEGO, CA 92121

andArq, Inc.
 365 S. Main Street, Suite E
 San Diego, CA 92101
 Phone: 304-259-9428
 Email: fustoo@andarc.com

Date: 11/03/2020 L1.02

CASE: CUP190030
 EXHIBIT P: Project Phasing Map
 PLANNER: T. Wheeler
 DATE: December 16, 2020



PHASING PLAN

FOR
 VISTA SANTA ROSA GATEWAY VILLAGE

DATE PREPARED: 9/18/20
 OWNER/APPLICANT:
 MONROE PROPERTIES, LLC
 155 LOMA STREET
 SAN DIEGO, CALIFORNIA 92101
 PH: 619-694-7783
 FAX: 619-694-7783
 CONTACT: VANCE CAMPBELL - MANAGING MEMBER
 EMAIL: VANCE@VPHOO.COM

REPRESENTATIVE:
 ANCORE ASSOCIATES INTERNATIONAL, INC.
 115 LOMA STREET
 SAN DIEGO, CALIFORNIA 92101
 PH: 619-694-7783
 FAX: 619-694-7783
 CONTACT: JOHN CORRELLA
 EMAIL: JCORRELLA@ACIL.COM
 ASSESSOR PARCEL NUMBERS:
 744-042-001; 022, 010 & 011

MAP SCALE:
 AS SHOWN
 ADDRESS:
 59-180 MONROE STREET - THERMAL, CALIFORNIA 92274
 ACREAGE: PHASE 1 8.86
 GROSS: 27.11
 2 5.95
 3 3.95
 4 3.95
 TOTAL 27.11 ACRES (INCLUDES PHASING)

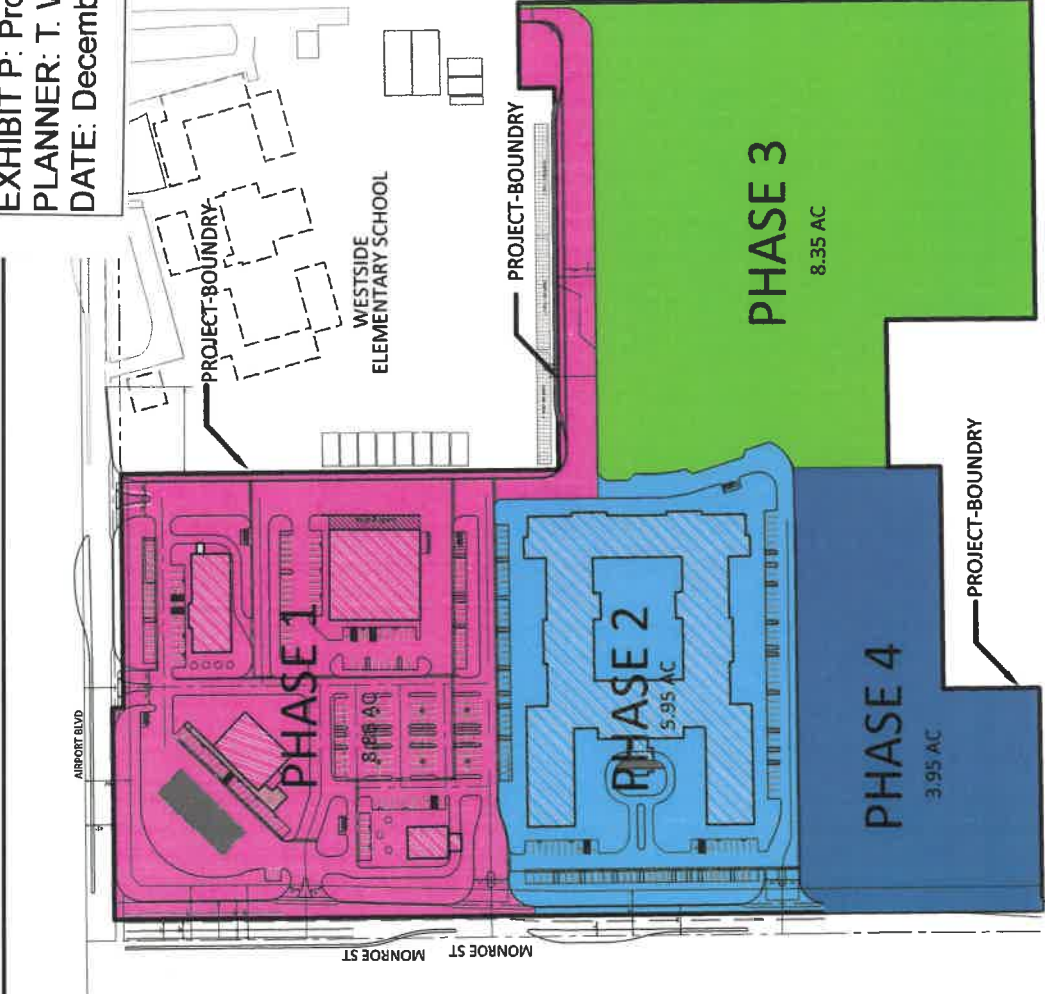
ZONING: L-1-20
 PROPOSED: MU PARCELS 5.6, 7). MU-CUP (PARCELS 1, 2, 3 & 4)
 SURROUNDING: L-1-20
 LAND USE/OP:
 AGRICULTURE
 SPECIFIC PLANS OVERLAYS:
 PROPOSED: MHA
 SURROUNDING: MHA
 UTILITY PROVIDERS:
 WATER: CONACHELLA VALLEY WATER DISTRICT (760-398-3251)
 SEWER: CONACHELLA VALLEY WATER DISTRICT (760-398-3251)
 GAS: SOUTHWEST GAS (760-397-4900)
 ELECTRIC: IMPERIAL IRRIGATION DISTRICT (760-397-4900)
 PHONE: FRONTIER COMMUNICATIONS (650-284-1105)
 WASTE: BARTTETS WASTE & RECYCLING SERVICES (760-293-2495)

BUILDING	OCCUPANCY GROUP	CONSTRUCTION TYPE	AREA (SQ FT)
1	M	5 A OR B	7,550
2	A-2	5 A OR B	4,400
3	M	5 A OR B	15,200
4	RC-1	5 A	18,800 (76,000 PER FLOOR)

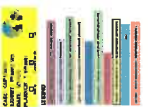
BUILDING	USE	PARKING REQUIRED	PARKING PROVIDED
1	COMMERCIAL SERVICE	26	3
2	COMMERCIAL SERVICE	26	3
3	DRIVE THROUGH FOOD	32	2
4	SEMI-CONCREGATE CARE	170	4
TOTAL		354	14

UBC/PARKING CALCULATION:
 1. MANY VARY BASED ON LAND USE
 2. BASED ON GENERAL COUNTY ORDINANCE REQUIREMENTS FOR LAND USE
 3. BASED ON SPECIFIC SITE PARKING GENERATION DEMAND PER SPECIFIC USE
 FEMA FLOOD ZONE:
 FLOOD ZONE: X PANEL 06069522808 EFFECTIVE DATE: 04/15/2017
 ELEVATION DATUM:
 4-500 FEET HAS BEEN ADDED TO ALL ELEVATION TO ELIMINATE NEGATIVE (0) ELEVATIONS.

WOMP NOTE:
 UNDERGROUND STORMWATER RETENTION SYSTEMS MAY BE UTILIZED UNDER PARKING ASLE
 PAVEMENT TO ENSURE THAT ALL FIRST FLUSH STORMWENTS ARE 100% CAPTURED ON SITE
 NOTE:
 1. 10% OF THE TOTAL DEVELOPMENT INCREMENTAL VOLUME PARAGRAPHS.
 2. ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 3. PROPERTY NOT IN A COUNTY (TRANSIT) IN SERVICE ARE, BUT AMPLIE AREA IN RWIF
 4. NO CURRENT BUS STOP (SUNLINE TRANSIT) IN SERVICE ARE, BUT AMPLIE AREA IN RWIF
 5. REQUIRED IN THE FUTURE.



- PHASE 1 8.86 AC
- PHASE 2 5.95 AC
- PHASE 3 8.35 AC
- PHASE 4 3.95 AC
- TOTAL PROJECT-BOUNDARY 27.11 AC.



IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

PHASING PLAN
 MONROE PROPERTIES, LLC
 VISTA SANTA ROSA GATEWAY VILLAGE
 59-180 MONROE STREET
 THERMAL, CALIFORNIA 92274
 IN SECTION 23, T. 8 S. R. 7 E. S. 38M
 FOR: MONROE PROPERTIES, LLC

Christianson & Company
 3405 MARIN STREET
 SAN DIEGO, CALIFORNIA 92108-4487
 EMAIL: VANCE@VPHOO.COM

DATE: 12/16/20
 DATE: 12/16/20
 CHECKED BY: KAC
 DESIGNED BY: KAC
 DRAWN BY: CAC

SHEET No. 1 OF 1 SKETCH
 SHEET No. 1 OF 1 SKETCH



VISTA SANTA ROSA GATEWAY VILLAGE

REV.#	DESCRIPTION	DATE
1008/06		
1021/2020		
1022/2020		

LIGHTING PHOTOMETRIC SITE PLAN - NORTH



GENERAL NOTES

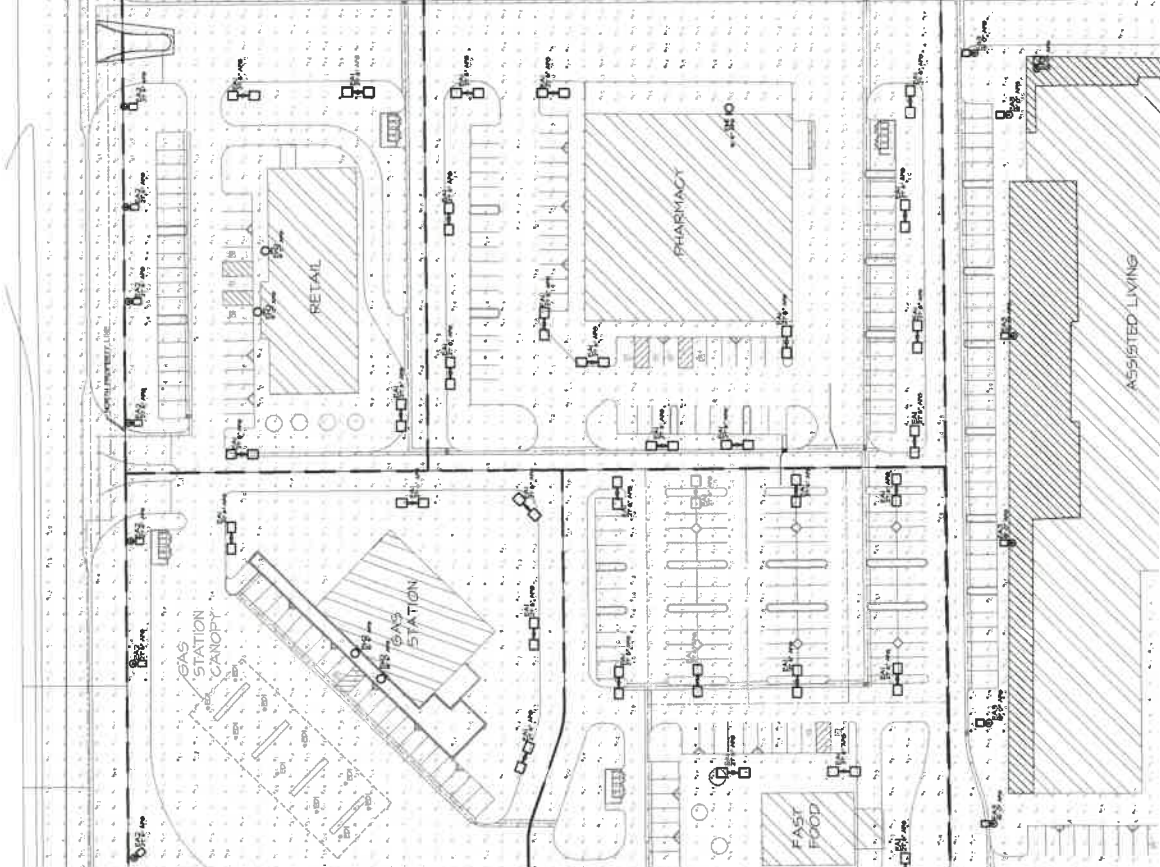
- ALL LIGHTING FIXTURES MUST BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING FIXTURES LAW (2015 ILLCS 407.0/1).
- ALL EXTERIOR LIGHTS MUST BE SHIELDED TO PREVENT LIGHT GLARE AND LIGHT POLLUTION. LIGHT FIXTURES MUST BE MAINTAINED AT ALL TIMES TO PREVENT LIGHT POLLUTION AT NIGHT.
- ALL EXTERIOR LIGHTS MUST BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING FIXTURES LAW (2015 ILLCS 407.0/1).
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ABBREVIATIONS & SYMBOLS

AS	ASBESTOS
BB	BUILDING BOUNDARY
CB	CURB BOUNDARY
CD	CONCRETE DRIVE TO ROAD
EN	ENTRY
EW	ENTRY WALKWAY
EX	EXTERIOR EXPOSURE
FR	FIRE RATED WALL
GL	GLASS
GR	GRASS
HT	HEIGHT
IS	INTERIOR SERVICE
LO	LOADING DOCK
MA	MATERIAL
PA	PERMITS
PL	PLAN
PR	PROPERTY
SI	STAIR
SO	SOIL
TM	TRAFFIC MARKING
TR	TRAILER
UT	UTILITY
VE	VEGETATION
WI	WATER
WO	WOOD
ZO	ZONING

KEYNOTE LEGEND

1	WALL
2	GLASS
3	WOOD
4	ASBESTOS
5	CONCRETE
6	STEEL
7	BRICK
8	STONE
9	CLAY
10	ADJUSTABLE LIGHT LEVELS
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1 | LIGHTING PHOTOMETRIC SITE PLAN - NORTH
 E.I.O. SCALE: 1" = 30' 0"

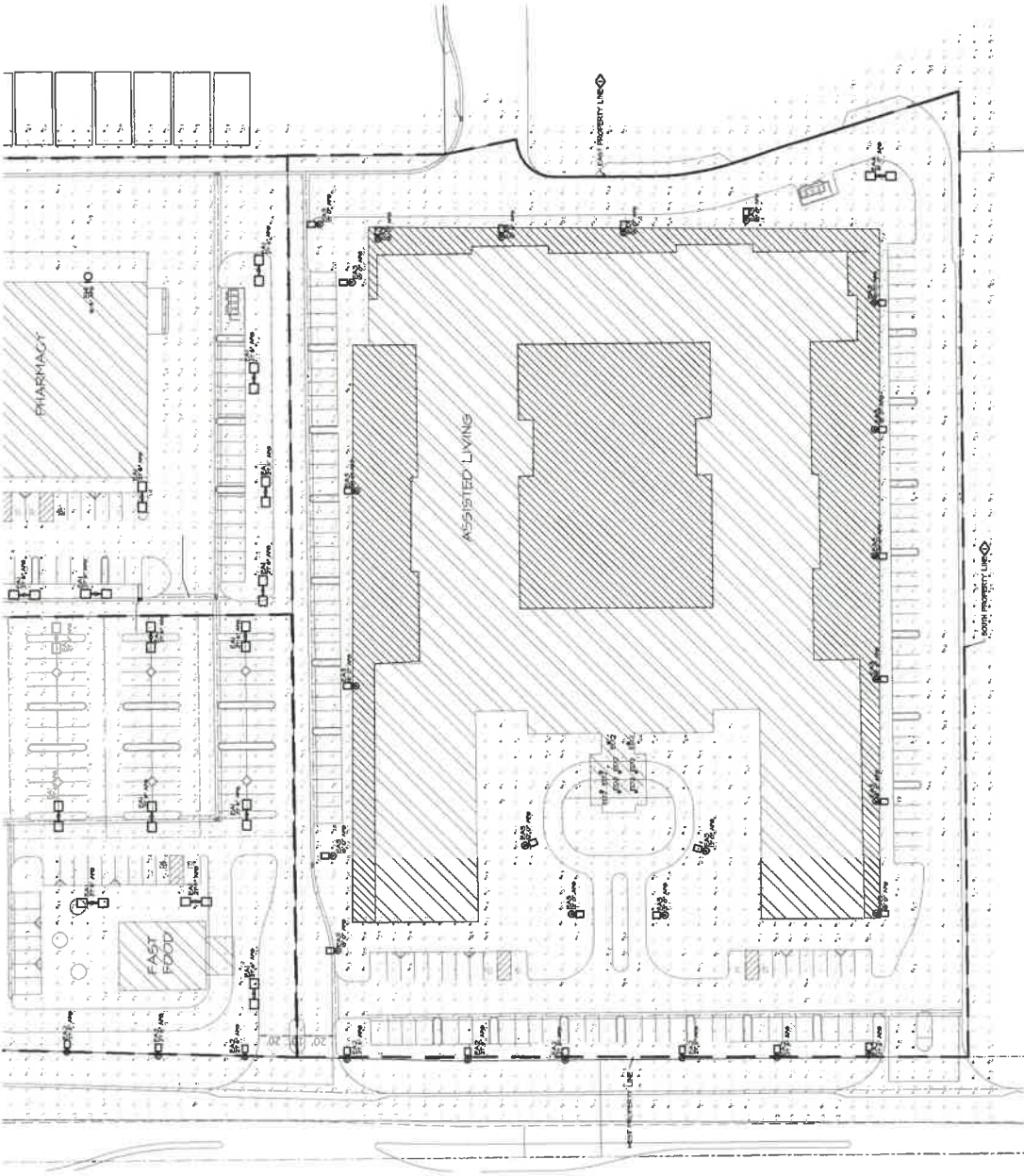
Statistics

Character	Symbol	Avg	Max	Min	Max/Avg	Avg/Min
Line Station - Canopy	X	5.4 f/c	7.0 f/c	3.4 f/c	2.1:1	1.6:1
Priority Line	+	0.3 f/c	0.9 f/c	0.0 f/c	NA	NA
Medium Priority	o	1.8 f/c	4.7 f/c	0.3 f/c	15.7:1	4.3:1
Senior Liberty - Full Curb	+	5.7 f/c	7.8 f/c	3.2 f/c	2.4:1	1.6:1

CASE: CUP190030
 EXHIBIT : Photometric & Lighting Plan
 PLANNER: T. Wheeler
 DATE: December 16, 2020

NO.	REV.	DESCRIPTION	DATE
1	10/27/2020	ISSUE FOR PERMITS	
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1	10/27/2020	ISSUE FOR PERMITS	
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GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE AND THE ILLINOIS ILLUMINATION REQUIREMENTS. THE ILLINOIS ILLUMINATION REQUIREMENTS ARE AVAILABLE AT THE ILLINOIS ILLUMINATION REQUIREMENTS WEBSITE.
- ALL LIGHTING FIXTURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE AND THE ILLINOIS ILLUMINATION REQUIREMENTS.
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ABBREVIATIONS & SYMBOLS

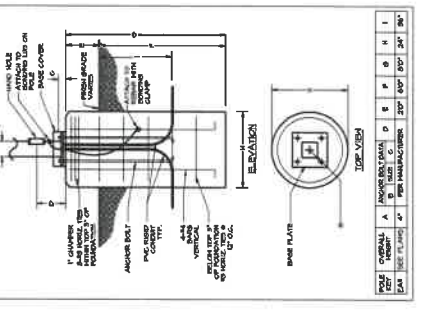
- AWG: AMERICAN WIRE GAUGE
- CPD: CIRCULAR PITCH DIAMETER
- CP: CIRCULAR PITCH
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REWORK LEGEND

- 1. ALL WORK TO BE REWORKED SHALL BE IDENTIFIED BY A RED LINE AND A RED 'X' MARK.
- 2. ALL WORK TO BE REWORKED SHALL BE IDENTIFIED BY A RED LINE AND A RED 'X' MARK.
- 3. ALL WORK TO BE REWORKED SHALL BE IDENTIFIED BY A RED LINE AND A RED 'X' MARK.
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LIGHTING SYMBOL LEGEND

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- 10. LIGHTING SYMBOL LEGEND



2 | POLE BASE DETAIL
E.T.I. SCALE: 1/8\"/>

1 | LIGHTING PHOTO-METRIC SITE PLAN - SOUTH
E.T.I. SCALE: 1\"/>

NO.	REV.	DESCRIPTION	DATE
1	10/27/2020	ISSUE FOR PERMITS	
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UNIVERSE®



architectural
arealighting

UCM2

ARCHITECTURAL AREA/SITE

FEATURES

- Reliable, uniform, glare-free illumination
- Types 1, 2, 3, 4W, 5G, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits



See Certification Specifications

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens; optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish, fade and abrasion resistant, electrostatically applied, thermally cured, triglycid isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protector, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20µSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"100mm DIA, pole with the luminaire or arm slipping over the adapter to add a total of 4.5"114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.

CONTROLS (CONTINUED)

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others.

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions.

WARRANTY

- See Full Standard Warranty for additional information

KEY DATA	
LUMEN RANGE	1,821-9,396
WATTAGE RANGE	31.52-716
EFFICACY RANGE (LPW)	54.5-138.5
INPUT CURRENT RANGE (mA)	250/420/615 mA
WEIGHT	18 lbs- 41 kg to 27 lbs 12.25 kg
EPA	53 to 105

TYPICAL LIGHT FIXTURE

CONTROL TECHNOLOGY

WISCAPE™



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA190012 / CZ1900034 / TPM37801 / CUP190030 / CEQ190110

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: November 10, 2020

Applicant/Project Sponsor: Monroe Properties, LLC Date Submitted: October 10, 2019

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Tim Wheeler Date: December 16, 2020

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ190110 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ 190110
Project Case Type (s) and Number(s): GPA 190012, CZ190034, TPM No. 37801, CUP 190030
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler, Urban Planner IV
Telephone Number: 951-955-6060
Applicant's Name: Monroe Properties, LLC
Applicant's Address: 10685 Roselle Street #200, San Diego, California 92121

I. PROJECT INFORMATION

Project Description: The 27.11-acre project site consists of an assemblage of 12 parcels located at the southeast corner of Monroe Street and Airport Blvd (Avenue 56) in the unincorporated community of Vista Santa Rosa, Riverside County. Figure 1 shows the regional location of the project site and Figure 2 shows the project site and vicinity.

The proposed project includes: (1) General Plan Amendment No. 190012, a GPA from the current Agricultural General Plan Foundation with an Agricultural land use designation to a Community Development General Plan Foundation with a Mixed Use Area (MUA) designation; (2) Change of Zone No. 190034, a zone change on 12 parcels from the current Agricultural - 20-acre lot minimum (A-1-20) and Commercial Retail (C-R) zoning designations, to a Mixed Use (MU) zoning designation; (3) Tentative Parcel Map (TPM) No. 37801 to create 7 new parcels; and (4) Conditional Use Permit No. 190030, a CUP to allow alcohol sales on proposed commercial portions of the project site. Note, the southerly 3.95-acre parcel (Phase 4) is not included in the TPM, but is a part of the overall Vista Santa Rosa Gateway Village project site.

Figure 3 is the TPM that shows the relationship between parcels that correspond to the Site Plan and Phasing Plan. Figure 4 is the Site Plan for the proposed project. Figures 4a through 4g show preliminary building elevations for the mix of uses proposed in Phases 1 and 2. Phases 3 and 4 are still conceptual and no elevations have been developed. Figure 5 shows the conceptual phasing plan for the Vista Santa Rosa Gateway mixed-use project.

Project Phasing Plan

The project site would be developed in four phases. Phase 1 includes development of Parcels 1 through 4. Construction of Phase 1 is anticipated to begin no sooner than January 2021 and be completed by the beginning of June 2022. Phase 1 will be operational in 2022 and Phase 2 in 2026. Phases 3 and 4 are conceptual phases, that for CEQA purposes have been included in this Initial Study to evaluate a potential future scenario where all phases are buildout. At such time as projects are proposed on the parcels representing these phases, additional environmental review may be required if the proposed land uses or intensity of uses differs from what is evaluated herein.

Project Phase	Proposed Uses	Construction Start
Phase 1	5,800 square foot gas station and convenience market with 16 fueling positions	2021
	7,550 square feet of retail use	
	2,400 square foot fast food restaurant with drive-through window	
	15,800 square foot pharmacy with drive-through window	
Phase 2	158,800 square foot, two-story Congregate Care facility	2026
Phase 3	66 dwelling units of attached senior adult housing	Conceptual phases , timing to be Determined
Phase 4	16 dwelling units of attached senior adult housing	
	5,000 square feet of restaurant and retail space	
Total	36,550 square feet of commercial retail, 82 attached dwelling units and 158,800 square foot Congregate Care facility	

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area:

Residential Acres: 14.3	Lots: 3	Units: 210	Projected No. of Residents: 344
Commercial Acres: 12.57	Lots: 6	Sq. Ft. of Bldg. Area: TBD	Est. No. of Employees: 385
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other:			

Residential acreage represents Congregate Care (Phase 2) and Senior Adult Living (Phase 3). Resident count based on number of one- and two-bedroom units in Congregate Care. Commercial acreage represents Phases 1 and 4.

C. Assessor's Parcel No(s): 764-070-001-1, -002-2, -003-3, -004-4, 764-080-001-2, -002-3, -003-4, -004-5, -005-6, -006-7, -010-0, -011-1.

Street References: Southeast corner of Monroe Street and Airport Blvd. (Avenue 56) 56180, 56300 and 56400 Monroe Street and 82071 Airport Blvd.

D. Section, Township & Range Description or reference/attach a Legal Description: Section, Township and Range Description or reference/attach a Legal Description: Section 23, Township 6 South/Range 7 East

E. Brief description of the existing environmental setting of the project site and its surroundings: Figure 1 shows the location of the project site within the larger Coachella Valley region. Figure 2 shows the project site, surrounding properties and existing land uses. The project site is located within the unincorporated community of Vista Santa Rosa, a rural community bounded on the north by Avenue 50, Monroe Street on the west, State Route 86 (Harrison Street) on the east, and Avenue 66 on the south. The area is an important producer of date, citrus and row crops. Rural residential uses are also prevalent, with an emphasis on equestrian activities including polo facilities. The 27.11-acre project site consists of an assemblage of parcels located at the southeast corner of Monroe Street and Airport Blvd (Avenue 56) in the unincorporated community of Vista Santa Rosa. The site is largely vacant with scattered small residences, a small grocery store and related residence; and a commercial nursery. Ultimately, all structures will be demolished to facilitate the development of the proposed Vista Santa Rosa Gateway Village project.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Although the existing County Foundation Component is Agriculture, identifying those areas where agricultural uses are generally considered to be the long term desirable use, the project site is located in a Community Development Overlay - identifying areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. The zoning classification of the project site is Light Agriculture – 20-acre lot minimum (A-1-20). The applicant is requesting a general plan amendment and zone change from the County to allow a mix of uses to be developed on the site including a small commercial site and Senior Oriented Living (Congregate Care).

In its discussion of the Efficient Use of Land, the County's Land Use Element provides the following direction:

In order to efficiently use land, growth must be focused into strategically located centers or into existing developed areas, thus minimizing development pressures on rural, agricultural, and open space areas. This will also help to preserve the unique rural character of the county and its rich open spaces. Grouped with this focused growth is the need to reorganize patterns of development in order to accommodate a range of uses, styles, and densities; is adaptive to transit; and is internally and externally networked to a multi-modal transportation system.

The proposed Vista Sant Rosa Gateway Village is consistent with the County's desire to accommodate orderly growth and the following Land Use Policies:

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following:

- a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.
- b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.
- c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.
- d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.
- e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.
- f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.

- g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

The Gateway Village project site is not located within an established Community Center however it is within a Community Development Overlay district and would meet the County's intent in creating this Overlay over the project site and vicinity. The proposed project would provide a mix of commercial uses to meet the needs of the Vista Santa Rosa community and adjacent neighborhoods in La Quinta, including retail shops, a gas station/convenience store/car wash, and a pharmacy. In addition, the project includes a congregate care facility for senior independent living, as well as a senior attached housing component adjacent to the congregate care facility. The Site Plan shows connectivity between the commercial phase of the project and the residential phases of the project.

Land Use Policy 3.1 addresses community or neighborhood level projects that would help achieve General Plan Principles and provides applicable policy direction for the proposed project:

LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts:

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.
- c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.
- d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.

The proposed project is consistent with Policy LU 3.1 by providing a mix of uses in a currently underserved area for such uses. In order to develop the project, the Applicant is requesting approval of a Tentative Parcel Map to create 7 parcels to accommodate the phasing plan with its separate and distinct land uses including commercial (Phase 1), residential (Phase 2) and a mix of uses (commercial and residential (Phases 3 and 4)). In addition, and in compliance with the Eastern Coachella Valley Area Plan and incorporating many of the design elements set forth in the Vista Santa Rosa Design Guidelines, the project includes the development of a multi-purpose trail system that would accommodate pedestrians, equestrians and bicyclists along the front of the project site on Monroe Street and Airport Blvd. Ultimately, as other properties along these arterial streets are improved, the Gateway Village multipurpose trail would connect to adjacent improvements within this trail system.

The land use policies that addresses Project Design and would apply to the proposed project is Land Use Policy 4.1 which is intended to encourage quality and innovative design techniques that help enhance the character of Riverside County and contribute to the distinctiveness of the community. The proposed project is located within the unincorporated community of Vista Santa Rosa, within a Community Development Overlay District.

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts.

To comply with the intent of this policy, the proposed project is subject to the policies found in the Eastern Coachella Valley Area Plan (ECVAP). In addition, the project has incorporated many of the design elements set forth in the Vista Santa Rosa Design Guidelines for site development.

ECVAP 1.1 a. Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community.

ECVAP 1.1.d Several portions of the Vista Santa Rosa community, including a large area generally between Avenue 55 and Avenue 62, and smaller areas located along Avenue 66, Harrison Street, and Van Buren Street, are designated as Agriculture, 5-acre minimum parcel size, with a Community Development Overlay. It is the intent of these designations to encourage agricultural uses to remain in the area as long as area landowners desire, while providing for a gradual, orderly transition to other land use types. When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. ...

ECVAP 1.1e. All development proposals within the Vista Santa Rosa Policy Area shall include multi-purpose recreational trails and shall provide for potential linkages of such trails to Riverside County's planned trail system as shown in the Non-motorized Transportation section of the Circulation Element.

The proposed project complies with these policies through project design that is incorporating many of the design elements set forth in consistent with the Vista Santa Rosa Design Guidelines for site development, including the development of the multipurpose trail along the perimeter of the project site along Monroe Street and Airport Blvd, that will ultimately connect to adjacent parcels to provide a continuous trail system along these arterial roads when other properties in the area are developed.

Finally, Land Use policies regarding Economic Development, the proposed project complies with the County's intent to provide opportunities for economic growth.

LU 8.1 Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity.

The proposed project complies with this policy through the application a general plan amendment and change of zone to allow for the development of a mixed use project that would provide local shopping opportunities as well as providing a type of residential use that would accommodate the Valley's aging population.

The Eastern Coachella Valley Area Plan Policy ECVAP 1.1 sets forth the County's intent to prepare a detailed Vista Santa Rosa community land use plan that will be incorporated into the ECVAP. This land use plan would include community development policies that will "provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community." The combination of the Community Development Overlay and the County's intent to develop a land use plan to guide the development of a mix of land uses within the Vista Santa Rosa

community presents an opportunity for the development such a project as the Vista Santa Rosa Gateway Village project. With a Community Development Overlay designation, the County is acknowledging that development of non-agricultural uses is inevitable, especially since the project site and immediate vicinity is within the sphere of influence of the City of La Quinta. The City has designated the majority of this portion of its sphere for Low Density Residential and the Vista Santa Rosa Gateway project site as General Commercial.

- 2. Circulation:** The project site is located on the southeast corner of Monroe Street and Airport Blvd. The General Plan Circulation Element (CE) requires that all development projects prepared a Traffic Impact Analysis (TIA) (policies C2.2 and C2.3).

The TIA prepared for the Vista Santa Rosa Gateway project is included with the Initial Study in Appendix J.1. In addition, CE Policy C2.4 requires that direct project related traffic impacts of must be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets. Then, CE Policy C2.5 states that cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development. The project's TIA identified a number of mitigation measures that meet the requirements set forth in these CE policies; including the payment of fees based on the project's fair share percentages of identified impacts intersections.

The project is also responsible for improvements on Monroe Street and Airport Blvd at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the County of Riverside.

- 3. Multipurpose Open Space:** The Multipurpose Open Space Element (MOSE) categorizes issues and policies into those that seek to conserve, or manage the use of, resources and those that seek to preserve resources for the purpose of sustaining their stocks in perpetuity. For the proposed Gateway Village project, the following MOSE resources were evaluated in the Initial Study:

Scenic Resources - Although the existing County Foundation designation is Agricultural - identifying those areas to be used for agricultural production, the project site is located in a Community Development Overlay - identifying areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. With this Overlay designation, the County is acknowledging that development of non-agricultural uses is inevitable, especially since the project site and immediate vicinity is within the sphere of influence of the City of La Quinta. The City has designated the majority of this portion if its sphere for Low Density Residential and the Village Gateway project site as General Commercial.

The Applicant's intention for the Gateway Village is to create the look and feel of a transition from the golf course/residential land uses on the west side of Monroe Street in La Quinta into the more agrarian area that is Vista Santa Rosa. The building materials, landscape materials and fencing will immediately give the motorist, bicyclist, equestrian and/or pedestrian the sense that they have transitioned into a more rural/equestrian area. Incorporation of many of the design elements set forth in the Vista Santa Rosa Design Guidelines and compliance with the County's Zoning and Water Efficient Landscape Ordinance would ensure that the proposed mixed use project would have a less that significant impact on Scenic Resources.

Agricultural Resources - A search of the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) resulted in a finding that the project site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not currently, nor has it been in the recent past, under cultivation or under a Williamson Act Contract. The project site has a general plan designation of Agricultural within the Agricultural Foundation Component. However, the project site is within a Community Development Overlay which allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Currently there is no agricultural production occurring on the project site, and the only agricultural land use is the existing Mountain Green nursery. Specific policies related to the Community Development Overlay are contained in the Eastern Coachella Valley Area Plan (ECVAP) discussed in detail under the Land Use section above. When considering the proposed Gateway Village project, the Applicant has met the intent of this policy by providing plans for land uses that appear to be consistent with the intent of the Plan to provide a mix of land uses, including a small commercial center and a senior residential component, while still allowing, and not adversely impacting surrounding agricultural uses.

Biological Resources - A Consistency Analysis with the CVMSHCP was conducted as part of the Biological Resources Assessment. The project site does not lie within, or adjacent to, a Conservation Area as shown in the CVMSHCP. Therefore, there are no CVMSHCP requirements or recommendations regarding landscape plant use, drainage modifications or other stipulations for projects adjacent to conservation areas.

Most of the project site is already impacted by human residences, small businesses, dumping, past grading and vehicle use. Disturbance and current uses of surrounding properties have made the site an ecological island with no movement of native terrestrial animals on and off the site. Other than invasive weed species, there are no opportunities for native plant disseminates to be dispersed on or off the site. Together, these factors make the site ecologically insignificant for the maintenance of native plants, animals and habitats in the region. Therefore, there would be a less than significant impact regarding native wildlife using the site as a corridor or nursery site. Finally, there are no naturally occurring springs, seeps, streams or other aquatic or riparian habitats within site boundaries. No blue-line streams, as depicted on United States Geological Survey topographical maps, exist within project boundaries.

Cultural Resources – Pre-historic and historic human habitation has occurred in the Eastern Coachella Valley. One prehistoric resource site was found within the project site, and a recovery program included consultation and input from the Torres-Martinez Tribe was completed. Although this site was found not to be eligible for listing in the California Register of Historical Resources and does not meet CEQA's definition of a "historical resource", mitigation in the form of monitoring during all earth-moving operations associated with the Vista Santa Rosa Gateway Village project by a qualified archaeologist and a Native American monitor of Cahuilla heritage. Therefore, the proposed project meets the intent of the MOSE policies for the preservation of Cultural Resources through compliance with MOSE Policy OS 19.3 to review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.

Paleontological Resources - According to MOSE Figure OS-8, Paleontological Sensitivity, the project site is within a High A (Ha) sensitivity area map. MOSE Policy OS 19.6 addresses the scenario where a project that may directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. This policy states that "Whenever existing

information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources. The Paleontological Resources Assessment prepared for the project included the requirement that a mitigation program be developed and implemented for the proposed project to prevent potential impact on paleontological resources or reduce such impact to a level less than significant. As the primary component of the mitigation program, all earth-moving operations reaching beyond the depth of two feet should be monitored periodically by a qualified paleontological monitor, and continuous monitoring will become necessary if potentially fossiliferous older alluvium is encountered. Therefore, with submittal of the project's PRIMP and concurrence by the County Geologist the proposed project would comply with MOSE Policy OS 19.6.

Energy Conservation – The proposed project is required to comply with State's Energy Plan by meeting or exceeding the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The applicant has shown that the project will be in compliance through the completion of the County's Climate Action Plan Screening Tables (a copy is included in Appendix A.2). These tables consist of a list of energy and water saving measures that the applicant has committed to implement during construction and on-going during the life of the project.

Water Resources/Water Conservation – The proposed project will meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen) which include reducing water consumption through the use of water efficient appliances and kitchen/bathroom fixtures. In addition, the proposed project includes a landscape plan that utilizes water saving irrigation techniques and the use of water efficient/drought tolerant landscaping. The project would comply with applicable MOSE policies including OS2.1 to use water efficient plants and irrigation technology and minimize the use of turf; OS2.2 to capture all stormwater on site and allow it to infiltrate without leaving the site; OS 3.3 to comply with the requirements of the National Pollutant Discharge Elimination Permit (NPDES) through the implementation of a construction Stormwater Pollution Prevention Plan (SWPPP); OS3.5 to integrate water runoff management with planned infrastructure and facilities such as landscape areas where feasible; OS 3.6 to design the necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water-quality.

Multi-purpose Trails - Under existing conditions there are no sidewalks along the frontage of the project site either on Monroe Street or Airport Blvd. As part of the proposed project, the applicant will be developing a multi-purpose trail, incorporating many of the design elements set forth in the with the Vista Santa Rosa Design Guidelines. The site's perimeter treatments include the following (from the right-of-way on Monroe Street and Airport Blvd): (1) landscaped parkway; (2) 3.5-foot high white vinyl ranch rail fence; (3) 10-foot wide multipurpose trail made of decomposed granite; (4) row of parkway palm trees; (5) 4.5-foot high white agricultural fencing; and (6) landscaped berm around the parking lots. The 10-foot wide multi-purpose trail will provide a safe path of travel for pedestrians accessing the project site on foot. The project complies with the guidelines provided in the Multipurpose Open Space Element of the General Plan and generally incorporates design elements from the Vista Santa Rosa Design Guidelines by implementing multi-purpose trails along Monroe Street and Airport Blvd.

4. **Safety:** The Safety Element focuses on hazards associated with airports, as well as natural hazards. For the proposed Gateway Village project, the following Safety issues were evaluated:

Airport Safety - The Vista Santa Rosa Gateway project site is located approximately 3.5 miles northwest of the Jacqueline Cochran Airport, formerly known as Thermal Airport or Desert Resorts Regional Airport and operated by the County of Riverside. As shown on Figure 4 of the Eastern Coachella Valley Area Plan, the project site lies outside the airport's area of influence.

Hazards and Hazardous Materials - The project site has no recognized environmental conditions which would include the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The conclusion of the Phase I ESA (Initial Study Appendix F) was that further environmental study or investigation of the project site is necessary. Therefore, there are no constraints on the project site that would adversely impact development of the project site.

Flooding Hazards - As part of the Geotechnical Evaluation, a review of the applicable FEMA flood insurance rate map for the area of the project site was completed. This map (Map No. 06065C2263H) indicates that the project site is located within an area that is designated as "Zone X," meaning that the site is an area of minimal flooding potential. The project's Hydrology Study outlined the Applicant's proposed site design for the control and conveyance of stormwater. The drainage design for this project shall consist of graded swales, gutters, catch basins and underground stormwater retention located in the proposed parking lots. All flows shall be collected in a series of gutters, (2 feet x 3 feet NDS Diagonal Grate Inlets and 12-inch, 18-inch and 24-inch ADS polyethylene pipes. The proposed Underground Storage Chambers shall contain 100 percent of the 100-year storm event. Finally, due to existing perimeter topographic conditions all existing flow from adjacent streets passes by the property and all existing flow from adjacent properties flows southeast away from the project site. Therefore, existing offsite flows to property are negligible.

Geologic Hazards - The Geotechnical Evaluation report cites County General Plan Safety Element Policy S-3.8, which requires that a geotechnical evaluation of subsidence be performed if a site lies within a documented subsidence area, or an area that is susceptible to subsidence as shown on Safety Element Figure S-7. The project site lies within this area according to Figure S-7. The Geotechnical Evaluation considered this in its assessment of the subsidence hazard at the site and concluded that (1) the project site appears to be located several miles away from the edge of the deepest section of documented subsidence in the eastern Coachella Valle; (2) the project site lies within the active subsidence area as documented at Map My County version 5.6 and County EIR No. 521; (3) measured settlements in the site area from subsidence related to groundwater withdrawal has reached approximately a few 10's of mm according to data presented in the latest USGS report on this local topic; (4) the probability of the estimated 0.6 inches of potential site subsidence would be across a wide area rather than any bearing capacity failure of site structures, the latter settlement amounting to approximately 0.3 inches; (5) the results of consolidation tests performed as part of the Geotechnical Evaluation (Appendix B: Plate B-2 of EA Appendix E) do not substantiate any significant concerns for subsidence across this site.

5. **Noise:** The Noise Element intends for noise-producing land uses to be compatible with adjacent land uses. The Gateway Village project Noise Assessment evaluated the proposed project in relation to adjacent (elementary school) and nearby (neighborhoods west of

Monroe Street) and provided mitigation measures that would ensure that noise-sensitive land uses are protected from noise generators and separated from noise producing land uses. The County of Riverside has adopted a modified version of the State of California Noise Land Use Compatibility Matrix (see EA Table 25). This Matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable, and unacceptable for a variety of land uses. For commercial uses noise levels of up to 70 dBA CNEL are “normally acceptable” and levels up to 77.5 dBA CNEL are “conditionally acceptable”. These noise levels are identified for urban and suburban uses and may not necessarily apply when a project site is adjacent to an agricultural site.

The Noise Analysis prepared for the Gateway Village project evaluated the project’s construction noise levels and long-term operational levels for the proposed mix of land uses and considered the County’s Noise Element policies for construction and operation of proposed land uses.

- N 1.1: Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.
- N 1.3: Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, libraries, passive recreation uses, and places of worship.
- N 1.5: Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.
- N 1.6: Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise sensitive uses.
- N 2.3: Mitigate exterior and interior noises to the levels listed in Table 4, to the extent feasible, for stationary sources.
- N 4.1: Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels:
 - a. 45 dBA-10-minute Leq between 10:00 PM and 7:00 AM [nighttime standard].
 - b. 65 dBA-10-minute Leq between 7:00 AM and 10:00 PM [daytime standard].
- N 4.3: Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed and ensure that the recommended mitigation measures are implemented.
- N 4.5: Encourage major stationary noise-generating sources throughout the County of Riverside to install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of conditional use permits or business licenses or prior to the approval and/or issuance of new conditional use permits for said facilities.
- N 4.8: Require that the parking structures, terminals, and loading docks of commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles on the site as well as on adjacent land uses.

N 9.3: Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures.

N 9.4: Require that the loading and shipping facilities of commercial and industrial land uses, which abut residential parcels be located and designed to minimize the potential noise impacts upon residential parcels.

N 13.1: Minimize the impacts of construction noise on adjacent uses within acceptable practices.

N 13.2: Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.

N 13.4: Require that all construction equipment utilizes noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

N 16.2: Consider the following land uses sensitive to vibration: hospitals, residential areas, concert halls, libraries, sensitive research operations, schools, and offices.

Compliance with these policies is achieved by the Gateway Village project during construction through compliance with the County's Ordinance No. 847 that limits hours of construction to between 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. In addition, the Noise Analysis prepared for the proposed project included mitigation measures to control construction noise as follows:

N-1 The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

N.2 Equipment shall be shut off and not left to idle when not in use.

N.3 The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

N.4 Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

N.5 The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.

N.6 The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

N.7 Care should be used when using vibratory rollers and/or any other equivalent vibratory equipment within 16 feet of the southern property line and 21 feet of the eastern property line and bulldozers within 5 feet of the southern property line and 10 feet of the eastern property line where adjacent residential and school structures are located.

In addition, the Site Plan shows that the land uses in Phase 1 that would produce the most noise associated with traffic – the gas station and fast food restaurant – have been located along the

front of the site at Monroe Street, thus reducing the noise levels that may adversely affect the elementary school directly east of the project site.

6. Housing: The Housing Element states that “ *According to the adopted SCAG Regional Housing Needs Assessment, 30,303 new housing units are needed to accommodate anticipated population growth in the unincorporated areas of Riverside County during the eight-year period from January 1, 2014, to October 31, 2021.* The proposed project includes a residential component – senior living – in a congregate care facility (phase 2) as well as providing attached residential units (Phase 3).

7. Air Quality: The project is within the Eastern Coachella Valley Area Plan; however, the Air Quality Element of the County of Riverside General Plan summarizes air quality issues in the Basin, air quality-related plans and programs administered by federal, state, and special purpose agencies, and establishes goals and policies to improve air quality. These goals and policies in the Air Quality Element include:

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

AQ 4.1 Encourage the use of building materials/methods which reduce emissions.

AQ 4.2 Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

AQ 4.5 Require stationary pollutions sources to minimize the release of toxic pollutants through: design features, operating procedures, preventative maintenance, operator training, and emergency response planning.

AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.

AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.

AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

AQ 17.1 Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way, and off-road vehicles to the extent possible.

The Air Quality Analysis prepared for the project identified a number of SCAQMD Rules that apply to the proposed project related to the County's Air Quality Element policies. These include the development and implementation of a Fugitive Dust Control Plan and the use of low VOC architectural coatings. In addition, and as required by the County's Climate Action Plan (CAP), the Applicant has prepared the CAP screening tables that identify how the

project will reduce energy usage, water usage and air emissions during the life of the project. Such measures as providing EV charging stations, installing high efficiency lighting fixtures and energy star appliances. A copy of the project's screening tables is included in the EA in Appendix A.2.

8. Healthy Communities: The Healthy Communities Element addresses how public health and planning combine to create a healthy environment and quality of life. One way the County can promote a healthy environment is to encourage developers to create mixed use projects that are adjacent or near existing urban use. Policies that apply to the Gateway Village project area as follows:

HC 2.1 Encourage a built environment that promotes physical activity and access to healthy foods while reducing driving and pollution by:

b. Directing new growth to existing, urbanized areas while reducing new growth in undeveloped areas of Riverside County.

HC 2.2 Promote increased physical activity, reduced driving and increased walking, cycling and public transit by:

a. Requiring where appropriate the development of compact, development patterns that are pedestrian and bicycle friendly.

b. Increasing opportunities for active transportation (walking and biking) and transit use.

The Gateway Village project is consistent with the policies of the Healthy Communities Element through site design, connecting land uses in the four phases through a series of sidewalks as well as the multi-purpose trail that will be developed along Monroe Street and Airport Blvd in compliance with the MOSE. The Applicant has also incorporated many of the design elements set forth in Vista Santa Rosa Design Guidelines, including the development of the multi-purpose trail.

9. Environmental Justice (After Element is Adopted): The County has not adopted an EJ Element at this time.

B. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture

E. Overlay(s), if any: Community Development

F. Policy Area(s), if any: Vista Santa Rosa and Mt. Palomar Nighttime Lighting

G. Adjacent and Surrounding:

1. General Plan Area Plan(s): Eastern Coachella Valley Area Plan (North, South, East) City of La Quinta (west)

2. Foundation Component(s): Agriculture (North, South, East) City of La Quinta (west)

3. Land Use Designation(s): Agriculture (North, East, South) Low Density Residential (West) in City of La Quinta

4. **Overlay(s), if any:** Community Development (North, East, South), City of La Quinta (West)

5. **Policy Area(s), if any:** Vista Santa Rosa Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

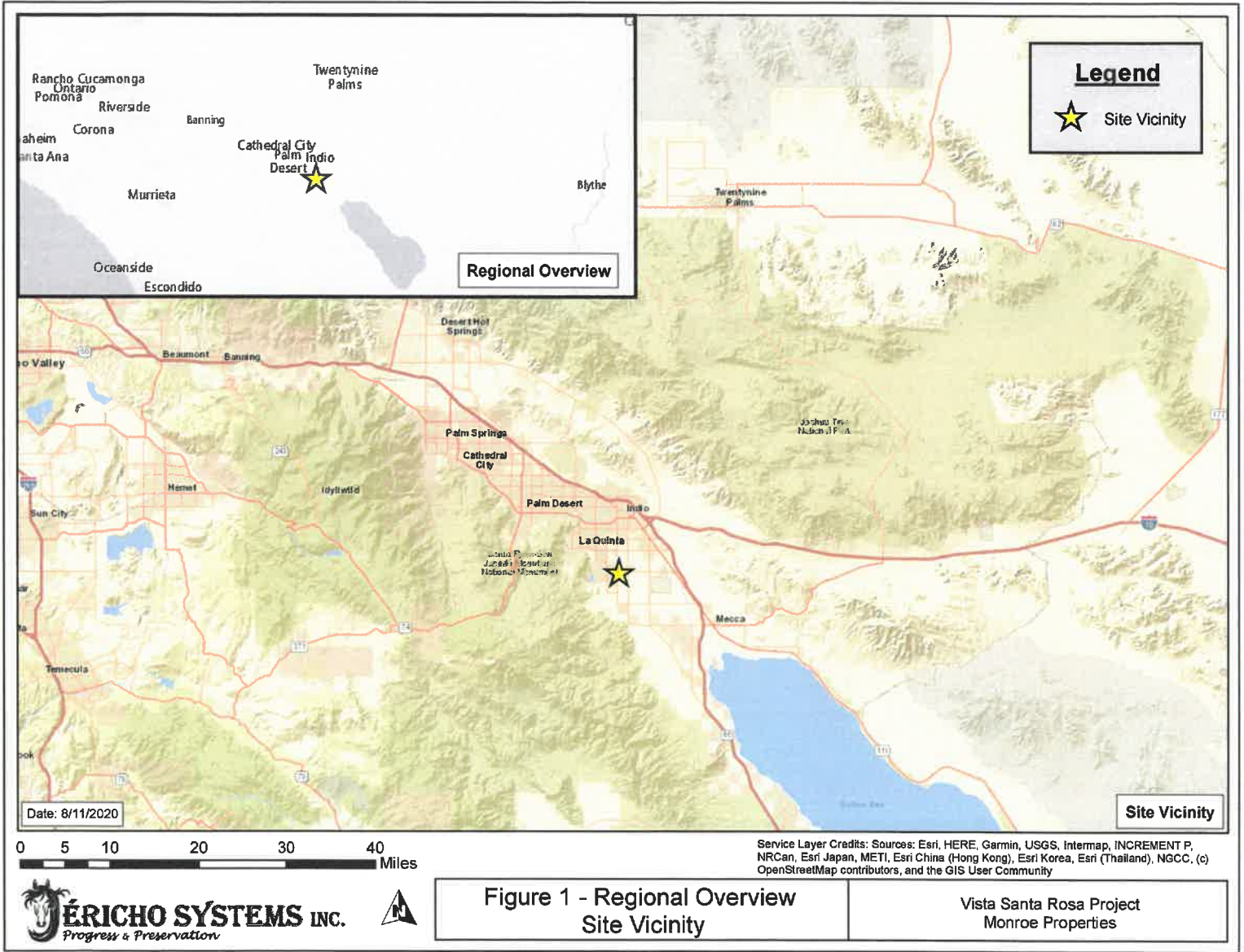
2. **Specific Plan Planning Area, and Policies, if any:** None

I. **Existing Zoning:** Light Agriculture and Commercial Retail

J. **Proposed Zoning, if any:** Mixed Use, See Figure 4 (Site Plan) and Figures 4a through 4g (Building Elevations) for proposed project information.

K. **Adjacent and Surrounding Zoning:** Project site is located in the Community of Vista Santa Rosa within the Sphere of Influence of the City of La Quinta which has pre-zoned its sphere area. Therefore, both County and City General Plan and Land Use Designations have been identified.

Direction	Existing Land Use	Foundation/ Land Use Designation		Zoning Designation	
		County	La Quinta	County	La Quinta
North	Vacant	Community Development Medium Density Res (CD-MDR, 2-5 du/ac)	Low Density Residential	One-family Dwellings (R-1-10,000)	Low Density Agriculture/ Equestrian Residential
East	West Side Elementary School/ Agriculture	Agriculture/ Agriculture	Major Community Facility Low Density Residential	Light Agriculture, 20-ac min lot size (A-1-20)	Major Community Facility Low Density Residential
South	Agriculture	Agriculture/ Agriculture	Low Density Residential	Light Agriculture, 20-ac min lot size (A-1-20)	Low Density Agriculture/ Equestrian Residential
West	Golf Course Community	--	Low Density Residential and Open Space – Recreation	--	Low Density Residential/ Golf Course



**Figure 1 - Regional Overview
Site Vicinity**

Vista Santa Rosa Project
Monroe Properties

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0 0.05 0.1 0.2 0.3 0.4 Miles

1 inch = 667 feet

Imagery Date: 2/19/2019

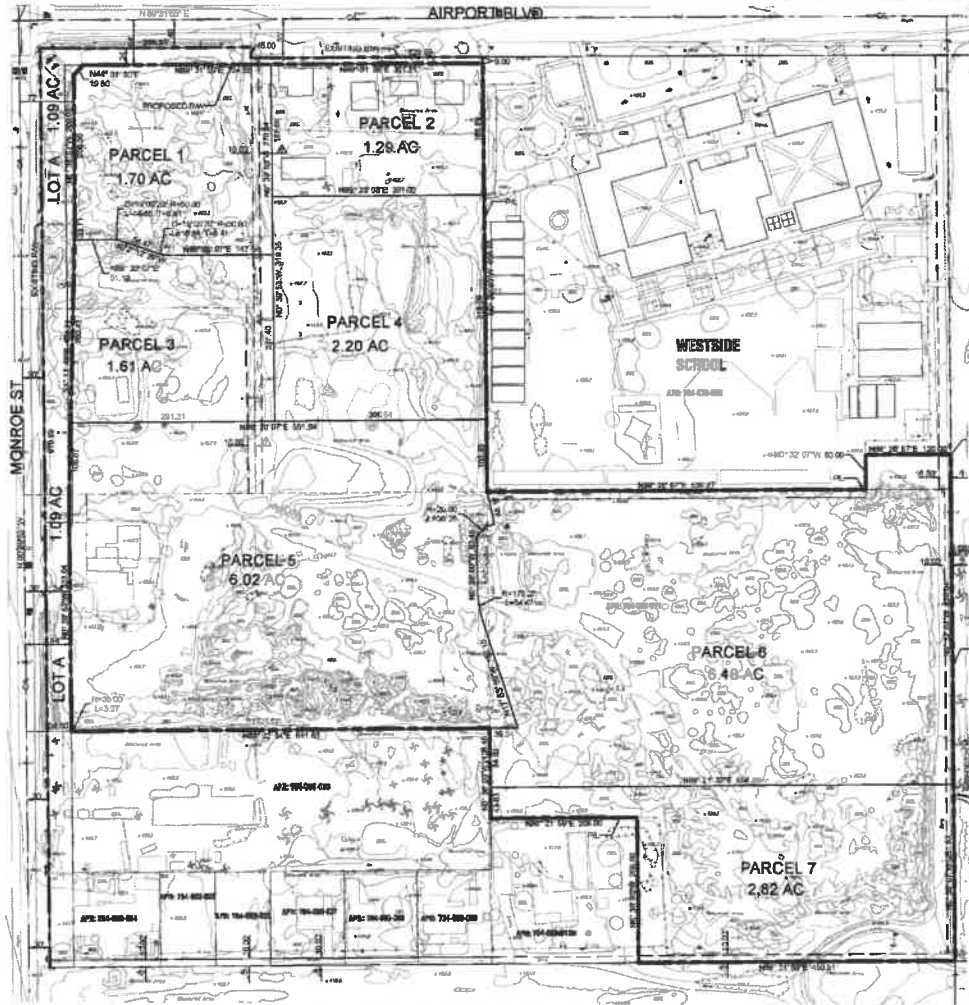
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Figure 2
Project Site & Vicinity

Vista Santa Rosa Project
 Monroe Properties

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Service Layer Credits: Christiansen & Company



Figure 3
Tentative Parcel Map

Vista Santa Rosa Project
Monroe Properties

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Date: 8/19/2020

Service Layer Credits: Christiansen & Company



Figure 4
Site Plan

Vista Santa Rosa Project
Monroe Properties

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MATERIALS LEGEND

- ① STONE
- ② STUCCO - BEIGE
- ③ STUCCO - OLIVE
- ④ CLAY TILE ROOFING
- ⑤ METAL ROOFING
- ⑥ WOOD



④ EAST ELEVATION
1" = 20' - 0"



② NORTH ELEVATION
1" = 20' - 0"



③ WEST ELEVATION
1" = 20' - 0"



① SOUTH ELEVATION
1" = 20' - 0"

Date: 8/11/2020

Service Layer Credits: Studio Architecture



Figure 4A
Retail Building Elevation

Vista Santa Rosa Project
Monroe Properties

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- MATERIALS LEGEND**
- ① STONE
 - ② STUCCO - BEIGE
 - ③ STUCCO - OLIVE
 - ④ CLAY TILE ROOFING
 - ⑤ METAL ROOFING
 - ⑥ WOOD



④ **NORTHEAST ELEVATION**
1" = 20' - 0"



① **SOUTHEAST ELEVATION**
1" = 20' - 0"



③ **SOUTHWEST ELEVATION**
1" = 20' - 0"



① **NORTHWEST ELEVATION**
1" = 20' - 0"

Service Layer Credits: Studio Architecture



Figure 4B
Gas Station Elevation

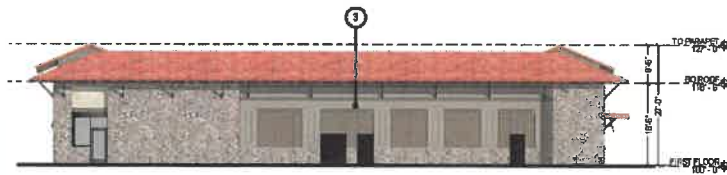
Vista Santa Rosa Project
Monroe Properties

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MATERIALS LEGEND

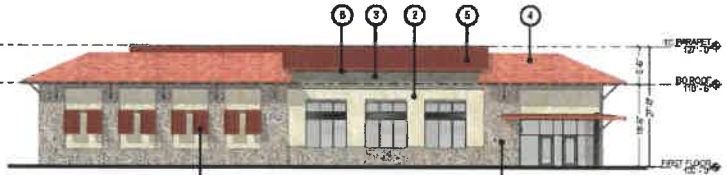
- ① STONE
- ② STUCCO - BEIGE
- ③ STUCCO - OLIVE
- ④ CLAY TILE ROOFING
- ⑤ METAL ROOFING
- ⑥ WOOD



④ EAST ELEVATION
T = 28' - 0"



② SOUTH ELEVATION
T = 28' - 0"



③ NORTH ELEVATION
T = 28' - 0"



① WEST ELEVATION
T = 28' - 0"

Date: 8/11/2020

Service Layer Credits: Studio Architecture



Figure 4C
Pharmacy Elevation

Vista Santa Rosa Project
Monroe Properties

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MATERIALS LEGEND

- ① STONE
- ② STUCCO - BEIGE
- ③ STUCCO - OLIVE
- ④ CLAY TILE ROOFING
- ⑤ METAL ROOFING
- ⑥ WOOD



④ WEST ELEVATION
1" = 20' - 0"



② NORTH ELEVATION
1" = 20' - 0"



③ EAST ELEVATION
1" = 20' - 0"



① SOUTH ELEVATION
1" = 20' - 0"

Date: 8/11/2020

Service Layer Credits: Studio Architecture



Figure 4D
Fast Food Elevation

Vista Santa Rosa Project
Monroe Properties

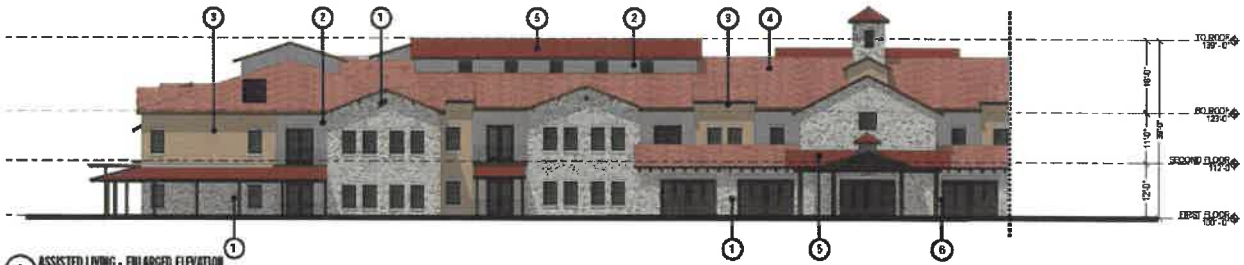
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MATERIALS LEGEND

- ① STONE
- ② STUCCO - GRAY
- ③ STUCCO - TAN
- ④ CLAY TILE ROOFING
- ⑤ METAL ROOFING
- ⑥ WOOD



③ ASSISTED LIVING - OVERALL ELEVATION
 $\frac{1}{4}'' = 48' - 0''$



② ASSISTED LIVING - ENLARGED ELEVATION
 $\frac{1}{4}'' = 24' - 0''$



① ASSISTED LIVING - ENLARGED ELEVATION
 $\frac{1}{4}'' = 24' - 0''$

Date: 8/11/2020

Service Layer Credits: Studio Architecture



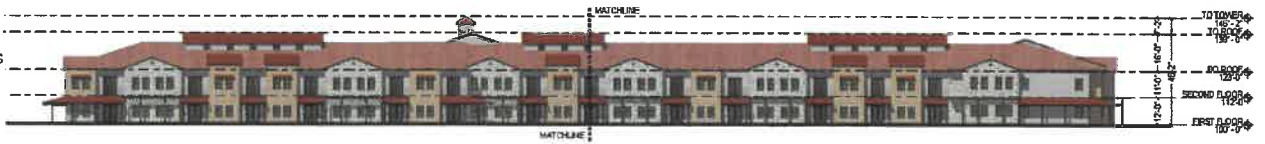
Figure 4E
 Residential Building West Elevation

Vista Santa Rosa Project
 Monroe Properties

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MATERIALS LEGEND

- ① STONE
- ② STUCCO - GRAY
- ③ STUCCO - TAN
- ④ CLAY TILE ROOFING
- ⑤ METAL ROOFING
- ⑥ WOOD



③ ASSISTED LIVING - OVERALL ELEVATION
 $\Gamma = 40' - 0"$



② ASSISTED LIVING - ENLARGED ELEVATION
 $\Gamma = 20' - 0"$



① ASSISTED LIVING - ENLARGED ELEVATION
 $\Gamma = 20' - 0"$

Date: 8/11/2020

Service Layer Credits: Studio Architecture



Figure 4F
 Residential Building North/South Elevation

Vista Santa Rosa Project
 Monroe Properties

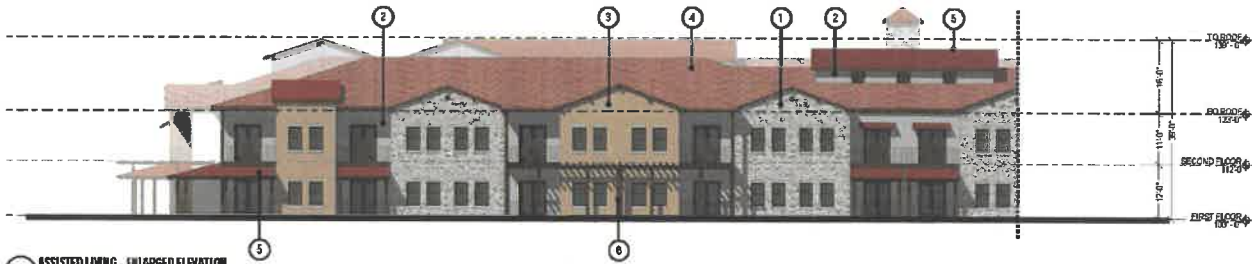
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MATERIALS LEGEND

- ① STONE
- ② STUCCO - GRAY
- ③ STUCCO - TAN
- ④ CLAY TILE ROOFING
- ⑤ METAL ROOFING
- ⑥ WOOD



③ ASSISTED LIVING - OVERALL ELEVATION
1" = 40' - 0"



② ASSISTED LIVING - ENLARGED ELEVATION
1" = 20' - 0"



① ASSISTED LIVING - ENLARGED ELEVATION
1" = 20' - 0"

Date: 8/11/2020

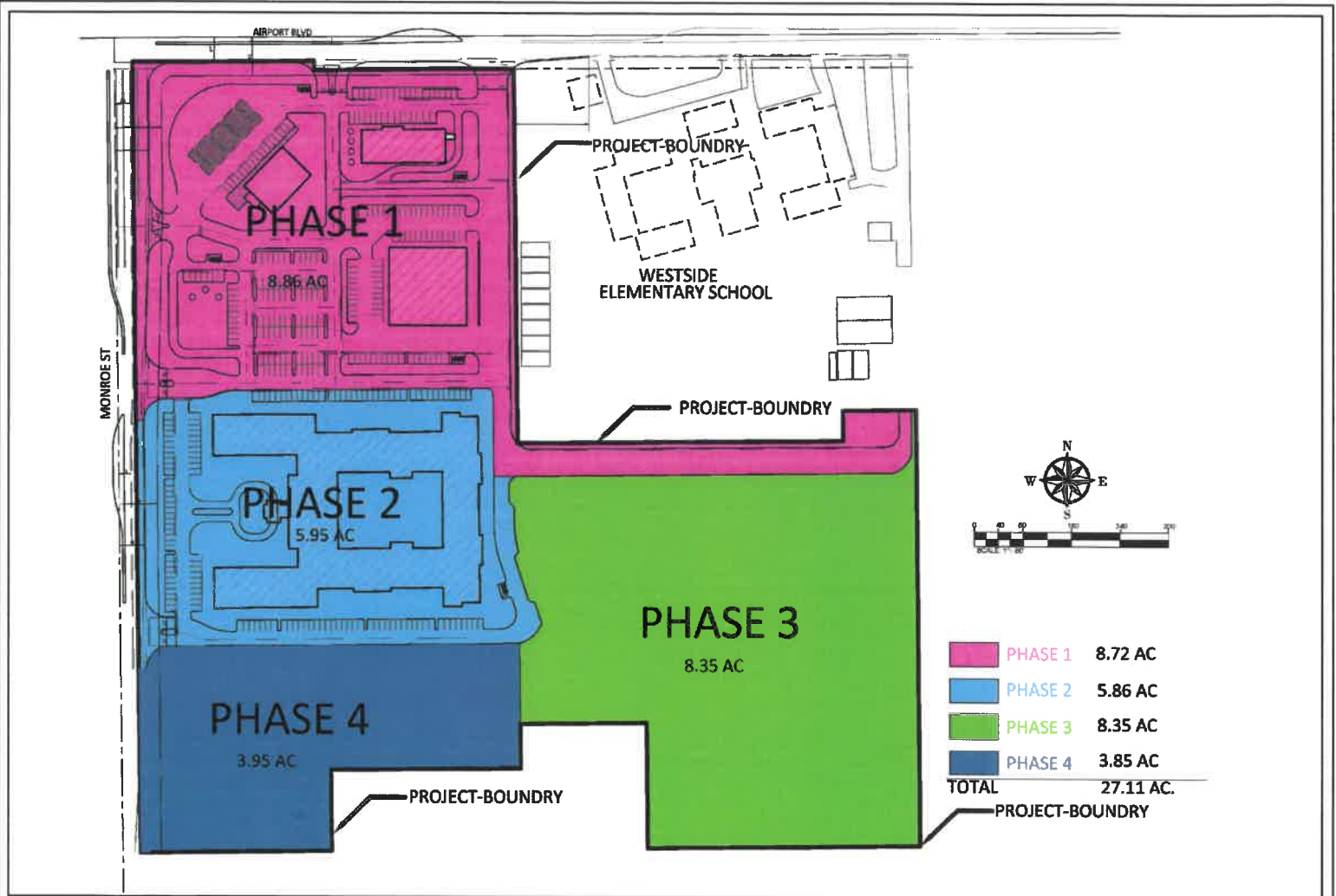
Service Layer Credits: Studio Architecture



Figure 4G
Residential Building East Elevation

Vista Santa Rosa Project
Monroe Properties

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Service Layer Credits: Christiansen & Company

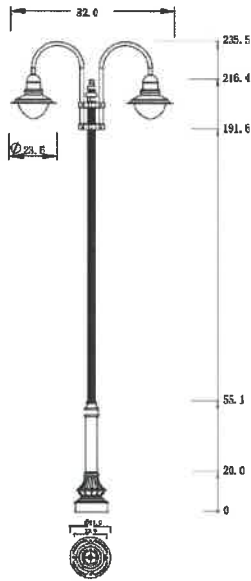


Figure 5
Project Phasing Plan

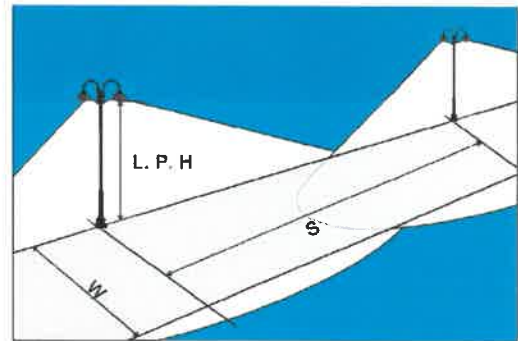
Vista Santa Rosa Project
Monroe Properties

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4007-2-fixture



LIGHT DISTRIBUTION

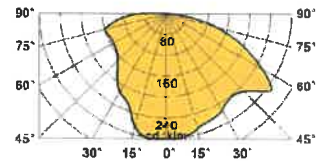


Pedestrian precincts - footpaths and bicycle paths
 Model: 4007-2 2x150W HPS/2x150W MH/2x40W LED

LPH	W	S	Eave (lux)	Emin Eave
17.2'	18.7'	50'	110	0.42

Asymmetrical reflectors

Asymmetrical reflector system is designed for use with surfaces where the width is small in relation to the length, such as streets, footpaths and bicycle paths. The values given in the tables are for guidance only.



TYPICAL LIGHT FIXTURE



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III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

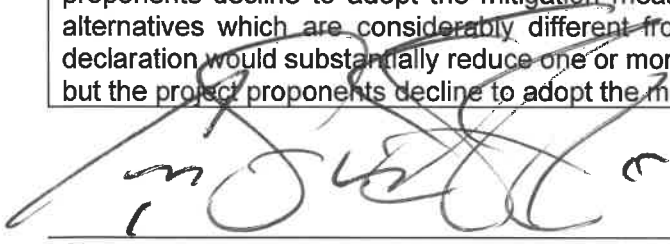
IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input 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.

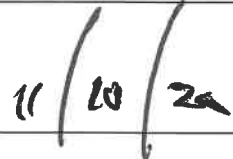
I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration 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

Tim Wheeler

Printed Name



Date

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): On-site Inspection, April 20, 2020; Project Application Materials; Eastern Coachella Valley Area Plan; Vista Santa Rosa Design Guidelines; Riverside County Land Use Ordinance (No. 348); Riverside County General Plan Figure C-8 “Scenic Highways”; Riverside County Water Efficiency Landscape Requirements Ordinance (No. 859).

Findings of Fact:

- a) Have a substantial effect upon a scenic highway corridor within which it is located?
Determination: No Impact.

The nearest designated scenic highways to the project site are Interstate 10 (I-10) and State Highway 74 (Palms to Pines). The project site is located approximately five miles west of I-10 and approximately ten miles east of Highway 74. Due to the distance between the project site and either of these designated scenic highways, the proposed project would not have an impact on a scenic corridor.

- 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? **Determination: Less Than Significant Impact.**

Most of the approximately 27 acres is already impacted by residences (five homes), small businesses (Mountain Green Nursery and Kennedy's Store and Deli), ornamental trees associated with the residences and nursery), illegal dumping, past grading activities and off-road vehicle use. There are no scenic resources such as rock outcroppings or unique landmark features that would be damaged, and the proposed new buildings will be of a size and scale consistent with other commercial projects in the Eastern Coachella Valley that would not result in the obstruction of a prominent scenic vista or view open to the public. Aesthetic features such building design and landscaping (see figures following Project Information section for examples) have been incorporated into the project design and will be in general conformance with the County's Vista Santa Rosa Design Guidelines. Therefore, this impact would be less than significant, and no mitigation measures are required.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? **Determination: Less Than Significant Impact.**

The proposed Gateway Village project site is located in the unincorporated community of Vista Santa Rosa; a community largely characterized by tracts of agricultural land, interspersed with large residential lots (several with equestrian facilities); the Jacqueline Cochran Regional Airport; and immediately to the west, across Monroe Street, a series of gated residential/golf course communities located in the City of La Quinta.

Although the existing County Foundation Component and land use designation is Agriculture: Agriculture, identifying those areas where agricultural uses are generally considered to be the long term desirable use, the project site is located in a Community Development Overlay - identifying areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. With this Overlay designation, the County is acknowledging that development of non-agricultural uses is inevitable, especially since the project site and immediate vicinity is within the sphere of influence of the City of La Quinta. The City has designated the majority of this portion of its sphere for Low Density Residential and the Village Gateway project site as General Commercial. The applicant is requesting a general plan amendment and zone change from the County to allow a mix of uses to be developed on the site including a small commercial site and Senior Oriented Living (Congregate Care).

The Applicant's intention for the Gateway Village is to create the look and feel of a transition from the golf course/residential land uses on the west side of Monroe Street in La Quinta into the more agrarian area that is Vista Santa Rosa. The building, landscape, and fencing materials will immediately give the motorist, bicyclist, equestrian and/or pedestrian the sense that they have transitioned into a more rural/equestrian area.

Figure 4 represents the site planning concept where the northeast corner of Airport Blvd and Monroe Street (8.86 acres) will be developed with a new commercial retail center anchored by a drugstore/pharmacy, and including a service station/car wash/convenience store, a fast food restaurant, and other small retail stores. The site planning, building architecture and landscaping together create a more rustic setting. Figure 4a shows the retail building elevations using a combination of building materials including walls of earth-toned stucco, stone and glass, with wood accents along the eaves, and tile roofing with metal roofing accents. Figure 4b shows the service station/car wash/convenience store elevations; Figure 4c shows the Pharmacy building elevations, Figure 4d show the retail shops elevations; and Figures 4e through 4g show the building elevations for the congregate care facility. The

figures show that the buildings will all be constructed of similar building materials and design to create a common theme throughout the commercial portion of the site.

The site will be landscaped using a plant palette of desert and drought tolerant landscaping, and the perimeter will be developed incorporating many of the design elements set forth in the Vista Santa Rosa Design Guidelines. In accordance with the Guidelines perimeter treatments include the following (from the right-of-way on Monroe Street and Airport Blvd): (1) landscaped parkway; (2) 3.5-foot high white vinyl ranch rail fence; (3) 10-foot wide multipurpose trail made of decomposed granite; (4) row of parkway palm trees; (5) 4.5-foot high white agricultural fencing; and (6) landscaped berm around the parking lots. The remainder of the project site will be landscaped with a variety of groundcover, shrubs and trees.

Incorporating many of the design elements set forth in the Vista Santa Rosa Design Guidelines and the County's Zoning and Water Efficient Landscape Ordinance would ensure that the proposed mixed use project would have a less than significant impact on Scenic Resources.

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): Riverside County Ord. No. 655 (Regulating Light Pollution); On-site Inspection, April 20, 2020; Project Application Materials, Eastern Coachella Valley Area Plan; Riverside County Land Use Ordinance (No. 348).

Findings of Fact:

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? **Determination: Less Than Significant Impact.**

As shown on ECVAP Figure 7, *Mt. Palomar Policy Area*, the Vista Santa Rosa community, including the project site, are located in Zone B of the Mt. Palomar Observatory in San Diego County. Zone B is a Special Lighting Area extending outward in a radius of 45 miles from the observatory. The Gateway Village project site is located approximately 42 miles from the Mt. Palomar Observatory and thus is subject to the lighting policies defined in Riverside County Ordinance No. 655. Policy ECVAP 4.2 is intended to limit light leakage and spillage that may obstruct or hinder the observatory's view.

ECVAP 4.2 Adhere to Riverside County's lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Therefore, compliance with the lighting policies defined in Riverside County Ordinance No. 655 would ensure that the proposed project would not adversely affect the use of the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection; Project Application Materials; Vista Santa Rosa Design Guidelines; Riverside County Ordinance No. 655 Regulating Light Pollution.

Findings of Fact:

- 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? **Determination: Less Than Significant.**

The proposed Gateway Village project site is located in the unincorporated community of Vista Santa Rosa; a community largely characterized by tracts of agricultural land, interspersed with large residential lots (several with equestrian facilities); the Jacqueline Cochran Regional Airport; and immediately to the west, across Monroe Street, a series of gated residential/golf course communities located in the City of La Quinta.

The proposed Gateway Village mixed use project would create a new source of light in the area since the lighting at the project site currently is limited to the five residences, and security lighting at the Mountain Green nursery and Kennedy’s market at the south end of the property along Monroe Street at Otymar Lane. However, the new lighting would not cause a substantial amount of light and glare that would adversely affect views in the area because the project must comply with Riverside County Ordinance 655 that regulates lighting.

For example, the Applicant intends to utilize LED lighting throughout the project site with proposed lighting poles along the perimeter of the site (along Monroe Street and Airport Blvd) that are designed to light the immediate area along the multipurpose trail with little spillage off-site. In addition, the proposed lighting scheme for the site must be in compliance with Riverside County Ordinance No. 655 Regulating Light Pollution, Section 6, Requirement for Lamp Source and Shielding. These requirements are listed in Table 1, *Lighting Requirements*.

Mitigation: Incorporating many of the design elements set forth in the Vista Santa Rosa Design Guidelines and the requirements of Riverside County Ordinance No. 655 would ensure that new lighting associated with the proposed Gateway Village project would be less than significant. Therefore, no mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 1 Lighting Requirements

Class I - Color Rendition Important	
Lamp Type	Zone B
Low Pressure Sodium	Allowed
Others above 4050 Lumens	Allowed if fully shielded
Others 4050 Lumens & Below	Allowed
Class II - Parking Lots, Walkways, Security	
Lamp Type	Zone B
Low Pressure Sodium	Allowed
Others above 4050 Lumens	Prohibited
Others 4050 Lumens & Below	Allowed
Class III Decorative Lamp	
Lamp Type	Zone B
Low Pressure Sodium	Allowed
Others above 4050 Lumens	Prohibited
Others 4050 Lumens & Below	Allowed

Source: Riverside County Ordinance No. 655 Regulating Light Pollution, Section 6, Requirement for Lamp Source and Shielding

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," Project Application Materials; California Department of Conservation, Farmland Mapping and Monitoring Program, Riverside County Farmland Map, 2016.

Findings of Fact:

- 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? **Determination: No Impact.**

A search of the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) resulted in a finding that the project site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. FMMP's Riverside County Important Farmland 2016 (most

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recent mapping effort) showed that the project site is identified as Farmland of Local Importance, where a city or county has identified an Agricultural Zone. Therefore, there would be no impact. See response to 4b below for discussion of the County’s agricultural zoning.

- 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? Determination: **Less Than Significant Impact.**

Existing zoning of the project site is Light Agriculture (A-1-20) and Commercial Retail (southerly 3.95 acres in Phase 4). The project site is not currently nor has it been in the recent past, under cultivation or under a Williamson Act Contract.

The project site has a general plan land use designation of Agriculture within the Agriculture Foundation Component. However, the project site is within a Community Development Overlay which allows Community Development land use designations to be applied through General Plan Amendments in specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Currently there is no agricultural production occurring on the project site, and the only agricultural related land use is the existing Mountain Green commercial nursery.

Specific policies related to the Community Development Overlay are contained in the Eastern Coachella Valley Area Plan. However, most of the policies pertain to existing Town Centers and not to sites that are within a Community Development Overlay. One policy, ECVAP 1.1 (1.1a and 1.1d) applies to the project site as follows:

ECVAP 1.1a. Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community.

ECVAP1.1d reads in part “...When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. ...”

When considering the proposed Gateway Village project, the Applicant has met the intent of this policy by providing plans for land uses that appear to be consistent with the intent of the Plan to provide a mix of land uses, including a small commercial center and a senior residential component, while still allowing, and not adversely impacting surrounding agricultural uses. Therefore, the proposed Zone Change from Light Agriculture (A-1-20,000) to Mixed Use would result in 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
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, April 20, 2020; Project Application Materials

Findings of Fact:

- 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))?
Determination: No Impact.

The project site is located in the Coachella Valley at an elevation of approximately 50 feet below sea level. The surrounding area to the north, east and south is characterized as relatively flat and is predominately used for agricultural production including date palm groves, citrus orchards and row crops, as well as large-lot residential sites. Land uses on the project site include residential, a plant nursery and a market/deli with large areas of vacant space. Trees on the project site are all ornamental and do not constitute forest trees. The County of Riverside does not have a land use designation or zoning classification of Forest Land or Timber Land. The current land use designation is Agriculture and the zoning classifications are Light Agriculture and Commercial Retail. The project site does not contain any forest land or timberland. Therefore, there would be no impact.

- b) Result in the loss of forest land or conversion of forest land to non-forest use? **Determination: No impact.**

There are no forest land or timberland resources on-site or in the project vicinity. Therefore, there would be no impact.

- 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? **Determination: No Impact.**

There would not be a change in the existing environment that would result in the conversion of forest land to non-forest use because there is no forest land on the project site or vicinity. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Ganddini and Associates, July 2020, Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis.

Findings of Fact:

- a) Conflict with or obstruct implementation of applicable air quality plan? **Determination: Less Than Significant Impact.**

The unincorporated community of Vista Santa Rosa is located in the Salton Sea Air Basin (SSAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for the development of the regional Air Quality Management Plan (AQMP) and efforts to regulate pollutant emissions from a variety of sources.

The SSAB portion of Riverside County is separated from the South Coast Air Basin region by the San Jacinto Mountains and from the Mojave Desert Air Basin to the east by the Little San Bernardino Mountains. During the summer, the SSAB is generally influenced by a Pacific Subtropical High Cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The SSAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist and unstable air masses from the south. The SSAB averages between three and seven inches of precipitation per year.

The Coachella Valley is a geographically and meteorologically unique area wholly contained within the SSAB. The region is currently impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins to the west, primarily ozone, as well as locally generated dust (PM10). The mountains surrounding the region isolate the Valley from coastal influences and create a hot and dry low-lying desert. As the desert heats up, cooler coastal air is drawn through the narrow San Gorgonio Pass, generating strong and sustained winds that cross the fluvial (water caused) and aeolian (wind) erosion zones in the Valley. These strong winds suspend and transport large quantities of sand and dust, reducing visibility, damaging property, and constituting a significant health threat.

The Eastern Coachella Valley, in relation to other areas in southern California, has good air quality. In the past few decades, however, noticeable deterioration of air quality has occurred due to increased development and population growth, traffic, construction activity, agricultural activity, and other types of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site disturbances. It is apparent that although air pollution is emitted from various sources in the Coachella Valley, substantial degradation of air quality may be attributed primarily to sources outside of the Valley.

SCAQMD is the agency principally responsible for comprehensive air pollution control in the region. To that end, as a regional agency, SCAQMD works directly with the Southern California Association of Governments (SCAG), the Coachella Valley Association of Governments which is responsible for transportation projects, and local governments; and cooperates actively with all federal and State agencies. SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs) which constitute the regional blueprint for achieving the federal air quality standards.

In June 2016, the SCAQMD released its Draft 2016 AQMP; a regional blueprint for achieving the federal air quality standards and healthful air. In March 2017 CARB approved the 2016 AQMP. The primary goal of this Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Finally, the 2016 AQMP was approved by the EPA in June 2017. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the National Ambient Air Quality Standards (NAAQS) are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures was updated with the latest data and methods. The most significant air quality challenge in the Air Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines.

In June 2002, SCAQMD adopted the 2002 Coachella Valley PM10 State Implementation Plan (CVSIP) which included a request for an extension of the PM10 deadline and met all applicable federal Clean Air Act requirements, including a Most Stringent Measures analysis, control measures, and attainment demonstration. EPA approved the 2002 CVSIP in April 2003. At the time of adoption, SCAQMD committed to revising with the 2002 CVSIP with the latest approved mobile source emissions estimates, planning assumptions and fugitive dust source emission estimates, when they became available. The 2003 CVSIP updated those elements of the 2002 CVSIP; the control strategies and control measure commitments have not been revised and remain the same as in the 2002 CVSIP. The 2003 CVSIP contained updated emissions inventories, emission budgets, and attainment modeling. The EPA approved these budgets on in March 2004.

Southern California Association of Governments

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG is the Federally designated MPO for the majority of the southern California region and is the largest MPO in the nation. With respect to air quality planning, SCAG has prepared the Regional Transportation Plan and Regional Transportation Improvement Plan (RTIP), which addresses regional development and growth forecasts. These plans form the basis for the land use and transportation components of the AQMP, which are utilized in the preparation of air quality forecasts and in the consistency analysis included in the AQMP. The Regional

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Transportation Plan, Regional Transportation Improvement Plan, and AQMP are based on projections originating within the City and County General Plans.

In April 2016, SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS or Plan). The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. It charts a course for closely integrating land use and transportation so that the region can grow smartly and sustainably. It outlines more than \$556.5 billion in transportation system investments through 2040. The RTP/SCS was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura. In June 2016, SCAG received its conformity determination from the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) indicating that all air quality conformity requirements for the 2016 RTP/SCS and associated 2015 FTIP Consistency Amendment through Amendment 15-12 have been met.

Air Quality Compliance

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes SCAQMD's AQMP. The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the plan is usually not required, however, a proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations; or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of the following criteria are evaluated in the following sections.

Criteria 1 – Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis prepared for the Gateway Village project, short-term construction impacts will not result in significant impacts based on SCAQMD's regional and local thresholds of significance. The project's Air Quality Analysis (Appendix A.1) also found that long-term operations impacts will not result in significant impacts based on the SCAQMD local and regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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thresholds of significance. Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criteria 2 – Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. SCAG 2016 RTP/SCS includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and State requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For the Gateway Village project, the County Land Use Plan defines the assumptions that are represented in the AQMP.

The project site is currently designated as Agriculture (AG) in the County’s Eastern Coachella Valley Area Plan. The proposed project includes: (1) General Plan Amendment from the current Agricultural General Plan Foundation with an Agricultural land use designation to a Community Development General Plan Foundation with a Mixed Use Area (MUA) designation; (2) Zone Change on 12 parcels from the current Agricultural - 20-acre lot minimum (A-1-20) and Commercial Retail (C-R) zoning designations, to a Mixed Use (MU) zoning designation; (3) Tentative Parcel Map (TPM) No. 37801 to create 7 new parcels; and (4) Conditional Use Permit to allow alcohol sales on proposed commercial portion of the project site. Note, the southerly 3.95-acre parcel (Phase 4) is not included in the TPM but is a part of the Gateway Village project site.

Although the project and GPA may initially result in an inconsistency with the AQMP on paper, the inconsistency would not necessarily constitute a conflict with the AQMP. This is because the County has established a Community Development Overlay over the Vista Santa Rosa area that acknowledges that this is an area of transition. In addition, the portion of the Vista Santa Rosa community that includes the project site is located within the Sphere of Influence of the City of La Quinta who has designated the project site as a Commercial site. Because the project site would transition from agriculture to mixed, the project would not be expected to result in population growth beyond that assumed in the AQMP assumptions.

SCAQMD acknowledges that strict consistency with all aspects of the AQMP is not required in order to make a finding of no conflict. Rather, a project is considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The project would implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and County standards. Generally, compliance with SCAQMD emissions reductions and control requirements also act to reduce project air pollutant emissions. In combination, project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching AQMP air pollution reduction strategies. Project support of these strategies promotes timely attainment of AQMP air quality standards and would bring the project into conformance with the AQMP. Therefore, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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?
Determination: Less Than Significant Impact.

Pollutants

Pollutants are generally classified as either criteria pollutants or non-criteria pollutants. NAAQS have been established for criteria pollutants, whereas no ambient standards have been established for non-criteria pollutants. In addition, the State has established the California Ambient Air Quality Standards (CAAQS). For some criteria pollutants, separate standards have been set for different periods. Most standards have been set to protect public health. For some pollutants, standards have been based on other values (such as protection of crops, protection of materials, or avoidance of nuisance conditions). A summary of State and federal AAQS is provided in Table 2, *State and Federal Criteria Pollutant Standards*.

Criteria pollutants consist of ozone (O3), nitrogen dioxide (NOx), carbon monoxide (CO), sulfur dioxide (SOx), lead (Pb), and particulate matter (PM). These pollutants can harm your health and the environment, and cause property damage. EPA calls these pollutants “criteria” air pollutants because it regulates them by developing human health-based and/or environmentally based criteria for setting permissible levels. These also include volatile organic compounds (VOC) released as a vapor or gas from burning fuels, and from consumer products such as paint or solvents. VOCs are also known as reactive organic gasses (ROG). A description of the most relevant effects of these pollutants is provided in Table 2.

Other Pollutants of Concern

Toxic Air Contaminants

In addition to the above-listed criteria pollutants, toxic air contaminants (TACs) are another group of pollutants of concern. Sources of toxic air contaminants include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Cars and trucks can release at least forty different toxic air contaminants. The most important of these toxic air contaminants, in terms of health risk, are diesel particulates, benzene, formaldehyde, 1,3-butadiene, and acetaldehyde. Public exposure to toxic air contaminants can result from emissions from normal operations as well as from accidental releases. Health effects of toxic air contaminants include cancer, birth defects, neurological damage, and death.

Toxic air contaminants are less pervasive in the urban atmosphere than criteria air pollutants, however they are linked to short-term (acute) or long-term (chronic or carcinogenic) adverse human health effects. There are hundreds of different types of toxic air contaminants with varying degrees of toxicity. Sources of toxic air contaminants include industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust.

According to the 2013 California Almanac of Emissions and Air Quality, the majority of the estimated health risk from toxic air contaminants can be attributed to relatively few compounds, the most important of which is diesel particulate matter (DPM). Diesel particulate matter is a subset of PM2.5 because the size of diesel particles are typically 2.5 microns and smaller. The identification of diesel particulate matter as a toxic air contaminant in 1998 led the California Air Resources Board (CARB) to adopt the *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-fueled Engines and Vehicles* in September 2000. The plan’s goals are a 75-percent reduction in diesel particulate matter by 2010 and an 85-percent reduction by 2020 from the 2000 baseline.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 2 State and Federal Criteria Pollutant Standards

Air Pollutant	Concentration/Average Timing		Effects
	California Standards	Federal Primary Standards	
Ozone (O ₃)	0.09 ppm/1-hour 0.07 ppm/8-hour	0.070 ppm/8-hour	(a) Decline in pulmonary function and localized lung edema in humans and animals; (b) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (c) Increased mortality risk; (d) Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (e) Vegetation damage; and (f) Property damage.
Carbon Monoxide (CO)	20.0 ppm/1-hour 9.0 ppm/8-hour	35.0 ppm/1-hour 9.0 ppm/8-hour	a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; and (d) Possible increased risk to fetuses
Nitrogen Dioxide (NO ₂)	0.18 ppm/1-hour 0.03 ppm/annual	100 ppb/1-hour 0.053 ppm/annual	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (c) Contribution to atmospheric discoloration.
Sulfur Dioxide (SO ₂)	0.25 ppm/1-hour 0.04 ppm/24-hour	75 ppb/1-hour 0.14 ppm/annual	(a) Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.
Suspended Particulate Matter (PM ₁₀)	50 µg/m ³ /24-hour 20 µg/m ³ /annual	150 µg/m ³ /24-hour	(a) Exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) Declines in pulmonary function growth in children; (c) Increased risk of premature death from heart or lung diseases in elderly.
Suspended Particulate Matter (PM _{2.5})	12 µg/m ³ / annual	35 µg/m ³ /24-hour 12 µg/m ³ /annual	
Sulfates	25 µg/m ³ /24-hour	No Federal Standards	(a) Decrease in ventilatory function; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; (f) property damage.
Lead	1.5 µg/m ³ /30-day	0.15 µg/m ³ /3-month rolling	(a) Learning disabilities; (b) Impairment of blood formation and nerve conduction.
Visibility Reducing Particles	Extinction coefficient of 0.23 per kilometer-visibility of 10 miles or more due to particles when humidity is less than 70 percent.	No Federal Standards	Visibility impairment on days when relative humidity is less than 70 percent.

Source: Gandini and Associates, July 2020, Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis, Table 2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Diesel engines emit a complex mixture of air pollutants, composed of gaseous and solid material. The visible emissions in diesel exhaust are known as particulate matter or PM, which includes carbon particles or “soot”. Diesel exhaust also contains a variety of harmful gases and over 40 other cancer-causing substances. California’s identification of diesel particulate matter as a toxic air contaminant was based on its potential to cause cancer, premature deaths, and other health problems. Exposure to diesel particulate matter is a health hazard, particularly to children whose lungs are still developing and the elderly who may have other serious health problems. Overall, diesel engine emissions are responsible for the majority of California’s potential airborne cancer risk from combustion sources.

Asbestos

Asbestos is listed as a TAC by CARB and as a Hazardous Air Pollutant by EPA. Asbestos occurs naturally in mineral formations and crushing or breaking these rocks, through construction or other means, can release asbestiform fibers into the air. Asbestos emissions can result from the sale or use of asbestos-containing materials, road surfacing with such materials, grading activities, and surface mining. The risk of disease is dependent upon the intensity and duration of exposure. When inhaled, asbestos fibers may remain in the lungs and with time may be linked to such diseases as asbestosis, lung cancer, and mesothelioma. Naturally occurring asbestos is not present in Riverside County. The nearest likely locations of naturally occurring asbestos, as identified in the *General Location Guide for Ultramafic Rocks in California* prepared by the California Division of Mines and Geology, is located in Santa Barbara County. Due to the distance to the nearest natural occurrences of asbestos, the project site is not likely to contain asbestos.

Monitored Air Quality

The air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the air basin. Estimates of the existing emissions provided in the Final 2016 AQMP indicate that collectively, mobile sources account for 60 percent of the VOC, 90 percent of the NOx emissions, 95 percent of the CO emissions and 34 percent of directly emitted PM2.5, with another 13 percent of PM2.5 from road dust.

EPA and CARB designate air basins where ambient air quality standards are exceeded as “nonattainment” areas. If standards are met, the area is designated as an “attainment” area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered “unclassified”. National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or ‘form’ of what constitutes attainment, based on specific air quality statistics. For example, the federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual PM2.5 standard is met if the three-year average of the annual average PM2.5 concentration is less than or equal to the standard. Attainment status in the SSAB is shown in Table 3, *Salton Sea Air Basin Attainment Status*.

The local air quality was evaluated by reviewing relevant air pollution concentrations near the project area. For evaluation purposes, SCAQMD has divided the Air Basin into 36 Source Receptor Areas (SRAs), operating monitoring stations in most of the areas. These SRAs are designated to provide a general representation of the local meteorological, terrain, and air quality conditions within the particular geographical area. The project site is within Source Receptor Area 30, Coachella Valley. SCAQMD operates two air monitoring stations in SRA 30, one in Indio approximately 4.62 miles northeast of the project site and the other in Palm Springs approximately 22.89 miles northwest of the project site.

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Table 3 Salton Sea Air Basin Attainment Status

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment
Carbon monoxide	Attainment	Attainment
Nitrogen dioxide	Attainment	Unclassified/Attainment
Sulfur dioxide	Attainment	Attainment
PM10	Nonattainment	Nonattainment
PM2.5	Attainment	Unclassified/Attainment

Source: Ganddini and Associates, July 2020, Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis, Table 3.

Table 4, *Air Quality Monitoring Summary*, summarizes 2016 through 2018 published monitoring data, which is the most recent 3-year period available. The data shows that during the past few years, the project area has exceeded the ozone and Particulate Matter (PM10) standards. However, it should be noted that due to the air monitoring station distance from the project site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the project site.

Table 4 Air Quality Monitoring Summary

Pollutant Standard ¹		Year ²		
		2016	2017	2018
Ozone	Maximum 1-Hour Concentration (ppm)	0.099	0.107	0.106
	Days > CAAQS (0.09 ppm)	3	8	4
	Maximum 8-Hour Concentration (ppm)	0.090	0.094	0.091
	Days > NAAQS (0.070 ppm)	27	44	49
	Days > CAAQS (0.070 ppm)	29	47	52
Carbon Monoxide ³	Maximum 8-Hour Concentration (ppm)	*	*	*
	Days > CAAQS (9ppm)	0	0	0
	Days > NAAQS (9ppm)	0	0	0
Nitrogen Dioxide ³	Maximum 1-Hour Concentration (ppm)	0.042	0.043	0.043
	Days > CAAQS (0.18 ppm)	0	0	0
Inhalable Particulates (PM10)	Maximum 24-Hour Concentration (µg/m ³)	393.2	198.6	336.0
	Days > NAAQS (150 µg/m ³)	2	1	2
	Days > CAAQS (50 µg/m ³)	21	10	14
	Annual Average (µg/m ³)	37.0	34.8	34.8
Inhalable Particulates (PM10)	Maximum 24-Hour Concentration (µg/m ³)	25.8	18.8	28.7
	Days >NAAQS (35 µg/m ³)	0	0	0
	Annual Average (µg/m ³)	7.6	*	8.3

Source: Ganddini and Associates, July 2020, Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis, Table 4.

Notes:

- CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million
- Data from the Indio-Jackson Street Monitoring Station, unless otherwise noted.
- Data taken from the Palm Springs-Fire Station Monitoring Station.
- * Means there was insufficient data available to determine value.

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Regional Air Quality

Many air quality impacts that derive from dispersed mobile sources, which are the dominate pollution generators in the basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the South Coast Air Basin with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For the purposes to the project's air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table 5, *SCAQMD Air Quality Significance Thresholds in the Coachella Valley*. Table 5 shows the ambient air quality standards for NO₂, CO, and PM10 and PM2.5.

Table 5 SCAQMD Air Quality Significance Thresholds in the Coachella Valley

Mass Daily Thresholds	
Pollutant	Operation (lb/day)
NOx	100
VOC	75
PM10	150
PM2.5	55
Sox	150
CO	550
Lead	3
Toxic Air Contaminants	
TACs	Maximum Incremental Cancer Risk ≥ 10 in 1 million
	Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million)
	Chronic & Acute Hazard Index > 1.0 (project increment)
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402
GHG	10,000 MT/yr CO ₂ e for industrial projects
Ambient Air Quality Standards	
Pollutant	SCAQMD Standard
NO ₂ -1-hour average	0.18 ppm (338 µg/m ³)
PM10 -24-hour average	Construction
	Operations
PM2.5 -24-hour average	Construction
	Operations
SO ₂	1-hour average
	24-hour average
CO	1-hour average
	8-hour average
Lead	30-day average
	Rolling 3-month average
	Quarterly average

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Source: *Ganddini and Associates, July 2020, Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis; Table 5.*

Note: Local Air Quality impacts are addressed below in Section 6.c – exposure of sensitive receptors to substantial pollutant concentrations.

Toxic Air Contaminants
Construction

Temporary TAC emissions associated with DPM emissions from heavy construction equipment would occur during the construction phase of the Gateway Village project. According to the Office of Environmental Health Hazard Assessment (OEHHA) and SCAQMD's *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* (August 2003), health effects from TACs are described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of TACs over a 30-year lifetime will contract cancer based on the use of standard risk-assessment methodology. Additionally, the SCAQMD CEQA guidance does not require an HRA for short-term construction emissions. Construction activities associated with the project would be sporadic, transitory, and short-term in nature (approximately 16 months for Phase 1 and 54 months for Phase 2). Thus, construction of the project would not result in a substantial, long-term (i.e., 30-year) source of TAC emissions. Nonetheless, a qualitative assessment of TAC emissions associated with short-term construction TAC emissions is provided in the analysis section below.

Operation

The Gateway Village project includes the development of a mix of land uses, including a 5,800 square foot service station and convenience market with 16 fueling positions, 7,550 square feet of retail use, a 2,400 square foot fast food restaurant with drive-through window, a 15,800 square foot pharmacy with drive-through window, a two-story 158,800 square foot Congregate Care facility, and 82 attached senior adult units. The service station portion of the project requires a permit to construct/operate from SCAQMD and fuel-related emissions will be regulated under SCAQMD Rule 461. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, potential for fugitive VOC or TAC emissions from the proposed fueling pumps is negligible. As such, the project will not be a source of toxic air contaminants and sensitive receptors (as close as approximately 180 feet from the proposed fueling pumps) would not be exposed to toxic sources of air pollution.

Short Term Construction Emissions

Construction activities associated with the proposed project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts. Assumptions for the duration, for the construction of the proposed project were obtained from the project applicant. For the purposes of the Air Quality Assessment, and to be consistent with the Traffic Impact Analysis prepared for the project (EA Appendix J.1), the proposed project was evaluated for two phases as follows:

For the purposes of the Air Quality analysis, the project was evaluated in two phasing scenarios: completion of Phase 1 in 2020; and completion of phases 2, 3, and 5 in 2026. This is a worst-case analysis because at this time, the Applicant is proposing the commercial uses in Phase 1 and the

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Congregate Care facility in Phase 2. Proposed uses in Phases 3 and 4 are speculative at this time. Likewise is the timing of construction of proposed uses in Phases 2 through 4.

Methodology

Emissions were estimated using the CalEEMod (Version 2016.3.2) software; a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions from a variety of land use projects. CalEEMod was developed in collaboration with California’s air districts. Regional data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various air districts to account for local requirements and conditions. The model is considered to be an accurate and comprehensive tool for quantifying air quality and GHG impacts from land use projects throughout California.

Daily regional emissions during construction were forecasted by assuming a conservative estimate of construction activities (i.e., assuming all construction occurs at the earliest feasible date) and applying the mobile source and fugitive dust emissions factors. The input values used in the analysis were adjusted to be project-specific for the construction schedule and the equipment used was based on CalEEMod defaults. The CalEEMod program uses the EMFAC2014 computer program to calculate the emission rates specific for Riverside County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2014 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Daily truck trips and CalEEMod default trip length data were used to assess roadway emissions from truck exhaust. The maximum daily emissions are estimated values for the worst-case day and do not represent the emissions that would occur for every day of project construction. The maximum daily emissions are compared to SCAQMD’s daily regional numeric indicators. Detailed construction equipment lists, construction scheduling, and emission calculations are provided in the Air Quality Analysis Appendix B (Initial study Appendix A.1).

The project will be required to comply with SCAQMD Rules 403 and 403.1 for the reduction of fugitive dust emissions. Compliance with these rules is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent and stabilizing ground cover on finished sites.

In addition, Rule 403.1 is specific to the Coachella Valley and requires that any operator applying for a grading permit, or a building permit for an activity with a disturbed surface area of more than 5,000 square feet, shall not initiate any earth-moving operations unless a Fugitive Dust Control Plan has been prepared pursuant to the provisions of the Coachella Valley Fugitive Dust Control Handbook and approved by the County.

SCAQMD’s Rule 403 and 403.1 minimum requirements include the application of the best available dust control measures for all grading operations such as the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rules 403 and 403.1 would require the use of water trucks during all phases where earth moving operations would

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occur. Compliance with Rule 403 has been included in the CalEEMod modeling for the proposed project.

Per SCAQMD Rule 1113 as amended on June 3, 2011, architectural coatings applied after January 1, 2014 must be limited to an average of 50 grams per liter or less.

The construction activities evaluated for the project include: (1) demolition, (2) site preparation, (3) grading, (4) building construction, (5) paving, and (6) application of architectural coatings for Phase 1; and 1) site preparation, 2) grading, (3) building construction, (4) paving, and (5) application of architectural coatings for Phase 2. Building construction, paving and painting phases may overlap during construction of each Phase. Details pertaining to the project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix B of the Air Quality Assessment (IS Appendix A.1).

Construction-Related Regional Impacts

The construction-related criteria pollutant emissions for Phases 1 and 2 are shown in Table 6, Construction-Related Regional Pollutant Emissions – Phase 1 and Table 7, *Construction-Related Regional Pollutant Emissions – Phase 2* respectively. Tables 6 and 7 show that none of the project's emissions during construction of either Phase 1 or Phase 2 will exceed regional thresholds. A less than significant regional air quality impact would occur from construction of the proposed project.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to the Office of Environmental Health Hazard Assessment (OEHHA) and the SCAQMD *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* (August 2003), health effects from TACs are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the temporary and short-term construction schedule (approximately 16 months for Phase 1 and 54 months for Phase 2), the project construction would not result in a long-term (i.e., lifetime or 30-year) exposure. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds during Phase 1 or Phase 2.

The project must comply with CARB's Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and CARB's In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, impacts from TACs during construction would be less than significant.

Operations-Related Regional Impacts

The operations-related criteria air quality impacts created by the proposed project were also analyzed using the CalEEMod model. The operating emissions were based on the year 2022 for Phase 1 and 2026 for Phase 2, the anticipated opening years for the proposed project based on the Vista Santa Rosa Gateway Village Traffic Impact Analysis (EA Appendix J.1). The on-going operation of the proposed project would result in a long-term increase in air quality emissions.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 6 Construction-Related Regional Pollutant Emissions – Phase 1

Activity		Pollutant Emissions (pounds/day) ¹					
		ROG	NOx	CO	SO ₂	PM10	PM2.5
Demolition	On-Site ²	3.17	31.44	21.57	0.04	1.87	1.49
	Off-Site ³	0.08	0.85	0.54	0.00	0.19	0.05
	Subtotal	3.24	32.29	22.10	0.04	2.06	1.54
Site Preparation	On-Site ²	1.42	14.76	8.56	0.01	3.21	2.00
	Off-Site ³	0.07	0.04	0.52	0.00	0.15	0.04
	Subtotal	1.49	14.80	9.07	0.02	3.36	2.04
Grading	On-Site ²	2.29	24.74	15.86	0.03	3.72	2.38
	Off-Site ³	0.06	0.03	0.43	0.00	0.13	0.03
	Subtotal	2.35	24.77	16.29	0.03	3.84	2.41
Building Construction	On-Site ²	1.90	17.43	16.58	0.03	0.96	0.90
	Off-Site ³	0.60	4.60	4.37	0.02	1.32	0.36
	Subtotal	2.50	22.04	20.94	0.05	2.28	1.27
Paving	On-Site ²	1.51	11.12	14.58	0.02	0.57	0.52
	Off-Site ³	0.05	0.03	0.40	0.00	0.13	0.03
	Subtotal	1.57	11.15	14.98	0.02	0.69	0.56
Architectural Coating	On-Site ²	44.35	1.41	1.81	0.00	0.08	0.08
	Off-Site ³	0.09	0.05	0.66	0.00	0.21	0.06
	Subtotal	44.44	1.46	2.47	0.00	0.29	0.14
Total for overlapping phases ⁴		48.51	34.65	38.39	0.08	3.26	1.96
SCAQMD Thresholds		75	100	550	150	150	55
Exceeds Thresholds?		No	No	No	No	No	No

Source: *Ganddini and Associates, July 2020, Vista Santa Rosa Gateway Village Air Quality and Global Climate Change Impact Analysis; Table 6.*

Notes

1. Source: CalEEMod Version 2016.3.2
2. On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading and demolition PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
3. Off-site emissions from equipment operated on public roads.
4. Construction, painting and paving phases may overlap.

This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the proposed project. The potential long-term regional air quality impacts with the on-going operations of the proposed project have been analyzed below for the criteria pollutants and cumulative impacts.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. Vehicle trips associated with the proposed project were analyzed by inputting the project-generated vehicular trips into the CalEEMod Model.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 7 Construction-Related Regional Pollutant Emissions – Phase 2

Activity		Pollutant Emissions (pounds/day) ¹					
		ROG	NOx	CO	SO ₂	PM10	PM2.5
Demolition	On-Site ²	1.33	13.82	10.30	0.02	3.17	1.94
	Off-Site ³	0.07	0.04	0.47	0.00	0.15	0.04
	Subtotal	1.40	13.86	10.77	0.02	3.32	1.98
Grading	On-Site ²	3.62	38.84	29.04	0.06	5.02	2.91
	Off-Site ³	0.07	0.04	0.53	0.00	0.17	0.05
	Subtotal	3.70	38.88	29.57	0.06	5.19	2.95
Building Construction	On-Site ²	1.71	15.62	16.36	0.03	0.81	0.76
	Off-Site ³	2.05	12.28	14.85	0.07	4.81	1.32
	Subtotal	3.76	27.89	31.21	0.09	5.62	2.08
Paving	On-Site ²	1.34	8.58	14.58	0.02	0.42	0.39
	Off-Site ³	0.04	0.02	0.30	0.00	0.13	0.03
	Subtotal	1.39	8.60	14.87	0.02	0.54	0.42
Architectural Coating	On-Site ²	31.46	1.15	1.81	0.00	0.05	0.05
	Off-Site ³	0.28	0.13	1.91	0.01	0.82	0.22
	Subtotal	31.74	1.27	3.72	0.01	0.87	0.27
Total for overlapping phases ⁴		36.89	37.77	49.80	0.13	7.03	2.77
SCAQMD Thresholds		75	100	550	150	150	55
Exceeds Thresholds?		No	No	No	No	No	No

Source: *Gandini and Associates, July 2020, Vista Santa Rosa Gateway Village Air Quality and Global Climate Change Impact Analysis; Table 6.*

Notes

1. Source: CalEEMod Version 2016.3.2
2. On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading and demolition PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
3. Off-site emissions from equipment operated on public roads.
4. Construction, painting and paving phases may overlap.

The TIA found that the proposed project would generate approximately 7,923 total daily vehicle trips with incorporation of internal capture and pass-by trip reductions. These are broken down as follows:

- 158.94 trips per fuel pump per day (with incorporation of the 10 percent daily internal capture reduction and 25 percent daily pass-by reduction) for the gasoline service station;
- 25.51 trips per thousand square foot per day (with incorporation of the 10 percent daily internal capture reduction and 25 percent daily pass-by reduction) for the shopping center;
- 317.69 trips per thousand square foot per day (with incorporation of the 10 percent daily internal capture reduction and 25 percent daily pass-by reduction) for the fast-food restaurant with drive-through;

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- 73.66 trips per thousand square foot per day (with incorporation of the 10 percent daily internal capture reduction and 25 percent daily pass-by reduction) for the pharmacy with drive-through;
- 4.67 trips per thousand square foot per day (with incorporation of the 10 percent internal capture reduction) for the Congregate Care use;
- 6.59 trips per dwelling unit per day (with the 10 percent daily internal capture reduction) for the senior adult housing use; and
- 72.05 trips per thousand square foot per day (with incorporation of the 10 percent daily internal capture reduction and 25 percent daily pass-by reduction) for the supermarket.

The program then applied the emission factors for each trip which was provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment. No changes were made to the default area source parameters.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Operational Impacts

The worst-case summer or winter criteria pollutant emissions created from the proposed project’s long-term operations were calculated and are shown in Table 8, *Regional Operational Pollutant Emissions*, for Phases 1 and 2. The results show that none of the SCAQMD regional thresholds would be exceeded during long term project operations. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Furthermore, Table 9, *Overlapping Regional Construction and Operational Emissions*, shows that when maximum daily construction emissions (from the highest-emitting construction phases) are added to the unmitigated operational emissions of the completed Phase 1, the total emissions still do not exceed SCAQMD thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 8 Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (pounds/day) ¹					
	ROG	NOx	CO	SO2	PM10	PM2.5
Phase 1						
Area Sources ²	1.08	0.00	0.00	0.00	0.00	0.00
Energy Usage ³	0.03	0.27	0.23	0.00	0.02	0.02
Mobile Sources ⁴	6.84	45.36	44.92	0.18	11.06	3.04
Total Emissions	7.96	45.64	45.15	0.18	11.08	3.06
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Phase 2						
Area Sources ²	10.01	4.81	26.90	0.03	0.50	0.50
Energy Usage ³	0.15	1.27	0.59	0.01	0.10	0.10
Mobile Sources ⁴	3.95	25.52	32.82	0.16	12.08	3.29
Total Emissions	14.11	31.61	60.30	0.20	12.68	3.89
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Total Emissions both Phases	22.06	77.24	105.46	0.38	23.77	6.95
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Ganddini and Associates, July 2020, Vista Santa Rosa Gateway Village Air Quality and Global Climate Change Impact Analysis; Table 10.

Notes

1. Source: CalEEMod Version 2016.3.2; the higher of either summer or winter emissions.
2. Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
3. Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
4. Mobile sources consist of emissions from vehicles and road dust.

Table 9 Overlapping Regional Construction and Operational Emissions

Activity ¹	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Total for Phase 1 plus construction Phase 2	44.84	84.52	94.96	0.31	18.11	6.01
SCAQMD Operational Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Ganddini and Associates, July 2020, Vista Santa Rosa Gateway Village Air Quality and Global Climate Change Impact Analysis; Table 11.

Notes:

1. Overlapping emissions calculated from the highest emissions levels during construction and the active operational phase.

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Operations-Related Toxic Air Contaminants

CARB’s Air Quality and Land Use Handbook provides an advisory recommendation that a 50-foot separation be provided between sensitive receptors and typical gasoline dispensing facilities. The project includes the construction and operation of a 16-fuel pump service station which is not anticipated to exceed over one million gallons of throughput annually. The closest sensitive receptors to the proposed service station are the existing residential uses located west of Monroe Street, at approximately 185 feet (~56 meters) from the service station canopy.

The fuel pump-portion of the project requires permits from SCAQMD and fuel-related emissions will be regulated by SCAQMD Rule 461 and be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the proposed fueling pumps is negligible.

Assuming one million gallons per year of throughput for this gasoline-dispensing facility (as the actual throughput is unknown at this time but is not anticipated to exceed one million gallons annually), using SCAQMD’s *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Facilities* and a downwind distance of 50 meters in the Palm Springs area, to be conservative, the residential cancer risk for the closest residential receptors is 1.43 in a million, which would not exceed the SCAQMD toxic air contaminant threshold of 10 in a million.

Therefore, the project will not be a significant source of toxic air contaminants or fugitive VOC emissions and sensitive receptors would not be exposed to toxic sources of air pollution.

Cumulative Impacts

There are several cumulative projects in the project area that have not yet been built or are currently under construction. Since the timing or sequencing of the cumulative projects is unknown, any quantitative analysis to ascertain daily construction emissions that assumes multiple, concurrent construction projects would be speculative. Further, cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. SCAQMD recommends using two different methodologies: (1) that project-specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a project’s consistency with the current AQMP be used to determine its potential cumulative impacts.

Project Specific Impacts

The project area is out of attainment for ozone and in 2018 was out of attainment for PM10. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in

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accordance with SCAQMD methodology, projects that do not exceed SCAQMD's thresholds, or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant.

Project operations would generate emissions of NO_x, ROG, CO, PM₁₀, and PM_{2.5}, which would not exceed the SCAQMD regional or local thresholds and would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. Since the project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. As indicated earlier, no violations of the state and federal CO standards are projected to occur for the project, based on the magnitude of traffic the project is anticipated to create. Therefore, operation of the project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the project would result in a less than significant cumulative impact for operational emissions.

In summary, compliance with SCAQMD and CARB Rules for the control of criteria pollutants during construction, and long-term operation would ensure that the project's contribution to regional air quality impacts would be less than significant and no additional mitigation measures are required.

- c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

Project-related construction air emissions may have the potential to exceed the State and federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. In order to assess local air quality impacts SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. In June 2003, SCAQMD provided Final Localized Significant Threshold Methodology (LST Methodology) that details the methodology to analyze local air emission impacts. The LST Methodology found that the primary emissions of concern are NO₂, CO, PM₁₀, and PM_{2.5}.

The significance thresholds for the local emissions of NO₂ and CO are determined by subtracting the highest background concentration from the last three years of these pollutants from Table 4, from the most restrictive ambient air quality standards for these pollutants that are outlined in the Localized Significant Thresholds. Table 5, above, shows the ambient air quality standards for NO₂, CO, and PM₁₀ and PM_{2.5}.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each

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piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain the following parameters:

1. The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
2. The maximum number of acres disturbed on the peak day.
3. Any emission control devices added onto off-road equipment.
4. Specific dust suppression techniques used on the day of construction activity with maximum emissions.

As shown in Table 10, *Maximum Number of Acres Disturbed per Day*, the maximum number of acres disturbed in a day would be 2.5 acres during grading for Phase 1, and 4 acres during grading for Phase 2. The local air quality emissions from construction were analyzed using SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in SCAMD's LST Methodology. The Look-up Tables were developed by SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from a proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Coachella Valley source receptor area (SRA) 30 and a disturbance value of two acres per day, to be conservative. According to the LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors are the existing single-family detached residential dwelling unit located within the eastern portion of the project site as well as the single-family detached residential dwelling units located adjacent to the eastern and southern property lines of the project site; therefore, the SCAQMD Look-up Tables for 25 meters was used. Table 11, *Local Construction Emissions at the Nearest Receptors*, shows the on-site emissions from the CalEEMod model for the different construction phases for Phases 1 and 2 and the LST emissions thresholds.

The data provided in Table 11 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. A less than significant local air quality impact would occur from construction of the proposed project.

Operations Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the SSAB. The proposed project was analyzed for the potential local CO emission impacts from project-generated vehicular trips and from the potential local air quality impacts from on-site operations.

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts were assessed by comparing future without and with project CO levels to the State and federal CO standards listed in Table AQ-1.

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Table 10 Maximum Number of Acres Disturbed per Day

Activity ¹	Equipment	Number	Acres/8hr-day	Total Acres
Phase 1				
Demolition	Rubber Tired Dozers	2	0.5	1
	Phase Total	-	-	1
Site Preparation	Rubber Tired Dozers	1	0.5	0.5
	Tractors/Loaders/Backhoes	2	0.5	1
	Phase Total	-	-	1.5
Grading	Rubber Tired Dozers	1	0.5	0.5
	Graders	1	0.5	0.5
	Tractors/Loaders/Backhoes	3	0.5	1.5
	Phase Total	-	-	2.5
Phase 2				
Site Preparation	Rubber Tired Dozers	1	0.5	0.5
	Tractors/Loaders/Backhoes	3	0.5	1.5
	Phase Total	-	-	2
Grading	Scraper	2	1	2
	Rubber Tired Dozers	1	0.5	0.5
	Graders	1	0.5	0.5
	Tractors/Loaders/Backhoes	2	0.5	1
	Phase Total	-	-	4

Source: Gandini and Associates, July 2020, Vista Santa Rosa Gateway Village Air Quality and Global Climate Change Impact Analysis; Table 8.

Notes

1. Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2011b.

To determine if the proposed project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO “hot spots” at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, “hot spots” potentially can occur at high traffic volume intersections with a Level of Service E or worse (see initial Study Section 37, *Transportation*, for a discussion of levels of service with and without the project).

The analysis prepared for CO attainment in the South Coast Air Basin by SCAQMD was used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan). As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the impact of particular intersections.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 11 Local Construction Emissions at the Nearest Receptors

Phase 1 Activity	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Demolition	31.44	21.57	1.87	1.49
Site Preparation	14.76	8.56	3.21	2.00
Grading	24.74	15.86	3.72	2.38
Building Construction	17.43	16.58	0.96	0.90
Paving	11.12	14.58	0.57	0.52
Architectural Coating	1.41	1.81	0.08	0.08
SCAQMD Thresholds ²	191	1,299	7	5
Exceeds Threshold?	No	No	No	No
Phase 2 Activity	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Site Preparation	13.82	10.30	3.17	1.94
Grading	38.84	29.04	5.02	2.91
Building Construction	15.62	16.36	0.81	0.76
Paving	8.58	14.58	0.42	0.39
Architectural Coating	1.15	1.81	0.05	0.05
SCAQMD Thresholds²	191	1,299	7	5
Exceeds Threshold?	No	No	No	No

Source: *Ganddini and Associates, July 2020, Vista Santa Rosa Gateway Village Air Quality and Global Climate Change Impact Analysis; Table 9.*

Notes

1. Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 2 acres, to be conservative, at a distance of 25 m in Coachella Valley.
2. Closest receptors are the school use located adjacent to the northeast and the single-family dwelling units located adjacent to the south of the site; therefore, the 25 meter threshold was used.
Phase 1 will disturb up to a maximum of 2.5 acres a day during grading and Phase 2 will disturb up to a maximum of 4 acres a day during grading (see Table 8). To be conservative, the 2-acre thresholds were used for both Phase 1 and Phase 2.

Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans. In the 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included: South Long Beach Boulevard and Imperial Highway (Lynwood); Wilshire Boulevard and Veteran Avenue (Westwood); Sunset Boulevard and Highland Avenue (Hollywood); and La Cienega Boulevard and Century Boulevard (Inglewood). These analyses did not predict a violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vehicles per day. The Los Angeles County Metropolitan Transportation Authority evaluated the Level of Service in the vicinity of the Wilshire Boulevard/Veteran Avenue intersection and found it to be Level of Service E during the morning peak hour and Level of Service F during the afternoon peak hour.

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The Vista Santa Rosa Gateway TIA showed that at buildout, the project would generate a maximum of 7,923 net total trips per day. The intersection with the highest traffic volume is located at Project Driveway 2 and Airport Boulevard and has a Buildout Year (2040) With Project morning peak hour volume of 1,109 vehicles. The segment with the highest Average Daily Trip (ADT) volume for the Buildout Year (2040) With Project scenario is Airport Boulevard from Grapefruit Road (Highway 111) to Highway 86, which has 30,000 average daily trips. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as the project's highest traffic volumes (7,923) fall far short of 100,000 vehicles, no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The nearest sensitive receptor that may be impacted by the proposed project are Westside Elementary School located adjacent to the northeast corner of the project site, the single-family detached residential dwelling units located adjacent to the south, the single-family detached residential dwelling units located as close as approximately 80 feet west (across Monroe Street) and approximately 375 feet northwest (across Monroe Street and Airport Boulevard intersection).

The local air quality emissions from on-site operations were analyzed according to the methodology described in SCAQMD's LST Methodology. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. Per SCAQMD staff, the 5-acre Look-up Table can be used as a conservative screening analysis for on-site operational emissions to determine whether more-detailed dispersion modeling would be necessary. The proposed project was analyzed based on the Coachella Valley source receptor area (SRA 30) and the thresholds for a five-acre project site (as the site is approximately 25.9 acres with 6.92 acres for Phase 1 and 18.98 acres for Phase 2).

Table 12, *Local Operations at the Nearest Receptors*, shows the on-site emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment, and vehicles operating on-site and the calculated emissions thresholds. Per LST methodology, mobile emissions include on-site vehicles which equate to approximately 10 percent of the project-related new mobile sources. The data provided in Table 12 shows that the on-going operations of the proposed project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance discussed above. Therefore, the proposed project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation would be required.

Operations-Related Toxic Air Contaminant Impacts on Sensitive Receptors

As discussed in the Regional Air Quality section above, the project will not be a significant source of toxic air contaminants or fugitive VOC emissions and sensitive receptors would not be exposed to toxic sources of air pollution. Therefore, the project will not result in significant Localized Operational emissions-related impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 12 Local Operations at the Nearest Receptors

Phase 1 On-Site Emission Source	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Area Sources ²	0.00	0.00	0.00	0.00
Energy Usage ³	0.27	0.23	0.02	0.02
Vehicle Emissions ⁴	4.54	4.49	1.11	0.30
Total Emissions	4.81	4.73	1.13	0.32
SCAQMD Thresholds ⁵	304	2,292	4	2
Exceeds Threshold?	No	No	No	No

Phase 2 On-Site Emission Source	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Area Sources ²	4.81	26.90	0.50	0.50
Energy Usage ³	1.27	0.59	0.10	0.10
Vehicle Emissions ⁴	2.55	3.28	1.21	0.33
Total Emissions	8.64	30.77	1.81	0.94
SCAQMD Thresholds ⁵	304	2,292	4	2
Exceeds Threshold?	No	No	No	No

Total Onsite Emissions Phases 1 & 2	13.45	35.50	2.94	1.26
SCAQMD Thresholds ⁵	304	2,292	4	2
Exceeds Threshold?	No	No	No	No

Source: *Ganddini and Associates, July 2020, Vista Santa Rosa Gateway Village Air Quality and Global Climate Change Impact Analysis; Table 9.*

Notes

1. Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres.
2. Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
3. Energy usage consists of emissions from on-site natural gas usage.
4. On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
5. Closest receptors are the school use located adjacent to the northeast and the single-family dwelling units located adjacent to the south of the site; therefore, the 25-meter threshold was used.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? **Determination: Less Than Significant Impact.**

SCAQMD's CEQA Handbook states that an odor impact would occur if the proposed project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the proposed project would include odor emissions from diesel truck emissions and trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD’s Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed project.

Mitigation: Compliance with SCAQMD Rules during short-term construction and long-term operation as listed below. No additional mitigation measures are required.

SCAQMD Rule	Description
402	Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance.
403	Governs emissions of fugitive dust during construction and operation activities.
403.1	Supplemental to Rule 403 requirements and shall apply only to fugitive dust sources in the Coachella Valley
445	Prohibits permanently installed wood burning devices into any new development.
481	Applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:
108	Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the South Coast Air Basin.
1113	Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents.
1143	Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content.
1186	Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.
1303	Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM ₁₀ among other pollutants.
1401	New Source Review of Toxic Air Contaminants.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1403	Specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).				
2202	Provides employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act.				

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Resources Assessment and CVMSHCP Consistency Analysis, Vista Santa Rosa Gateway Village, James W. Cornett, Ecological Consultants, March 2019 (EA Appendix B)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? **Determination: No Impact.**

A Consistency Analysis with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) was conducted as part of the Biological Resources Assessment. The project site does not lie within, or adjacent to, a Conservation Area as shown in the CVMSHCP. Therefore, there are no CVMSHCP requirements or recommendations regarding landscape plant use, drainage modifications or other stipulations for projects adjacent to conservation areas.

- 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); or
- 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? **Determination: Less Than Significant Impact.**

Prior to the initiation of field work, reviews of the literature and institutional records were conducted to determine the biological resources that might exist within the general area and to determine the possible occurrence of special status species. Records, collections, websites and/or staff of the University of California at Riverside Herbarium, the Boyd Deep Canyon Desert Research Center and the Coachella Valley Association of Governments were consulted for specific information regarding occurrence of sensitive or non-covered species. The California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDDB) was also consulted.

Intensive plant and animal surveys (10 days/nights) were conducted on the project site in February and March 2019. Survey dates were in late winter and early spring when perennial and ephemeral plant species and resident vertebrate species could be detected. This period in 2019 experienced unusually cold temperatures reducing the likelihood that certain species would be detected. Cold temperatures dictate against the germination of some ephemeral plant species and the activity of reptiles and arthropods. Despite this limitation, biologists concluded that the phenomenon did not impact the findings of the report because (1) sensitive species had been recently detected at other locations in the immediate area and/or (2) there was no historical information available contradicting the findings of the current field surveys or literature review.

The site is surrounded by a variety of land uses including an elementary school to the east, residential development to the west, and date orchard and active agricultural fields on the east, north and south. Biologists observed that approximately fifteen acres of the project site has been graded in the past and is currently occupied by residences, small businesses and vegetable/nursery gardens. Seven acres have been severely disturbed by illegal dumping, foot paths and informal roadways. Very recent vehicle tracks were noted. Unleashed dogs were observed on two occasions and unrestrained cats were observed four times. Introduced exotic weed species such as tamarisk (*Tamarix ramosissima*) and Sahara mustard (*Brassica tournefortii*) were found over most of the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plant Survey Results. One native plant community was found on site, the Saltbush Scrub Community consisting of the dominant quailbrush (*Atriplex lentiformis*), alkaline goldenbush (*Isocoma acradenia*), iodine bush (*Allenrolfea occidentalis*), bush seepweed (*Suaeda moquinii*), and mesquite (*Prosopis glandulosa*). Eight acres of the project site are occupied by this community showing various degrees of disturbance.

Variations of this plant community occupy thousands of square miles of desert lands in California. The community found on site has been negatively impacted by the invasion of non-native plant species including tree tamarisk (*Tamarix aphylla*) and shrub tamarisk (*Tamarix ramosissima*).

In addition, a number of weedy species were in evidence including Russian thistle (*Salsola tragus*), nettleleaf goosefoot (*Chenopodium murale*) and horseweed (*Conyza canadensis*). The Inventory of Rare and Endangered Plants of California, published by the California Native Plant Society (2001), the *CNDDB Special Plant List* (2018) and the *Endangered, Threatened, and Rare Plants of California* (2018) list no plants species that might conceivably occur on the project site. Additionally, a review of the information on special-status plant species provided in the California Natural Diversity Database revealed no locality information on rare plants for the project site or vicinity.

Therefore, the Biological Resources Assessment concluded that due to the high degree of disturbance of this community, development of the project site would not result in a significant unavoidable impact and no mitigation measures were identified.

Animal Survey Results

Invertebrates

Three insect species known to occur within the Coachella Valley have been placed on the CDFW's *Special Animals* list: Coachella giant sand treader cricket (*Macrobaenetes valgum*), Coachella Valley Jerusalem cricket (*Stenopelmatus cahuilensis*) and Coachella Valley grasshopper (*Spaniacris deserticola*). The US Fish and Wildlife Services (USFWS) has expressed concern about a fourth insect species, Casey's June beetle (*Dinacoma caseyi*). None of these four insect species were found during the surveys reflecting the lack of suitable habitat on and near the project site. The sand treader and Jerusalem crickets are closely associated with areas of loose, windblown sand—a habitat not found on or near the project site. The Coachella Valley grasshopper is not known to occur within disturbed salt bush scrub habitats where its primary food plant does not occur. Casey's June beetle has only been encountered along the southern edge of the City of Palm Springs, nearly twenty-five miles west of the project site. Only the Casey's June beetle is currently listed as threatened or endangered (or a candidate for listing) by CDFW or USFWS.

Reptiles

Three reptile species were detected on site: desert spiny lizard (*Sceloporus magister*), side-blotched lizard (*Uta stansburiana*) and western whiptail (*Cnemidophorus tigris*). Effort was made to locate sign of the officially threatened desert tortoise (*Gopherus agassizi*). However, no evidence of any kind was found and no direct observations were made. The habitat of the project site is considered unsuitable for the desert tortoise because approximately 15 acres (more than half the site) had been graded in the past, approximately 7 acres had been severely disturbed by illegal dumping and the remainder of the site had been impacted by foot paths, informal roadways or off-road-vehicles. Unleashed dogs were observed on two occasions and unrestrained cats were observed four times. Introduced exotic weed species such as tamarisk (*Tamarix ramosissima*) and Sahara mustard (*Brassica tournefortii*) were also found over most of the site. In the report author's forty years of experience conducting desert tortoise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surveys, the species has never been found occupying a site with such intense human impacts. The desert tortoise is also not known to occupy the alkali sink community, the historical plant community that once occupied the entire site. For these reasons, it was concluded this species does not currently occur within the project site and immediate vicinity.

An effort was made to locate the Coachella Valley fringe-toed lizard (*Uma inornata*) and flattailed horned lizard (*Phrynosoma mcalli*). However, no individuals or sign off either species were found. Both require a substrate of loose, wind-blown sand, a habitat not found on or near the site boundaries.

Birds

Birds observed within the project boundaries included Say's phoebe (*Sayornis saya*), American kestrel (*Falco sparverius*), Brewer's blackbird (*Euphagus cyanocephalus*), Gambel's quail (*Callipepla gambelii*), house finch (*Carpodacus mexicanus*), mourning dove (*Zenaida macroura*) and introduced house sparrow (*Passer domesticus*).

La Conte's Thrasher. No observations of LeConte's thrasher (*Toxostoma lecontei*) were recorded during surveys. In the Coachella Valley this species is closely associated with golden cholla, an arborescent cactus that provides a nesting site for the thrasher. The cactus species was not found onsite and it was concluded the thrasher does not occupy the project site. LeConte's thrasher is a covered species under the CVMSHCP.

Yuma Clapper Rail. The Yuma clapper rail (*Rallus longirostris yumanensis*) is known to inhabit freshwater marsh environments in the general region of the project site. However, the absence of these environments in or near the site precluded the presence of this species. The clapper rail is officially listed as endangered by the federal government and threatened by the state government.

Burrowing Owl. An intensive survey for the burrowing owl (BUOW) was undertaken following protocols established by state and federal governments. No observations of BUOW were recorded, no burrows were found, and no other evidence of presence was located. More importantly, the habitat of the project site was found to be unsuitable for BUOW. This was a result of several factors including:

- (1) Piles of landscape debris, ornamental trees which nearly surround the property, chest-high vegetation and adjacent structures hawks and prairie falcons (note: photos of these existing conditions are included in the Biological Resources assessment (EA Appendix B). BUOW normally perch on the ground and even minor vertical elements, particularly when in close proximity as they typically are on the project site, can prevent owls from observing the approach of aerial predators. For this reason, they do not take up residence in closed environments such as the project site.
- (2) Because of the vulnerability of their burrows and potential eggs or young within, BUOW rarely take up residence in areas of intense human activity. The small size of the project site and its location immediately adjacent to a school, a small retail enterprise, two human residences, one paved road, two unpaved roads and at least two regularly used foot paths that cross the site demonstrate a high level of human activity. This activity dissuades owls from taking up residency within the site boundaries.
- (3) Unrestrained domesticated predators (dogs and cats) were observed multiple times within project site boundaries. BUOW do not take up residence on a site where they may encounter either domesticated dogs or cats, both of which are known to prey upon or harass BUOW.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- (4) No ground squirrel burrows were found within the site boundaries. BUOW require the existence of abandoned ground squirrel burrows, in California usually those of the Beechey ground squirrel (*Spermophilus beecheyi*), which they enlarge for their own use. Although one Beechey ground squirrel was observed, its burrow appeared to be offsite to the south and west. Ornithologists generally agree that BUOW cannot occupy a site without the existence of numerous abandoned burrows. Any one of these BUOW avoidance factors could be expected to prevent, or at least deter residency. Taken together they virtually guarantee that BUOW will not be present. As a sometimes-migratory species, BUOW is not functionally covered under the CVMSHCP.

Therefore, the Biological Resources Assessment concluded that the habitat for BUOW was unsuitable and no pre-construction clearance surveys for this species have been recommended.

Loggerhead Shrike. The loggerhead shrike, a state Species of Special Concern, was not observed or detected on or near the project site. The project site is considered unsuitable for shrike nesting because of past grading and other site disturbances, observations of unrestrained cats and dogs and intense human activities on and surrounding the site. The shrike is not a covered species under the CVMSHCP.

Migratory Birds. Most migratory bird species are not covered under the CVMSHCP. However, the site was not considered a significant food or shelter site for migratory bird species due to human disturbances, presence of domesticated predators and the absence of surface water resources on and adjacent to the site.

Mammals

Detected mammals included the house mouse (*Mus musculus*), desert cottontail (*Sylvilagus audubonii*), and coyote (*Canis latrans*). No individuals or evidence of the Coachella Valley round-tailed ground squirrel (*Spermophilus tereticaudus chlorus*) or Palm Springs little pocket mouse, *Perognathus longimembris bangsi*, were detected. The USFWS has expressed concern regarding the status of these species. The absence of the ground squirrel and pocket mouse on the project site undoubtedly reflects the lack of suitable habitat. These species are normally found in relatively undisturbed localities or where soils are coarser and better drained. Both species are covered under the existing CVNSHCP.

- 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? **Determination: Less Than Significant Impact.**

To determine if large animal corridors existed on the project site special attention was given during site surveys to observing and identifying animal tracks. In addition, sand sifting and smoothing was done in four areas so that tracks would be more prominent and identifiable. Road kills on Monroe Street and Airport Blvd. were also monitored on all site visits.

Most of the project site is already impacted by human residences, small businesses, dumping, past grading and vehicle use. Disturbance and current uses of surrounding properties have made the site an ecological island with no movement of native terrestrial animals on and off the site. Other than invasive weed species, there are no opportunities for native plant disseminates to be dispersed on or off the site. Together, these factors make the site ecologically insignificant for the maintenance of native plants, animals and habitats in the region. Therefore, there would be a less than significant impact regarding native wildlife using the site as a corridor or nursery site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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; or
- 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? **Determination: No Impact.**

There are no naturally occurring springs, seeps, streams or other aquatic or riparian habitats within site boundaries. No blue-line streams, as depicted on United States Geological Survey topographical maps, exist within project boundaries.

- g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Determination: No Impact.**

Other than the CVMSHCP, which is addressed above, the only local policies or ordinances protecting biological resources within the project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. The project site does not contain oak trees. Therefore, the Riverside County Oak Tree Management Guidelines are not applicable to the Project. Ordinance No. 559 pertains to parcels or property located above 5,000 feet in elevation. Because the project site is at an approximate elevation of 50 feet below sea level, Ordinance No. 559 is also not applicable to the project site. Therefore, because the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, no impact would occur as a result of implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Historical/Archaeological Resources Survey Report, Vista Santa Rosa Gateway Village Project, Thermal Area, Riverside County, California, CRM TECH, October 2018 (EA Appendix C; and Project Application Materials.

Findings of Fact:

- a. Alter or destroy a historic site; or
- b. Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5? **Determination: Less Than Significant Impact.**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In order to determine the presence of any previously recorded historic site, CRM Tech conducted a records search at the Eastern Information Center (EIC) at the University of California, Riverside (UCR), for the project site and a one-mile radius considered the Area of Potential Effect (APE) for the project site. The complete records search results are provided within Appendix C of the Cultural Resources Assessment (Technical Appendix C to this MND). The records search including review of the following sources:

- California Historical Landmarks
- Points of Historical Interest, or Riverside County Landmarks
- California Register of Historical Resources
- California Historical Resources Inventory
- National Register of Historic Places
- Riverside County Assessor's Office
- Science Library of the University of California, Riverside and the California Desert District of the U.S. Bureau of Land Management California Desert District office (Moreno Valley)
 - U.S. General Land Office (GLO land survey plat maps dated 1856,
 - U.S. Geological Survey's (USGS) topographic maps dated 1904-1996, and
 - Aerial photographs taken in 1953-2018.

An intensive survey of the project site was conducted, including a field inspection of all buildings within the project area. The building inspection concluded that buildings appeared to be more than 45 years old and retained a reasonable level of historical characteristics.

A records search at the EIC concluded that the project site has not been the subject of any previous cultural resources assessment. However, there have been 36 other sites within a one-mile radius of the project boundary that were the subject of such assessments; two occurred adjacent to the project area along the Monroe Street fight-of-way for pipeline projects. A review of these reports showed that there were a total of 23 cultural resources, including 16 historical/archaeological sites and seven isolates (localities with fewer than three artifacts) that were reported to the EIC within a one-mile radius. Seven of the sites and all of the isolates were of prehistoric—i.e., Native American—origin, concentrated mostly to the north of the project area, closer to the former shoreline of Holocene Lake Cahuilla. These are discussed further in Section 9, *Archaeological Resources*, below. Table 12, *Previously Identified Historical Resources Within the Project Vicinity*, identifies the nine known sites in the scope of the records search dated to the historic period. The nearest among these was Site 33-008129, a date palm grove that was recorded on the west side of Monroe Street and just to the southwest of the project area. The location of the site is now occupied by a part of the Palms Golf Club (SWC of Monroe Street and Airport Blvd). Since none of these sites or isolates was found within or immediately adjacent to the project area, none of them requires further consideration during the assessment of the project site for the Gateway Village project.

Historical sources (including historic maps) consulted for this study indicate that the project area remained unsettled and undeveloped until the mid-20th century. In the 1850s and around the turn of the 20th century, no man-made features were observed within or adjacent to the project area, nor was there any evidence of settlement or land development activities within a one-mile radius. At that time, the most notable features in the vicinity were a few winding roads across the sparsely settled landscape.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 12 Previously Identified Historical Resources Within the Project Vicinity

Primary Number	Trinomial	Description
33-008129		Date palm grove, ca. 1935
33-008684	CA-RIV-6187H	Mid-20th century refuse scatter
33-008690	CA-RIV-6188H	Mid-20th century refuse scatter
33-011007	CA-RIV-6647H	Mid-20th century refuse scatter and well
33-014359		Single-family residence, ca. 1940s
33-014360		Single-family residence, ca. 1940s
33-014940		Single-family residence, ca. 1928
33-015589		Ranch and single-family residence
33-016214		Single-family residence, ca. 1937

Source: CRM TECH, October 2018, *Historical/Archaeological Resources Survey Report, Vista Sant Rosa Gateway Village, Table 1.*

By the early 1940s, a more regular road grid had been established in the Thermal area, including Monroe Street and Avenue 56 (now Airport Blvd east of Monroe Street), lined by scattered buildings and patches of orchards, presumably date palm gardens. One of the buildings was located in the southwestern corner of the project area, where Kennedy’s Store and Deli currently stands.

In the 1950s, the project area hosted at least five buildings, two on APN 764-080-004 (56400 Monroe Street; Kennedy’s Store and Deli, formerly known as Kennedy’s Market) and one each on APNs 764-070-002 (56180 Monroe Street), 764-070-003 (82069-82079 Airport Boulevard), and 764- 080-002 (56300 Monroe Street).

Between 1956 and 1972, four more buildings were constructed on APN 764-070-003, completing the group of five modest residences currently extant at that address, and another was built on APN 764-080-003 (56302 Monroe Street), where Mountain Green Nursery is located today. Over the next 24 years, the building on APN 764-080-004 was expanded substantially to a size similar to its current footprint, while the one building on 764-080-002 was evidently replaced by a new building with a different footprint. More recently, the buildings on APNs 764-080-003 and 764-070-002 were removed in 2013-2014 and 2015-2016, respectively, leaving a total of seven buildings remaining within the project boundaries today.

Potential Historical Resources in the Project Area

During the field survey, a historic-period refuse scatter and a prehistoric artifact scatter were identified on APN 764-080-011, in the southeastern portion of the project site. These resources were recorded into the California Historical Resources Inventory, along with the five residences on APN 764-070-003 (82069-82079 Airport Blvd), which date to the late historic period and retain a recognizable level of historical character. The three localities, subsequently designated Sites 33-028312 (CA-RIV-12842), 33-028501 (CA-RIV-12843), and 33- 028507 by the EIC are discussed further in Section 9, *Archaeological Resources*.

Of the two other buildings currently extant in the project area, the residence on APN 764-080-002 (56300 Monroe Street) is clearly modern in origin, constructed sometime between 1972 and 1996. In the southwestern corner of the project area, Kennedy’s Store and Deli on APN 764-080-004 (56400 Monroe Street) dates originally to circa 1952, but has undergone extensive expansion and alteration since 1972, including the construction of a two-story addition that is entirely modern in character. As it no longer retains the potential to be considered a “historical resource,” this building was noted and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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photographed but not formally recorded. The concrete slab foundation left by the demolished building on APN 764-070-002 (56180 Monroe Street) occurs without any associated historic-period artifact deposits. It demonstrates no potential to relate to the historic period or yield any data and requires no further study. The following is a summary of the resources that were considered for further evaluation.

Site 33-028312 (CA-RIV-12842): Historic-Period Refuse Scatter. This site consists of a historic-period refuse scatter of common household items spread over an approximately 75x55-foot area. Among the items are some 70 glass fragments and a large number of rusted metal fragments. One piece of sun colored amethyst glass and two bottle bases were observed among the glass shards. One of the bottle bases bears a "Owens Illinois" mark dating to the 1940-1963 period. Since there is no stippling on the base, it appears to predate 1945. The other bottle base has a partial marker's mark, "G", which could be Gayner.

Sparse scatters of domestic refuse on the ground surface are among the most common types of historic-period archaeological remains in the southern California desert regions. Typically, of unknown historical background and representing the result of isolated episodes of trash dumping, such sites demonstrate no identifiable association with any persons or events in history and little potential for any archaeological data, and 33-028313 is no exception. Therefore, Site 33-028312 does not meet the criteria for listing in the California Register, and does not qualify as a "historical resource."

Site 33-028507: Residences at 82069-82079 Airport Blvd. The proposed Gateway Village project would result in the demolition of all existing buildings on the property, including the five residences at 82069-82079 Airport Blvd. Historical sources indicate that all five residences at Site 33-028507 were constructed between 1951 and 1963. Because they stand in a tightly packed cluster on the same parcel and evidently share the same historical background, the five residences were recorded as a single site, 33-028507. All of these buildings are single-family residences of modest size, scale, and character, and are similar in style, construction method, and materials. They are all rectangularly shaped, one-story wood-frame structures with flat or gabled composition roofs and stucco walls except for one, perhaps the oldest in the group, with narrow horizontal clapboard siding. Except for some minor additions and window and door replacements, they are relatively unaltered.

Buildings and other features from the post-WWII era survive in large numbers in the Coachella Valley and throughout southern California, and generally require outstanding historical, architectural, aesthetic, or other merits to be considered for listing in the California Register. These buildings demonstrate no such merits.

Throughout the course of CRM TECH's research, no historical figures or events of recognized significance in national, State, or local history were identified in association with any of these residences. There is no evidence that any of these residences represents the work of a noted architect, designer, or builder, and their simple, utilitarian designs do not stand out as important examples of any style, type, period, region, or method of construction. Furthermore, as late-historic-period residential buildings of no particular distinction they hold little potential for any historical data. Based on these considerations, CRM TECH concluded that the buildings recorded at Site 33-028507 do not appear to meet any of the criteria for listing in the California Register of Historical Resources, and do not constitute a "historical resource."

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, Historical/Archaeological Resources Survey Report, Vista Santa Rosa Gateway Village Project, Thermal Area, Riverside County, California, CRM TECH, October 2018 (EA Appendix C); and Project Application Materials.

Findings of Fact:

- a) Alter or destroy an archaeological site?
- b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

As part of CRM TECH's Historical/Archaeological assessment, staff reviewed reports completed for other development projects sites within a one-mile radius of the project site. Table 13, *Previously Identified Archaeological Resources Within the Project Vicinity* lists 14 sites that fell within the scope of the records search conducted for Historical and Archaeological resources. Seven of the sites identified during the records search and all of the isolates were of prehistoric—i.e., Native American—origin, concentrated mostly to the north of the project area, closer to the former shoreline of Holocene Lake Cahuilla. The nearest among them to the project location was Isolate 33-009045, a chert flake found roughly 800 feet to the northwest, in an area that is now occupied by the Greg Norman Golf Club. Among the prehistoric sites, the nearest were Sites 33-011438 and 33-013757, both of them ceramic and lithic scatters recorded just within a half-mile to the north and the northeast, respectively.

In addition to archaeological resources known to occur within a one-mile radius of the project site, the field survey identified a prehistoric site within the boundary of the project site.

Site 33-028501 (CA-RIV-12843): Prehistoric Ceramic Scatter. This site consists of a prehistoric artifact scatter with 19 brownware sherds, including a rim sherd, and a single quartzite lithic flake. The artifacts were found on the surface over an area measuring approximately 42x20 meters, and the depth of the deposit was unknown during the field survey. The surface artifacts recorded at this site belong to the most common classes of prehistoric cultural remains found in the Coachella Valley region, and they alone do not hold a high potential for important archaeological data. However, whether the site has a subsurface component was not known during the initial field survey. At the elevation of approximately 55 feet below mean sea level, the site location was fully submerged by Holocene Lake Cahuilla until circa 1700 A.D. In general, prehistoric sites discovered well within the former lakebed do not tend to have a deep subsurface component in intact depositional context, but the possibility for additional, potentially significant archaeological features or artifacts in subsurface deposits at this site could not be ruled out without further investigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 13 Previously Identified Archaeological Resources Within the Project Vicinity

Primary Number	Trinomial	Description
33-006854		Isolate: ceramic sherds
33-008682	CA-RIV-6185	Cremation <i>in situ</i> , with the associated ceramic and lithic artifacts
33-008683	CA-RIV-6186	Lithic scatter
33-008685		Isolate: ceramic sherd
33-008686		Isolate: granitic metate fragment
33-008687		Isolate: chert biface flakes
33-009043	CA-RIV-6362	Temporary camp site
33-009044		Isolate: chert flake
33-009045		Isolate: chert flake
33-011438	CA-RIV-6823	Ceramic and lithic scatters
33-013756	CA-RIV-7526	Ceramic scatter and an isolated chipped-stone artifact
33-013757	CA-RIV-7527	Ceramic and lithic scatters
33-013758	CA-RIV-7528	Ceramic and lithic scatters
33-014364		Isolate: wonderstone core

Source: CRM TECH, October 2018, *Historical/Archaeological Resources Survey Report, Vista Sant Rosa Gateway Village, Table 1.*

In summary of the research results, the qualification of Site 33-028501 as a “historical resource” could not be ascertained without further archaeological investigations, as the presence or absence of a subsurface component of the site is currently unknown. Based on these findings, CRM TECH recommended that a systematic archaeological testing and evaluation program, including subsurface excavations, should be completed at Site 33-028501 to determine the data potential—and thereby the significance—of the site.

Between November 2018 and February 2019, CRM TECH conducted a Phase II Cultural Resources Testing and Evaluation Program for Site 33-028501 (CA-RIV-12843), at APN 764-080-011. The testing program was designed to explore the extent (both horizontally and vertically) and the nature of Site 33-028501, and to use this information to determine if the site holds the potential for new, important information regarding Native American lifeways. In an effort to ascertain whether the site had intact subsurface deposits or associated artifacts, CRM TECH performed a series of standard Phase II archaeological field procedures, including a re-survey of the site and the excavation of two test units and three surface scrapes. All of the collected artifacts from both surface and subsurface contexts were transported to the CRM TECH laboratory for in-depth analysis.

Information recovered from Site 33-028501 indicated that the site was used during Late Prehistoric Period. It is known that Native people would spread out across the surrounding countryside from their villages to collect items for food, shelter, clothing, adornment, and social activities. The data from this site do not provide any new, important information regarding the people that used the area or their culture. No new, important information about the chronology, subsistence strategies, settlement patterns, technologies, or any other aspect of the culture(s) of the people that used this area was learned from the testing and evaluation program at Site 33-028501.

CEQA guidelines define the term "historical resources" to apply to any such resources listed in, or determined to be eligible for listing in, the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR Section 15064.5(a)(1)-(3)). The criteria for listing in the California Register, are also used in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lead agency's discretionary action of determining which resources are "historically significant," pursuant to CEQA regulations (Title 14 CCR Section 15064.5(a)(3)). Among the four criteria provided in PRC Section 5024.1(c), Criterion D, regarding the ability and potential to yield important information for the study of prehistory or history, is generally the most pertinent to the evaluation of prehistoric archaeological sites.

Additionally, CEQA provides the definition of a "unique archaeological resource". According to PRC Section 21083.2(g), "a unique archaeological resource" mean an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria":

- (1) Contains information needed to answer important scientific research questions, and that there is a demonstrable public interest in that information;
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type;
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person. (PRC Section 21083.2(g))

Finally, CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC Section 21084.1). "Substantial adverse change," according to PRC Section 5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired."

Since Site 33-028501 does not meet CEQA's definition of a "historical resource," and since no other potential "historical resources" have been identified within the project area, the proposed Gateway Village project would not cause a substantial adverse change to any known significant archaeological resources. Nevertheless, the artifacts recovered from the site, the presence of other prehistoric sites in the area, and the disturbed nature of much of the ground surface on the project site, suggest the possibility that more prehistoric cultural remains may be present in subsurface deposits.

Based on these findings, CRM TECH concluded that Site 33-028501 (CA-RIV-12843) is not eligible for listing in the California Register of Historical Resources and does not meet CEQA's definition of a "historical resource." Nevertheless, given the general archaeological sensitivity of the area, CRM TECH has recommended that all earth-moving operations associated with the Vista Santa Rosa Gateway Village project be monitored by a qualified archaeologist and a Native American monitor of Cahuilla heritage. Such activities include grubbing, grading, trenching, excavations, and/or other earth-moving activities that impact undisturbed, native soils associated with the Vista Santa Rosa Gateway Village project. Mitigation measures CUL-1 through CUL-5 address the County's requirements for the implementation of a Cultural Resources Monitoring Plan (CRMP), including the presence on site of a project archaeologist and Native American monitors during all ground disturbing activities. Implementation of these mitigation measures would ensure that impacts associated with construction of the Vista Santa Rosa Gateway Village would be less than significant.

- c) Disturb any human remains, including those interred outside of formal cemeteries?
Determination: Less Than Significant Impact with Mitigation Incorporated.

The project site does not contain a cemetery and no known formal cemeteries are located within the vicinity of the project site. However, because the project vicinity is known for prehistoric human

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitation, Human remains may be inadvertently unearthed. If human remains are unearthed during grading and construction, the construction contractor is required by law to comply with California Health and Safety Code, Section 7050.5 "Disturbance of Human Remains." Under Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours.

California Public Resources Code Section 5097.98 requires that whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. Compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American descent, would be less than significant. Mitigation measure CR-3 would ensure that this impact would be less than significant.

Mitigation:

Archaeological Resources

CUL-1 Cultural Resources 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:

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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

CUL-2 Native American Monitor (also mitigation measure TCR-1). Prior to the issuance of grading permits, the developer/permit 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.

CUL-3 Ground Disturbing Activities. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

- a. All ground disturbance activities within 100 feet of the discovered cultural resource (defined as being a feature and/or three or more artifacts in close association with each other) shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource.
- b. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

CUL-4 Artifact Deposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources - all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources - One of the following treatments shall be applied:

- a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not 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. Curation at an Approved Curation Facility. 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.

CUL-5 Phase IV Monitoring Report. 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 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 CRMP (CUL-1).

Discovery of Human Remains

The following California Health and Safety Code Section 7050.5 requirement for the inadvertent discovery of human remains is included as Mitigation Measure CUL-6.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CR-6 State Requirements for Human Remains. If human remains are unearthed during grading and construction, the construction contractor is required by law to comply with California Health and Safety Code, Section 7050.5 “Disturbance of Human Remains.” Under Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Subsequently, the NAHC shall identify the “most likely descendant.” The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Monitoring: Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitors will be onsite during all grading and other earth-moving activities within the project boundaries.

ENERGY Would the project:				
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; Ganddini Group, Inc., July 2020, Vista Santa Rosa Gateway Energy Technical Memo (EA Appendix E).

Findings of Fact:

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
Determination: Less Than Significant Impact.

The Energy Analysis prepared for the Vista Santa Rosa Gateway project relies on Information from the CalEEMod 2016.3.2 Daily and Annual Outputs from the project’s Air Quality and Greenhouse Gas Impact Analysis (see EA Appendix A.1). The CalEEMod outputs detail project related construction equipment, transportation energy demands, and facility energy demands.

Construction Energy Demands

The construction schedule is anticipated to be completed in four phases; however, per the Air Quality and Greenhouse Gas Impact Analysis construction was modeled as two phases with Phase 1 beginning January 2021 and taking approximately 16 months to complete and Phase 2 beginning after completion of Phase 1 and taking approximately 54 months to complete. Staging of construction vehicles and equipment will occur on-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction Equipment Electricity Usage Estimates

Electrical service will be provided by the Imperial Irrigation District (IID). The focus within this section is the energy implications of the construction process, specifically the power cost from on-site electricity consumption during construction of the proposed project. The typical power cost per 1,000 square feet of building construction per month is estimated to be \$2.32 (per the 2017 National Construction Estimator). Table 14, *Project Construction Power Cost and Electricity Usage*, shows the total power cost of the on-site electricity usage during the construction is estimated to be approximately \$1,250.94 for Phase 1, \$35,266.32 for Phase 2, and \$36,517.26 for the total project (Phases 1 and 2 combined).

Table 14 Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	Total Building Size (1,000 Square Foot) ¹	Construction Duration (months)	Total Project Construction Power Cost
<i>Phase 1</i>			
\$2.32	33.7	16	\$1,250.94
<i>Phase 2</i>			
\$2.32	281.5	54	\$35,266.32
Total for Phases 1 & 2			\$36,517.26

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Energy Technical Memo, Table 3.

Notes:

1. Building square footage estimated per the CalEEMod default floor surface area (see Appendix B of the Vista Santa Rosa Gateway Village Air Quality and Greenhouse Gas Impact Analysis, Ganddini Group, Inc. June 2020).

Construction Equipment Fuel Estimates

Fuel consumed by construction equipment would be the primary energy resource expended over the course of project construction. Fuel consumed by construction equipment was evaluated with the following assumptions:

- Construction schedule of 16 months for Phase 1 and 54 months for Phase 2
- All construction equipment was assumed to run on diesel fuel
- Typical daily use of 8 hours, with some equipment operating from ~6-7 hours
- Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day (from CARB's 2017 Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer Guidelines: (https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf).
- Diesel fuel would be the responsibility of the equipment operators/contractors and would be sources within the region.
- Project construction represents a "single-event" for diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources during long term operation.

Using the CalEEMod data input from the Air Quality and Greenhouse Gas Impact Analysis, the project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2013 Emissions Factors tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 15, *Construction Equipment Fuel Consumption Estimates*, shows the results of the analysis of construction equipment.

As presented in Table 15, project construction activities would consume an estimated 44,774 gallons of diesel fuel during Phase 1 and 154,303 gallons of diesel fuel during Phase 2 for a total of 199,077 gallons of diesel fuel for the project (Phases 1 and 2 combined). As stated previously, project construction would represent a “single-event” diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

Construction Worker Fuel Estimates

For the Gateway Village project, it was assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 393,338 VMT during Phase 1, 5,021,929 VMT during Phase 2, and 5,415,267 VMT for the entire project (Phases 1 and 2 combined). Data regarding project related construction worker trips were based on CalEEMod 2016.3.2 model defaults.

Table 15 Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Off road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumed diesel fuel) ¹
<i>Phase 1</i>								
Demolition	22	Concrete/Industrial Saws	1	8	81	0.73	473	563
	22	Excavators	3	8	158	0.38	1441	1714
	22	Rubber Tired Dozers	2	8	247	0.4	1581	1880
Site Preparation	11	Rubber Tired Dozers	1	8	247	0.4	790	470
	11	Tractors/Loaders/Backhoes	2	8	97	0.37	574	341
Grading	22	Excavators	1	8	158	0.38	480	571
	22	Graders	1	8	187	0.41	613	729
	22	Rubber Tired Dozers	1	8	247	0.4	790	940
	22	Tractors/Loaders/Backhoes	3	8	97	0.37	861	1,024
Building Construction	270	Cranes	1	7	231	0.29	469	6,844
	270	Forklifts	3	8	89	0.2	427	6,235
	270	Generator Sets	1	8	84	0.74	497	7,258
	270	Tractors/Loaders/Backhoes	3	7	97	0.37	754	11,000
	270	Welders	1	8	46	0.45	166	2,417
Paving	22	Pavers	2	8	130	0.42	874	1,039
	22	Paving Equipment	2	8	132	0.36	760	904
	22	Rollers	2	8	80	0.38	486	578
Architectural Coating	22	Air Compressors	1	6	78	0.48	225	267
Phase 1 Construction Fuel Demand (gallons of diesel fuel)								44,774

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 15 Construction Equipment Fuel Consumption Estimates (continued)

Phase	Number of Days	Off road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumed diesel fuel) ¹
<i>Phase 2</i>								
Site Preparation	35	Rubber Tired Dozers	1	8	247	0.4	790	1,495
	35	Tractors/Loaders/Backhoes	3	8	97	0.37	861	1,630
Grading	93	Excavators	2	8	158	0.38	961	4,829
	93	Graders	1	8	187	0.41	613	3,083
	93	Rubber Tired Dozers	1	8	247	0.4	790	3,973
	93	Scrapers	2	8	367	0.48	2,819	14,169
	93	Tractors/Loaders/Backhoes	2	8	97	0.37	574	2,887
Building Construction	919	Cranes	1	7	231	0.29	469	23,294
	919	Forklifts	3	8	89	0.2	427	21,221
	919	Generator Sets	1	8	84	0.74	497	24,703
	919	Tractors/Loaders/Backhoes	3	7	97	0.37	754	37,440
	919	Welders	1	8	46	0.45	166	8,226
Paving	58	Pavers	2	8	130	0.42	874	2,739
	58	Paving Equipment	2	8	132	0.36	760	2,384
	58	Rollers	2	8	80	0.38	486	1,525
Architectural Coating	58	Air Compressors	1	6	78	0.48	225	704
Phase 2 Construction Fuel Demand (gallons of diesel fuel)								154,303
Total Phases 1 & 2 Construction Fuel Demand (gallons of diesel fuel)								199,077

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Energy Technical Memo, Table 4.

Notes:

- Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp. (Source: https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)

Vehicle fuel efficiencies for construction workers were estimated in the Air Quality and Greenhouse Gas Impact Analysis using information generated using CARB's EMFAC model. An aggregate fuel efficiency of 28.57 miles per gallon (mpg) was used to calculate vehicle miles traveled for construction worker trips. Table 16, *Construction Worker Fuel Consumption Estimates*, shows that an estimated 13,768 gallons of fuel would be consumed for construction worker trips during Phase 1 and 175,776 gallons of fuel would be consumed for construction worker trips during Phase 2. As shown in Table EN 3, a total of 189,544 gallons of fuel would be consumed for construction worker trips for the entire project (Phases 1 and 2 combined).

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 16 Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
<i>Phase 1</i>						
Demolition	22	15	11	3630	28.57	127
Site Preparation	11	18	11	2,178	28.57	76
Grading	22	15	11	3,630	28.57	127
Building Construction	270	126	11	374,220	28.57	13,098
Paving	22	15	11	3,630	28.57	127
Architectural Coating	22	25	11	6,050	28.57	212
Total Phase 1 Construction Worker Fuel Consumption						13,768
<i>Phase 2</i>						
Site Preparation	35	18	11	6,930	28.57	243
Grading	93	20	11	20,460	28.57	716
Building Construction	919	487	11	4,923,083	28.57	172,317
Paving	58	15	11	9,570	28.57	335
Architectural Coating	58	97	11	61,886	28.57	2,166
Total Phase 2 Construction Worker Fuel Consumption						175,776
Total Phases 1 & 2 Construction Worker Fuel Consumption						189,544

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Energy Technical Memo, Table 4.

Notes:

1. Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.

Construction Vendor/Hauling Fuel Estimates

Table 17, *Construction Vendor Fuel Consumption Estimates (MHD Trucks)*, and Table 18, *Construction Vendor Fuel Consumption Estimates (HHD Trucks)*, show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 74,540 VMT during Phase 1, 684,839 VMT during Phase 2, and 759,379 VMT for the entire project (Phases 1 and 2 combined). Data regarding project related construction worker trips were based on CalEEMod 2016.3.2 model defaults.

Architectural Coatings

For the architectural coatings it was assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles. Therefore, vendors delivering construction material or hauling debris from the site during grading would use medium to heavy duty vehicles with an average fuel consumption of 8.5 mpg.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 17 Construction Vendor Fuel Consumption Estimates (MHD Trucks)

Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons) ¹
<i>Phase 1</i>						
Demolition	22	0	5.4	0	8.5	0
Site Preparation	11	0	5.4	0	8.5	0
Grading	22	0	5.4	0	8.5	0
Building Construction	270	50	5.4	72,900	8.5	8,576
Paving	22	0	5.4	0	8.5	0
Architectural Coating	22	0	5.4	0	8.5	0
Total Phase 1 Construction Worker Fuel Consumption						8,576
<i>Phase 2</i>						
Site Preparation	35	0	5.4	0	8.5	0
Grading	93	0	5.4	0	8.5	0
Building Construction	919	138	5.4	684,839	8.5	80,569
Paving	58	0	5.4	0	8.5	0
Architectural Coating	58	0	5.4	0	8.5	0
Total Phase 2 Construction Worker Fuel Consumption						80,569
Total Phases 1 & 2 Construction Worker Fuel Consumption						89,146

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Energy Technical Memo, Table 6.

Notes:

1. Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.

Tables 17 and 18 show that an estimated 8,769 gallons of fuel would be consumed for vendor and hauling trips during Phase 1 and 80,569 gallons of fuel would be consumed for vendor and hauling trips during Phase 2. As shown in Table 17 and 18, a total of 89,339 gallons of fuel would be consumed for vendor and hauling trips for the entire project (Phases 1 and 2 combined).

Construction Energy Efficiency/Conservation Measures

Construction equipment used over the approximately 16-month duration of Phase 1 and 54-month duration of Phase 2 would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. 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 equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 18 Construction Vendor Fuel Consumption Estimates (HHD Trucks)

Phase	Number of Days	Total # of Hauling Trips	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons) ¹
<i>Phase 1</i>						
Demolition	22	82	20	1,640	9	193
Site Preparation	11	0	20	0	9	0
Grading	22	0	20	0	9	0
Building Construction	270	0	20	0	9	0
Paving	22	0	20	0	9	0
Architectural Coating	22	0	20	0	9	0
Total Phase 1 Construction Worker Fuel Consumption						193
<i>Phase 2</i>						
Site Preparation	35	0	20	0	8.5	0
Grading	93	0	20	0	8.5	0
Building Construction	919	0	20	0	8.5	0
Paving	58	0	20	0	8.5	0
Architectural Coating	58	0	20	0	8.5	0
Total Phase 2 Construction Worker Fuel Consumption						0
Total Phases 1 & 2 Construction Worker Fuel Consumption						193

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Energy Technical Memo, Table 7.

Notes:

1. Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.

The project would utilize construction contractors which practice compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the *Airborne Toxic Control Measure* to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operational Energy Demands

Energy consumption in support of or related to project operations includes transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

Using the CalEEMod output from the Air Quality and Greenhouse Gas Impact Analysis, an average trip for autos and light trucks was assumed to be 12.5 miles for both Phase 1 and Phase 2 and 3- 4-axle trucks were assumed to travel an average of 5.4 miles for both Phase 1 and Phase 2. To present a worst-case scenario, it was assumed that vehicles would operate 365 days per year rather than the more likely 253 days (excluding weekends and up to 8 holidays). Table 19, *Estimated Vehicle Operations Fuel Consumption*, shows the estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks.

The proposed project would generate approximately 4,695 trips per day for Phase 1 and 3,228 trips per day for Phase 2 for a total of 7,923 trips per day. The vehicle fleet mix was used from the CalEEMod output. Table 19 shows that an estimated 1,033,101 gallons of fuel would be consumed per year during Phase 1 and 708,825 gallons of fuel would be consumed per year during Phase 2. Therefore, a total of 1,741,926 gallons of fuel would be consumed per year for the operation of the entire proposed project (Phases 1 and 2 combined).

Facility Energy Demands (Electricity and Natural Gas)

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by the Imperial Irrigation District) and natural gas (provided by Southern California Gas Company). The annual natural gas and electricity demands were provided per the CalEEMod output from the Air Quality and Greenhouse Gas Impact Analysis and are provided in Table 20, *Project Mitigated Annual Operational Energy Demand Summary*.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or “plug-in” energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

Mitigation for energy consumption during short-term construction of the project takes the form of compliance with regulations that govern equipment and vehicle operations as set forth by the SCAQMD and CARB. Compliance with these regulations reduce potential impacts to less than significant levels and no additional mitigation measures are required. Likewise, long-term operation of the Vista Santa Rosa Gateway project assume compliance with applicable sections of the California Building Code Energy Efficiency Standards (Title 24, Part 6), and the California Building Energy Efficiency Standards (Title 24, Part 11), commonly referred to as the CalGreen Code.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 19 Estimated Vehicle Operations Fuel Consumption

Vehicle Type ¹	Vehicle Mix	Number of Vehicles	Average Trip (miles) ²	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
<i>Phase 1</i>							
Light Auto	Auto	2,561	12.5	32013	28.57	1120.49	408,980
Light Truck	Auto	173	12.5	2163	14.08	153.59	56,059
Light Truck	Auto	873	12.5	10913	14.08	775.04	282,888
Medium Truck	Auto	542	5.4	2927	8.5	344.33	125,680
LH Truck	2-Axle Truck	72	5.4	389	8.5	45.74	16,696
LH Truck 10,000 lbs+	2-Axle Truck	23	5.4	124	8.5	14.61	5,333
MH Truck	3-Axle Truck	82	5.4	443	5.85	75.69	27,628
HH Truck	4-Axle Truck	326	5.4	1760	5.85	300.92	109,837
Total		4,695	--	50,731	11.74	2830.41	--
Total Phase 1 Annual Fuel Consumption							1,033,101
<i>Phase 2</i>							
Light Auto	Auto	1,796	12.5	22450	28.57	785.79	286,813
Light Truck	Auto	113	12.5	1413	14.08	100.32	36,617
Light Truck	Auto	611	12.5	7638	14.08	542.44	197,989
Medium Truck	Auto	344	5.4	1858	8.5	218.54	79,768
LH Truck	2-Axle Truck	39	5.4	211	8.5	24.78	9,043
LH Truck 10,000 lbs +	2-Axle Truck	14	5.4	76	8.5	8.89	3,246
MH Truck	3-Axle Truck	56	5.4	302	5.85	51.69	18,868
HH Truck	4-Axle Truck	227	5.4	1226	5.85	209.54	76,482
Total		3,228	--	35,172	11.74	1941.99	--
Total Phase 2 Annual Fuel Consumption							708,825
Total Phases 1 & 2 Annual Fuel Consumption							1,741,926

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Energy Technical Memo, Table 8.

Notes:

1. LH truck = Light Heavy Truck; MH Truck = Medium Heavy Truck; HH Heavy Heavy Truck.
2. Based on the size of the site and relative location, trips were assumed to be local rather than regional.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 20 Project Mitigated Annual Operational Energy Demand Summary

Land Use	Natural Gas Demand (BTU/year)	Electricity Demand (kWh/year)
<i>Phase 1</i>		
Fast-Food Restaurant with Drive-Through	650,361	113,792
Gasoline/Service Station	223,056	74,624
Pharmacy/Drugstore with Drive-Through	25,153	172,217
Regional Shopping Center	12,823	87,071
Phase 1 Total	911,393	447,704
<i>Phase 2</i>		
Congregate Care	1,815,120	577,748
Retirement Community	2,608,620	854,081
Supermarket	376,677	687,798
Phase 2 Total	4,800,417	2,119,627
Phases 1 & 2 Total	5,711,810	2,567,331

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Energy Technical Memo, Table 9.

Notes:

1. Taken from the CalEEMod 2016.3.2 annual output (Appendix C of the Vista Santa Rosa Gateway Village Air Quality and Greenhouse Gas Impact Analysis, Ganddini Group, Inc. June 30, 2020).

- b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?
Determination: Less Than Significant impact.

Regarding federal transportation regulations, the project site is located in an already developed area. Access to/from the project site is from existing roads. These roads are already in place so the project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the Imperial Irrigation District and Southern California Gas Company.

Regarding Pavley (AB 1493) regulations, an individual project does not have the ability to comply or conflict with these regulations because they are intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emission reductions from mobile sources.

Regarding the State's Renewable Energy Portfolio Standards, the project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

The proposed project was also evaluated for consistency with the County’s Climate Action Plan by completing the CAP screening tables where a project’s design features are evaluated against a set of criteria and a point system to determine whether the project would be energy efficient. A project must accumulate at least 100 points in these screening tables in order for it to be found to be consistent with the applicable strategies of the County’s CAP. As described in the County’s 2019 CAP, mixed-use projects provide additional opportunities to reduce emissions by combining complementary land uses in a manner that can reduce vehicle trips and also have the potential to complement energy-efficient infrastructure in a way that reduces emissions. The project would garner 73.5 points for the residential component due in part to the requirements set forth in State’s Title 24 energy standards and water use reduction standards; as well as the Applicant’s commitment to installing more energy efficient HVAC equipment, higher efficiency lighting, enhanced insulation and windows, and solar panels for the Congregate Care facility (Phase 2).

According to the screening tables completed for the project, a total of 84.5 points for the non-residential component was reached using the same strategy for higher energy efficiency, but also for the installation of up to 9 EV charging stations. In total, the Vista Santa Rosa Gateway Village project garnered 168 points. Therefore, for the Gateway Village project would have less than significant individual and cumulative impact for Energy usage and would be consistent with the Riverside County CAP.

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	<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?				

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” and Figure S-3 “Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact:

Determination: No Impact.

The property does not lie within a State-mandated, regulatory “Alquist-Priolo Earthquake Fault Zone”, which is recently revised by the state and now called “Earthquake Fault Hazard Zone”. The nearest fault is the Coachella Segment of the San Andreas Fault zone, which is approximately 7 miles

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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northeasterly from the project site, as determined from the Earthquake Fault Zone Map for the Indio Quadrangle prepared by the California Geological Survey prepared in 2015.

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,” Eastern Coachella Valley Area Plan Figure 14, “Seismic Hazards”; Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact:

Determination: Less Than Significant Impact with Mitigation Incorporated.

Liquefaction is the loss of strength in generally cohesionless, saturated soils when the pore-water pressure induced in the soil by a seismic event becomes equal to or exceeds the overburden pressure. The primary factors which influence the potential for liquefaction include groundwater table elevation, soil type and plasticity characteristics, relative density of the soil, initial confining pressure, and intensity and duration of ground shaking. The depth within which the occurrence of liquefaction may impact surface improvements is generally identified as the upper 50 feet below the existing ground surface. The potential is greatest in saturated, loose, poorly graded fine sands such as those underlying the project site and vicinity.

Figure S-3 “Generalized Liquefaction”, in the Riverside County General Plan Safety Element and ECVAP Figure 14, “Seismic Hazards” show the project site and surrounding unincorporated areas within the Eastern Coachella Valley are located within an area with an area of High Susceptibility for Liquefaction.

In addition, as part of the Geotechnical Evaluation of the project site (EA Appendix E), Petra Geosciences, conducted a site-specific liquefaction hazard analysis. Review of the literature on the local geology and subsurface testing at the project site show that the project site and surround areas are underlain by geologically young (late Quaternary) alluvial deposits. These soils are described as generally consisting of unconsolidated, very fine-grained sand and silty sand. In addition, borings completed during the field investigation showed that in at least one boring (B-1) groundwater was observed at an approximate depth of 43 feet below ground surface (bgs). In addition, the project geologist also reviewed relevant literature from the California Department of Water Resources (DWR) and the Coachella Valley Water District (CVWD) for historic groundwater data. These sources showed that historic groundwater levels varied considerably in the vicinity of the project site. In consideration of the data, including groundwater encountered during the field investigation, the project geologist used an historic groundwater level of 10 feet bgs for the purposes of the liquefaction analysis conducted for the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The subsurface investigation was performed as part of the Geotechnical Evaluation. Field exploration included the excavation of 5 borings (B-1 through B-5) ranging in approximate depths of 21 to 51 feet below ground surface (bgs) using a truck-mounted hollow-stem auger drill rig. Boring and percolation test logs, including a figure showing locations, are presented in Appendix A of the Geotechnical Evaluation report (EA Appendix E). An additional boring identified as P-1 was drilled to a depth of 5 feet as part of the infiltration rate test for the proposed stormwater system. Based on the results of the field exploration, the project site is considered to be highly susceptible to seismically induced liquefaction, which corroborates the information contained in the County's Safety Element Figure S-3. This is due primarily to the documented presence of unconsolidated granular (sandy) soils in the area and the shallow historical groundwater conditions. For this reason, a site-specific liquefaction analysis was performed to determine the extent of liquefaction potential.

From a soils engineering and engineering geologic standpoint, the project site is considered suitable for the proposed development provided that the recommendations set forth in the Geotechnical Evaluation of the site are incorporated into the design criteria and project specifications. In addition, the proposed grading and construction are not expected to affect the stability of adjoining properties in an adverse manner provided that grading and construction are performed in accordance with current standards of practice, all applicable grading ordinances, and the recommendations presented in Geotechnical Evaluation. These are provided under Mitigation below but are considered to be tentative until such time as grading and foundation plans are made available for review by the project geologist. Additional recommendations and/or modification of the recommendations may be necessary depending upon the results of grading and foundation plan review.

Mitigation:

GEO-1 Remedial Grading Requirements. Based on the conditions noted in borings conducted by Petra Geosciences, native alluvial materials at the site are subject to seismically induced and collapsible soils settlement. In an effort to limit the potential total and differential settlement to construction tolerances, near-surface soils within the site shall be over-excavated to a minimum depth of at least 5 feet below existing ground, or 3 feet below the bottom of building footings (whichever is deeper) in proposed building pad areas. In areas of proposed paved streets and sidewalks, the existing ground shall also be over excavated to a minimum depth of 5 feet below existing grades, or 3 feet below proposed subgrade elevations (whichever is deeper). The excavated material shall subsequently be replaced as engineered compacted fill as required to establish the planned finished grade elevations.

In addition, in order to avoid disturbance to existing masonry walls, fencing or other sensitive improvements located along the project boundaries, the horizontal limits of remedial grading shall be initially maintained at a distance of approximately two feet from the property boundaries, and that the temporary excavation backcuts along the property boundaries be maintained at a gradient of 1.5:1 (H:V) or flatter until competent ground is exposed.

GEO-2 Prior to issuance of a grading permit, if the project includes any structures planned greater than 2 stories in height or with significant building loads, additional geotechnical evaluation shall be required to determine if additional recommendations for remedial grading, ground modification, or deep foundations are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO-3 Subsurface Obstructions. Buried pipelines associated with existing utility services are likely to exist within the area of proposed grading and construction. Other surface and subsurface structures may be encountered during demolition of the existing improvements and remedial grading that were not observed during the geotechnical evaluation. All structures encountered during grading within the limits of proposed grading and construction shall be removed in their entirety, and the resulting cavities backfilled as described in the Earthwork Guidelines section of this Geotechnical Evaluation (commencing on page 22 of the Geotechnical Evaluation, EA Appendix E).

Monitoring: Compliance with final grading plans and recommendations in the Geotechnical Evaluation (or subsequent geotechnical review of final grading plans and/or foundation plans), and the most current version of the California Building Code will ensure that impacts associated with liquefaction and/or other geotechnical impacts would be less than significant and no monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact:

Determination: Less Than Significant Impact with Mitigation Incorporated.

The project site is located in a seismically active area of southern California and will likely be subjected to strong seismically related ground shaking during the anticipated life span of the project. Structures within the site must be designed and constructed to resist the effects of strong ground motion in accordance with the current edition of the California Building Code.

Mitigation: Implementation of mitigation measures GEO-1 through GEO-3, and compliance with final grading plans and recommendations in the Geotechnical Evaluation (or subsequent geotechnical review of final grading plans and/or foundation plans), and the most current version of the California Building Code will ensure that impacts associated with ground shaking and/or other geotechnical impacts would be less than significant and no monitoring is required.

Monitoring: Compliance with final grading plans and recommendations in the Geotechnical Evaluation (or subsequent geotechnical review of final grading plans and/or foundation plans), and the most current version of the California Building Code will ensure that impacts associated with liquefaction and/or other geotechnical impacts would be less than significant and 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): CVAP Figure 15, “Step Slope” and Figure 16, Slope Instability”; Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact:

Determination: No Impact.

The project site is located in a relatively flat area of the Eastern Coachella Valley. Site elevations range from approximately 43 feet below mean sea level (msl) near the southwesterly property line to approximately 56 feet below msl near the southeasterly corner of the site. Surface drainage appears to be primarily internal and flows generally toward the east and southeast. ECVAP Figures 15 and 16 also show that steep slopes in the Eastern Coachella Valley are associated with the Santa Rosa mountains to the south and west (approximately 4 miles distance), the Little San Bernardino Mountains to the north and northeast (approximately 9 miles); the Orocopia Mountains to the east (approximately 9 miles). Therefore, there is no landslide risk to the project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,”; Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact:

Determination: Less Than Significant Impact.

Subsidence is the settlement or deformation of the land surface caused by several different conditions (including tectonic activity and petroleum production); however, it is most commonly associated with changes in groundwater levels. Long-term withdrawal of groundwater in the vicinity of the project site has lowered the water table considerably, and this has resulted in 50 or more feet of subsidence in some areas of the Coachella Valley. Although partial recovery of the settlement may be possible if the water table is recharged and if the vertical stress increases induced at the groundwater low point were not generally higher than the past pressure, most subsidence is not recoverable when the stress has increased beyond the highest past pressure.

The Geotechnical Evaluation report cites County General Plan Policy S-3.8, which requires that a geotechnical evaluation of subsidence be performed if a site lies within a documented subsidence area,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or an area that is susceptible to subsidence as shown on Figure S-7 of that document. The project site lies within this area according to Figure S-7. As stated in the General Plan Safety Element, “*differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures, as a result of regional subsidence, may be expected at the valley margins.*”

The Geotechnical Evaluation considered this in its assessment of the subsidence hazard at the site and concluded the following:

- The project site does lie near the valley margin where differential ground subsidence from groundwater extraction could be magnified. Based on our review of published USGS reports, the site appears to be located several miles away from the edge of the deepest section of documented subsidence.
- The site does lie within the active subsidence areas as documented by Map My County version 5.6 and County EIR No. 521.
- Measured settlements in the site area from subsidence related to groundwater withdrawal has reached approximately a few 10’s of mm according to data presented in the latest USGS report on this local topic.
- The probability of the estimated 0.6 inches of potential site subsidence would be across a wide area rather than any bearing capacity failure of site structures, the latter settlement amounting to approximately 0.3 inches.
- The results of consolidation tests performed as part of the Geotechnical Evaluation (Appendix B: Plate B-2 of EA Appendix E) do not substantiate any significant concerns for subsidence across this site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): On-site Inspection, Project Application Materials, Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact: Determination: Less Than Significant Impact.

Seismically-Induced Flooding

The types of seismically induced flooding that may be considered as potential hazards to a particular site normally includes flooding due to a tsunami (seismic sea wave), a seiche, or failure of a major reservoir or other water retention structure upstream of the site. Since the project site lies a considerable distance inland from the Pacific Ocean, and since it does not lie in close proximity to an enclosed body of water (14 miles northwest of the Salton Sea), the probability of flooding from a tsunami or seiche is considered to be low. In addition, the site is not located within a designated tsunami inundation area as identified on published tsunami inundation maps.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Flooding Not Related to Seismicity

As part of the Geotechnical Evaluation, Petra Geosciences conducted an independent review of the applicable FEMA flood insurance rate map for the area of the subject site (FEMA, 2017). This map (Map No. 06065C2263H) indicates that the project site is located within an area that is designated as "Zone X," meaning that the site is an area of minimal flooding potential. An on-site drainage and retention system has been designed for the proposed project (phases 1 and 2) that includes underground stormwater retention chambers that will capture and retain 100 percent of a 100-year storm event as required by the County of Riverside.

Debris Flows

The site lies within relatively flat topography and it is not located near hillside that could generate significant erosional debris during heavy rainfall. Therefore, the site should not be affected by debris flows.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact:

- a) Change topography or ground surface relief features; or
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? **Determination: Less Than Significant Impact.**

During clearing/grubbing, grading and excavation for utilities, temporary changes in elevation will occur as the site is over excavated and compaction will create temporary slopes that will be graded to a relatively level site with a slight change in grade for proper site drainage toward the on-site retention/infiltration basin. Upon completion of the project, the change in topography will be negligible and no slopes greater than 2:1 or higher than 10 feet would be created. Therefore, this impact is less than significant and no mitigation is required.

- c) Result in grading that affects or negates subsurface sewage disposal systems? **Determination: No Impact.**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will be connected to the existing sewer system located in Monroe Street and Airport Blvd. No subsurface sewage disposal system is proposed to be developed at the project site. Therefore, there is no impact and no mitigation is required.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): NCRS Custom Soil Resources Report for Riverside County Coachella Valley Area, California, Vista Santa Rosa Gateway Village, May 2020; Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact:

a) Result in substantial soil erosion or the loss of topsoil? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

During grading and demolition/construction at the project site, the construction contractor is required to implement SCAQMD Rule 403.1 regarding the generation and control of fugitive dust. Rule 403,1 requires the applicant or construction contractor to develop (prior to commencement of any ground disturbing activity) and implement a fugitive dust control plan that identifies the control measures set forth in SCAQMD's Rule 403.1 Implementation Handbook that shall be utilized to control fugitive dust at the project site. These include such measures as use of a water truck periodically throughout the day to control dust, cease grading and/or construction at times when wind speeds exceed 25 miles per hour (MPH), and maintain on-site vehicle speeds at 15 mph or less. These measures would be implemented during active operations including, but not limited to, earth-moving activities, construction/demolition activities, and disturbed surface areas such as internal pathways across and around the site during grading and/or construction.

Likewise, during grading and demolition/construction at the project site, the construction contractor must develop and implement a Stormwater Pollution Prevention Plan (SWPPP) that describes the best management practices (BMPs) for the control of soil and construction-related pollutants that may runoff site during storm events or when water is used in such quantities to have the potential to runoff the project site. Such BMPs may include temporary earthen berm, wattles/socks, storm drain filters and absorbent mats. The applicant or construction contractor is required to file a Notice of intent with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State Water Resources Control Board who will issue a project specific waste discharge identification number (WDID). The WDID and SWPPP must be available for review by inspectors at the construction through the extent of demolition, grading and construction activities.

- 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? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

A review of the NRCS Custom Soils Report for the project site showed that the majority of the project site is made up of Indio fine sandy loam (It) consisting of fine to very fine sandy loam. The northwest corner of the project site is made up of Gilman fine sandy loam and the southwest corner of the project site is made up of Indio very fine sandy loam (Ir). The parent material of each of these soil types is alluvium and they are all well drained.

In addition, the Geotechnical Evaluation indicated that expansive soils are generally not present at the project site near the surface. During the field investigation, some clayey soils were found at one location (boring B-1) at approximately 5 feet in depth. During remedial grading there is a chance that some of this material may be brought closer to the surface. Testing of finished pad soils for expansion vulnerability is recommended at the end of grading. Also, should imported soil material be required to construct the proposed pads, it is possible that expansive soils could become incorporated into onsite fills. Specifications for import soils are set forth in the Earthwork Guidelines section of the Geotechnical Evaluation Report.

Mitigation:

Soil Erosion or Loss of Topsoil

Compliance with SCAQMD Rule 403 and 403.1 for the control of fugitive dust during construction includes the requirement for an applicant or his/her designee to prepare and implement a fugitive dust control plan during all phases of construction. No additional mitigation measures were required per the project's Air Quality/GHG Analysis (EA Appendix A.1).

Compliance with the NPDES requirements through the preparation and implementation of a construction Stormwater Pollution Prevention Plan (SWPPP) during all phases of construction, as the requirements of a project specific Water Quality Management Plan (WQMP) will ensure that loss of soil would be less than significant.

Expansive Soil

Compliance with the Earthwork Guidelines set forth in the Geotechnical Evaluation (or subsequent geotechnical review of final grading plans and/or foundation plans), and the most current version of the California Building Code will ensure that impacts associated with expansive soils and/or other geotechnical impacts would be less than significant and no monitoring is required.

Monitoring: No monitoring is required.

- c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? **Determination: No Impact.**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will be connected to the existing sewer system located in Monroe Street and Airport Blvd. No subsurface sewage disposal system is proposed to be developed at the project site. Therefore, there is no impact and no mitigation is required.

Mitigation: No mitigation measures required.

Monitoring: No monitoring is required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 19. Wind Erosion and Blow Sand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

Source(s): Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484; Ganddini Group, June 2020, Vista Santa Rosa Gateway Village Air Quality and Greenhouse Gas Analysis. Petra Geosciences, March 2019, Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California.

Findings of Fact:

Determination: Less Than Significant Impact.

According to the Riverside County General Plan Figure S-8, Wind Erosion Susceptibility Map, the project site and vicinity have a Wind Erodibility Rating of High.

Due to the somewhat loose and compressible conditions of the near surface soils, remedial grading including over excavation and recompaction is recommended for the proposed building areas. All grading shall be performed in accordance with the grading ordinance of the County of Riverside. With adherence to Ord No. 460 and Ord No. 484, impacts will be reduced to less than significant.

Ordinance No. 460 sets forth the requirements for land development in riverside County. Specifically, Article XV, Soil Erosion Control Due to Wind, Section 15.4 and 15.4 identify the requirements to control soil erosion.

Section 15.3, Soil Erosion Control Requirements. When a proposed land division has been determined to be subject to this article, the following requirements may be imposed as conditions of approval of the land division as a means to control soil erosion:

- A. A solid masonry wall, up to 6 feet in height;
- B. windbreak consisting of suitable trees or shrubs;
- C. A suitable ground cover which may consist of plantings, spraying, rock or other approved stabilizing materials;
- D. An irrigation system to maintain any required plantings;
- E. The formation of a homeowners association, improvement district, or management company to maintain the erosion control.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Section 15.4, Wind Erosion Control Plan. When a proposed land division is determined to be subject to this article, the land divider shall submit a proposed wind erosion control plan at the time of the actual filing of the tentative map, and an approved control plan shall be one of the conditions of approval of the tentative map. The plans shall be reviewed as a part of the processing of the tentative map. Incorporating many of the design elements set forth in the Vista Santa Rosa Design Guidelines, the Applicant intends to provide perimeter fencing that is either vinyl ranch rail fencing along the outer edge of the multi-purpose trail, and agricultural fencing along the inner edge of the trail. Behind the agricultural fencing is a landscape berm with plantings which include trees and ground cover consistent with the requirements for erosion control. Therefore, the project's landscape plan meets the criteria for soil erosion control as set forth in Section 15.3.

Regarding the requirement in Section 15.4, the Applicant has submitted a wind erosion control plan with the tentative map for review and approval of County staff, prior to commencing with any clearing/grubbing or grading at the project site. Compliance with Ordinance 460, Article XV will ensure that soil erosion impacts would be reduced to a less than significant level and no additional mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Determination: Less Than Significant Impact.**

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO₂ and nitrous oxide (NO_x) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO₂, where CO₂ is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. The following provides a description of each of the greenhouse gases and their global warming potential.

Greenhouse Gasses
Carbon Dioxide (CO₂)

The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. However, humankind has altered the natural carbon cycle by burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700s. Each of these activities has increased in scale and distribution. CO₂ was the first GHG demonstrated to be increasing in atmospheric concentration with the first conclusive measurements being made in the last half of the 20th century. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) Emissions of CO₂ from fossil fuel combustion and industrial processes contributed approximately 78 percent of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010. Globally, economic and population growth continued to be the most important drivers of increases in CO₂ emissions from fossil fuel combustion. The contribution of population growth between 2000 and 2010 remained roughly identical to the previous three decades, while the contribution of economic growth has risen sharply.

Methane (CH₄)

CH₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO₂. Its lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO₂, N₂O, and Chlorofluorocarbons (CFCs)). CH₄ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning.

Water Vapor

Water vapor is the most abundant, important, and variable GHG in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization. The feedback loop in which water is involved is critically important to projecting future climate change. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to "hold" more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a "positive feedback loop". The extent to which this positive feedback loop will continue is unknown as there is also dynamics that put the positive feedback loop in check. As an example, when water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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more able to reflect incoming solar radiation (thus allowing less energy to reach the Earth's surface and heat it up).

Nitrous Oxide (N₂O)

Concentrations of N₂O also began to rise at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant, (i.e., in whipped cream bottles, in potato chip bags to keep chips fresh, and in rocket engines and in race cars).

Chlorofluorocarbons (CFC)

CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C₂H₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source, but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.

Hydrofluorocarbons (HFC)

HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF₃), HFC-134a (CF₃CH₂F), and HFC-152a (CH₃CHF₂). Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are manmade for applications such as automobile air conditioners and refrigerants.

Perfluorocarbons (PFC)

PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF₄) and hexafluoroethane (C₂F₆). Concentrations of CF₄ in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.

Sulfur Hexafluoride (SF₆)

SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ has the highest global warming potential of any gas evaluated; 23,900 times that of CO₂. Concentrations in the 1990s were about 4 ppt.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Aerosols

Aerosols are particles emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light. Cloud formation can also be affected by aerosols. Sulfate aerosols are emitted when fuel containing sulfur is burned. Black carbon (or soot) is emitted during biomass burning due to the incomplete combustion of fossil fuels. Particulate matter regulation has been lowering aerosol concentrations in the United States; however, global concentrations are likely increasing.

Global Warming Potential

The Global Warming Potential (GWP) was developed to allow comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of 1 ton of a gas will absorb over a given period of time, relative to the emissions of 1 ton of carbon dioxide (CO₂). The larger the GWP, the more that a given gas warms the Earth compared to CO₂ over that time period. The time period usually used for GWPs is 100 years. GWPs provide a common unit of measure, which allows analysts to add up emissions estimates of different gases (e.g., to compile a national GHG inventory), and allows policymakers to compare emissions reduction opportunities across sectors and gases. A summary of the atmospheric lifetime and the global warming potential of selected gases are summarized in Table 21, *Global Warming Potentials and Atmospheric Lifetimes*. As shown in Table 21, the global warming potential of GHGs ranges from 1 to 22,800.

Emissions of GHG from land use development projects are governed through a series of federal, State and Local (including the City of Indio) agencies' laws, rules, regulations, and plans. These are all described in detail in the project's *Air Quality, Global Climate Change and Energy Impact Analysis* (see Initial Study Appendix A.1).

Table 21 Global Warming Potentials and Atmospheric Lifetimes

Gas	Atmospheric Lifetime	Global Warming Potential ¹ (100 Year Horizon)
Carbon Dioxide (CO ₂)	— ²	1
Methane (CH ₄)	12	28-36
Nitrous Oxide (NO)	114	298
Hydrofluorocarbons (HFCs)	1-270	12-14,800
Perfluorocarbons (PFCs)	2,600-50,000	7,390-12,200
Nitrogen trifluoride (NF ₃)	740	17,200
Sulfur Hexafluoride (SF ₆)	3,200	22,800

Sources: Ganddini and Associates, July 2020, *Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis*, Table 13.

Notes:

1. <http://www3.epa.gov/climatechange/ghgemissions/gases.html>
2. Compared to the same quantity of CO₂ emissions.
3. Carbon dioxide's lifetime is poorly defined because the gas is not destroyed over time, but instead moves among different parts of the ocean-atmosphere-land system. Some of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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excess carbon dioxide will be absorbed quickly (for example, by the ocean surface), but some will remain in the atmosphere for thousands of years, due in part to the very slow process by which carbon is transferred to ocean sediments.

Methodology

The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. CalEEMod Version 2016.3.2 was used to calculate the GHG emissions from the proposed project.

Area Sources. Area sources include emissions from consumer products, landscape equipment and architectural coatings. No changes were made to the default area source emissions. Per SCAQMD Rule 1113, architectural coatings applied after January 1, 2014 must be limited to an average of 50 grams per liter or less.

Energy Usage. Energy usage includes emissions from the generation of electricity and natural gas used on-site. 2019 Title 24 energy standards for residential uses are approximately 7 percent more efficient than 2016 Title 24 standard, while 2019 Title 24 energy standards for nonresidential uses are approximately 30 percent more efficient than 2016 Title 24 standard. The defaults were adjusted to reflect compliance with 2019 Title 24 energy requirements and are shown as mitigated values. No other changes were made to the model defaults.

Mobile Sources. Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project have been analyzed by inputting the project-generated vehicular trips from the TIA into the model. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

Waste. Waste includes the GHG emissions generated from the processing of waste from the proposed project as well as the GHG emissions from the waste once it is interred into a landfill. AB 341 requires that 75 percent of waste be diverted from landfills by 2020, reductions for this are shown in the mitigated CalEEMod output values. No other changes were made to the default waste parameters.

Water. Water includes the water used for the interior of the building as well as for landscaping and is based on the GHG emissions associated with the energy used to transport and filter the water. CALGreen standards require that indoor water use be reduced by 20 percent, reductions for this are shown in the mitigated CalEEMod output values. The project is also required to use water-efficient irrigation. No other changes were made to the default water usage parameters.

Construction. The construction-related GHG emissions were also included in the analysis and were based on a 30-year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009.

Sequestration. The analysis includes reduction of GHG emissions from the planting of approximately 382 new trees (for modeling purposes, the new trees were split evenly between Phase 1 and Phase 2). The California Air Pollution Control Officers Association (CAPCOA) states that trees sequester carbon dioxide over 20 years of their life, after that, sequestration is nominal and outweighed by tree maintenance-related emissions. The total sequestration value given in the Annual CalEEMod output was divided by 20 years to yield an annual value, which was then subtracted from the project's emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Climate Action Plan

The County of Riverside’s Climate Action Plan Update (CAP) was completed in November 2019. 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 emissions reduction targets. The CAP Update set a target to reduce communitywide GHG emissions by 15 percent from 2008 levels by 2020, 49 percent by 2030, and 83 percent by 2050.

Appendix D of the CAP Update also states that project’s that do not exceed the CAP’s screening threshold of 3,000 MTCO₂e per year are considered to have less than significant GHG emissions and are in compliance with the County’s CAP. Therefore, to determine whether the project’s GHG emissions are significant, this project’s GHG analysis used the SCAQMD draft local agency tier 3 threshold and County of Riverside CAP screening threshold of 3,000 MTCO₂e per year for all land use types. Projects that exceed emissions of 3,000 MTCO₂e per year are also required to include the following efficiency measures:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2017.

Projects that exceed emissions of 3,000 MTCO₂e per year are also required to use the CAP Update Screening Tables to evaluate a project’s incorporation of GHG reduction methods. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County’s CAP Update. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. Those projects that do not garner 100 points using the Screening Tables must provide additional analysis to determine the significance of GHG emissions.

Project Greenhouse Gas Emissions

The results of the GHG emissions calculations are shown in Table 22, *Project-Related Greenhouse Gas Emissions*. The table shows that the total for the proposed project’s emissions (without credit for any reductions from sustainable design and/or regulatory requirements) would be 3,381.59 MTCO₂e per year for Phase 1, 4,905.07 MTCO₂e per year for Phase 2, and 8,286.65 MTCO₂e per year for the total project (Phases 1 and 2 combined). A cumulative global climate change impact would occur if the GHG emissions created from the on-going operations of the proposed project would exceed the County of Riverside CAP Update and SCAQMD draft threshold of 3,000 MTCO₂e per year for all land uses. Therefore, as the emissions for Phase 1 and Phase 2 individually and the total emissions for the proposed project (Phases 1 and 2 combined) would exceed the SCAQMD draft screening threshold of 3,000 MTCO₂e per year, emissions reductions are required.

The data provided in Table 23, *Project-Related GHG Emissions with Incorporation of Sustainable Design/Regulation*, shows that the project Applicant’s with compliance with regulation and incorporation of sustainable design (compliance with regulation is shown as “mitigation” in the CalEEMod output), the proposed project’s emissions would be reduced to 2,598.25 MTCO₂e per year for Phase 1, 3,982.93 MTCO₂e per year for Phase 2, and 6,581.18 MTCO₂e per year for the total project (Phases 1 and 2 combined).

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 22 Project-Related Greenhouse Gas Emissions

Phase 1 Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage ³	0.00	340.71	340.71	0.01	0.00	341.60
Mobile Sources ⁴	0.00	2,933.52	2,933.52	0.24	0.00	2,939.59
Waste ⁵	18.83	0.00	18.83	1.11	0.00	46.65
Water ⁶	0.84	27.60	28.45	0.09	0.00	31.27
Construction ⁷	0.00	22.37	22.37	0.00	0.00	22.47
Total Emissions	19.67	3,324.20	3,343.88	1.45	0.00	3,381.59
SCAQMD Draft Threshold						3,000
Exceeds Threshold?						Yes
Area Sources ²	0.00	218.47	218.47	0.01	0.00	219.83
Energy Usage ³	0.00	1,551.77	1,551.77	0.03	0.01	1,555.90
Mobile Sources ⁴	0.00	2,556.21	2,556.21	0.14	0.00	2,559.62
Waste ⁵	63.52	0.00	63.52	3.75	0.00	157.37
Water ⁶	7.06	247.36	254.43	0.73	0.02	278.17
Construction ⁷	0.00	133.79	133.79	0.02	0.00	134.18
Total Emissions	70.58	4,707.61	4,778.19	4.68	0.03	4,905.07
SCAQMD Draft Threshold						3,000
Exceeds Threshold?						Yes
Total for Phase 1 and Phase 2						8,286.65
SCAQMD Threshold						3,000
Exceeds Threshold?						Yes

Sources: Ganddini and Associates, July 2020, Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis, Table 14.

Notes

1. Source: CalEEMod Version 2016.3.2 for Opening Year of 2022 for Phase 1 and 2026 for Phase 2.
2. Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
3. Energy usage consist of GHG emissions from electricity and natural gas usage
4. Mobile sources consist of GHG emissions from vehicles.
5. Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
6. Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7. Construction GHG emissions CO₂e based on a 30 year amortization rate.

The reduction comes from incorporation of the following CAPCOA-based reduction measures and regulatory compliance: utilizing low-flow fixtures that would reduce indoor water demand by 20 percent per CALGreen Standards, recycling programs that reduces waste to landfills by a minimum of 75 percent (per AB 341), utilizing Energy Star appliances, utilizing water-efficient irrigation systems, and compliance with SCAQMD Rule 1113 for architectural coatings; and incorporation of the CAPCOA-based land use and site enhancement reduction measures: LUT-1 Increased Density, LUT-4 Improve Destination Accessibility, and SDT-1 Improve Pedestrian Network.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 23 Project-Related GHG Emissions with Incorporation of Sustainable Design/ Regulation

Phase 1 Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO2	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage ³	0.00	306.72	306.72	0.01	0.00	307.52
Mobile Sources ⁴	0.00	2,231.20	2,231.20	0.22	0.00	2,236.80
Waste ⁵	4.71	0.00	4.71	0.28	0.00	11.66
Water ⁶	0.67	23.61	24.29	0.07	0.00	26.55
Construction ⁷	0.00	22.37	22.37	0.00	0.00	22.47
Sequestration ⁸						-6.76
Total Emissions	5.38	2,583.91	2,589.30	0.58	0.00	2,598.25
SCAQMD Draft Threshold						3,000
Exceeds Threshold?						No
Phase 2 Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO2	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	218.47	218.47	0.01	0.00	219.83
Energy Usage ³	0.00	1,478.07	1,478.07	0.03	0.01	1,482.01
Mobile Sources ⁴	0.00	1,872.73	1,872.73	0.12	0.00	1,875.71
Waste ⁵	15.88	0.00	15.88	0.94	0.00	39.34
Water ⁶	5.65	213.93	219.59	0.59	0.01	238.61
Construction ⁷	0.00	133.79	133.79	0.02	0.00	134.18
Sequestration ⁸						-6.76
Total Emissions	21.53	3,917.00	3,938.53	1.70	0.03	3,982.93
SCAQMD Draft Threshold						3,000
Exceeds Threshold?						Yes
Total for Phase 1 and Phase 2						6,581.18
SCAQMD Threshold						3,000
Exceeds Threshold?						Yes

Sources: Ganddini and Associates, July 2020, Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis, Table 15.

Notes

1. Source: CalEEMod Version 2016.3.2 for Opening Year of 2022 for Phase 1 and 2026 for Phase 2.
2. Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
3. Energy usage consist of GHG emissions from electricity and natural gas usage
4. Mobile sources consist of GHG emissions from vehicles.
5. Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
6. Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7. Construction GHG emissions CO₂e based on a 30 year amortization rate.
8. CO₂ sequestration from the planting of ~191 trees per each Phase (135.2280/20 years [trees' lifetime])

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, even with incorporation of regulatory compliance and credit for reductions due to CAPCOA location-based efficiency measures, as shown in Table 16, Phase 2 individually and the total proposed project (Phases 1 and 2 combined) would still exceed the Riverside County CAP and SCAQMD draft screening threshold of 3,000 MTCO_{2e} per year for all land uses. Per the County's CAP, projects that exceed emissions of 3,000 MTCO_{2e} per year are also required to use Screening Tables. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County's CAP Update. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

The Gateway Village project was evaluated using the CAP Screening Tables to determine what project components would qualify to receive points. The completed screening tables are included in EA Appendix A as Appendix A.2. The project was evaluated in two parts: (1) Screening Table for GHG Implementation Measures for Residential Development; and (2) Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities. The proposed Vista Santa Rosa Gateway Village is a mixed use project. As described in the County's 2019 CAP, mixed-use projects provide additional opportunities to reduce emissions by combining complementary land uses in a manner that can reduce vehicle trips and also have the potential to complement energy-efficient infrastructure in a way that reduces emissions. Therefore, for the proposed mixed-use project, both Table 1 and Table 2 were filled out with points assigned proportionally identical to the proportioning of the mix of uses, and the total between the two tables must equal or exceed 100 points in order to be consistent with the reduction quantities in the County's CAP Update and would be considered less than significant for GHG emissions. Where items in the two tables were common between the two land use types, the point values were split 50/50 between the two land use types. For example, both land use types would be developed with Modestly Enhanced Windows (0.4 U-Factor, 0.32 SHGC), for a total of 3 points, with 1.5 points assigned to each land use type. The Screening Tables completed for the proposed Vista Santa Rosa Gateway Village project show a total of 168 points with 73.5 points associated to the residential component and 84.5 points associated with the commercial component of the project.

The project would garner 73.5 points for the residential component due in part to the requirements set forth in State's Title 24 energy standards and water use reduction standards; as well as the Applicant's commitment to requiring the installation of more energy efficient HVAC equipment, higher efficiency lighting, enhanced insulation and windows, and solar panels for the Congregate Care facility (Phase 2).

The project would garner 84.5 points for the non-residential component using the same strategy for higher energy efficiency, but also for the installation of up to 9 EV charging stations. Therefore, for the Gateway Village project would have less than significant individual and cumulative impact for GHG emissions and be consistent with the Riverside County CAP. Thus, the proposed project would not create a significant cumulative impact to global climate change.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Determination: Less Than Significant Impact.**

The proposed project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. As stated previously, the County of Riverside has a Climate Action Plan; therefore, the project and its GHG emissions have been compared to the goals of the County of Riverside CAP Update.

According to the County's CAP Update, projects that do not exceed emissions of 3,000 MTCO_{2e} per year are also required to include the following efficiency measures:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2017.

According to the CAP Screening Tables completed for the project, both the residential and non-residential components of the project would garner 168 points. Therefore, as the project would comply with the goals of the County of Riverside CAP, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Riverside County Department of Environmental Health website, Department of Toxic Substances Control, Envirostor Database, accessed June 15, 2020, <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=5680+Monroe+Street+Thermal>; State Water Resources Control Board Geotracker Database, accessed June 15, 2020, <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=56180+Monroe+Street+Thermal>; and CDA Environmental Services, November 2018, Monroe Street Parcels SEC Monroe Street and Airport Boulevard Vista Santa Rosa, CA 92274 Phase I Environmental Site Assessment.

Findings of Fact:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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? **Determination: Less Than Significant Impact.**

Construction

Construction activities associated with development of a mix of commercial and senior living uses on project site include clearing/grubbing, grading, trenching, or other ground disturbing activities. Construction activities would require the transport, use, and disposal of hazardous materials including gasoline, diesel fuel, hydraulic fluids, and other similarly related materials; generally, in support of heavy equipment (e.g., dozers, excavators, tractors). In addition, other materials such as paints, adhesives, solvents, and other substances typically used in construction may also be used on-site during construction. Improper use, storage, or transport of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction projects, and there would be no greater risk for improper handling, transport, or spills associated with the proposed project than would occur on any other similar construction site.

Prior to commencement of any earthmoving activities at the project site, the Applicant or construction contractor is required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State Water Quality Control Board, who will issue an unique Waste Discharge Identification (WDID) number for the project. The SWPPP and WDID must be kept at the project site and available for inspection by the County’s inspectors during all phases of construction. Compliance with the terms of the SWPPP in the form of implementation of Best Management Practices (BMPs) for the control of pollutants and the prevention of the release of hazardous materials would ensure that this impact would be less than significant and no additional mitigation measures are required.

Operation

During long-term operation of commercial uses at the project site, most of the uses (pharmacy, fast food restaurant, small shops) are not anticipated to transport, use or dispose of hazardous materials. Likewise, the use of hazardous materials during long term operation of the congregate facility would be minimal consisting of household cleaning products as well as oxygen tanks. Therefore, this impact would be less than significant.

During long-term operation of the gas station, transport, filling the underground storage tanks, and dispensing of petroleum products (gasoline and diesel fuel) are a routine occurrence which is not anticipated to be any different than how these products are handled at other locations. Likewise, a car wash handles wastewater that includes soap, car wax, dirt and grease, that must be transported off site for disposal at a permitted landfill. These types of uses are subject to a number of regulations by agencies including the SCAQMD (permit to construct/permit to operate).

In addition, the California Environmental Protection Agency (CalEPA) oversees the statewide implementation of a Unified Program with 81 certified local agencies, known as Certified Unified Program Agencies (CUPAs). These agencies apply regulatory standards established by the Governor’s Office of Emergency Services (Cal OES), the Department of Toxic Substances Control (DTSC), the Office of the State Fire Marshal (OSFM), the State Water Resources Control Board (State Water Board), and CalEPA. At the local level, the Riverside County Department of Environmental health is the CUPA for Riverside County and is responsible for administering hazardous materials programs within the County. For the proposed project these include the Underground Storage Tank (UST) program,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hazardous Materials Business Plan Program, and the California Accidental Release Program (CalARP).

The County's Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of underground storage tank (UST) systems. A permit to operate a UST system is required per California Code of Regulations Title 23, Division 3, Chapter 16, California Health and Safety Code Section (25280 – 25299.8) and Riverside County Ordinance 617. These regulations mandate the testing and frequent inspections of the UST facilities.

In addition, the owner/operator of the gas station will be required to prepare and implements a Hazardous Materials Business Plan (HMBP) that includes an inventory of all hazardous materials on-site. The information from the HMBP, including an inventory of chemicals used at the site must be made available to first responders in the County for emergency response activities. The chemical inventory and HMBP must be reported electronically to the California Environmental Reporting System (CERS), the only approved method for submitting required information to the Riverside County Department of Environmental Health.

Compliance with all requirements of the State and County agencies for the operation of the gas station and car wash will ensure that this impact would be less than significant and no additional mitigation measures are required.

- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? **Determination: Less Than Significant Impact.**

The project site is located at the southeast corner of Monroe Street and Airport Blvd. As part of project approval the project includes roadway improvements along both streets to install curb/gutter, center medians, and a multi-purpose trail system along the outer boundary of the project site along these major streets.

Applicant of the proposed project will be required to design, construct, and maintain structures, roadways, and facilities that comply with applicable County, regional, state and/or federal requirements related to emergency access and evacuation plans. Construction activities which may temporarily restrict vehicular traffic will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles. This will ensure that the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan and reduce any impact to less than significant.

- 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? **Determination: Less than Significant Impact.**

The project site is located adjacent on the east and south to the Coachella Valley Unified School District's (CVUSD) Westside Elementary School. Generally, a neighborhood shopping center would include uses such as a grocery store, drug store, small specialty shops and restaurants; and occasionally, a gas station is included. The proposed project includes a gas station at corner of Airport Blvd and Monroe Street, approximately 500 feet west of the elementary school. Gas stations emit benzene, a known human carcinogen and are subject to SCAQMD Rule 461- Gasoline Transfer and Dispensing. Rule 461 applies to *"the transfer of gasoline from any tank truck, trailer, or railroad tank*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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car into any stationary storage tank or mobile fueler, and from any stationary storage tank or mobile fueler into any mobile fueler or motor vehicle fuel tank.” Therefore, Rule 461 applies to the gas station proposed for the Vista Santa Rosa Gateway Center.

As described in Section 21(b) above, development and operation of a gas station is a highly regulated land use. In addition to compliance with the regulations discussed above, the owner/operator of the new gas station is also required to obtain a Permit to Construct (Rule 201) and Permit to Operate (Rule 203) from SCAQMD prior to commencing operation of the facility. This will ensure that the gas station is constructed and operated in compliance with all State and County rules, regulations and ordinances, and that hazardous emissions would be controlled over the life of the project, and no additional mitigation measures have been identified.

- 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? **Determination: No Impact.**

A search of the Department of Toxic Substances Control (DTSC) Envirostor website showed that there are no hazardous waste facilities or sites at the project site or within a 1,000-foot radius. This database is used by DTSC to track cleanup; and permit, enforce and investigate hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further.

In addition, a search of the State Water Resources Control Board Geotracker Database also showed that neither the project site or any site within a 1,000-foot radius was identified that would impact, or have the potential to impact, water quality (particularly groundwater quality) in the State. GeoTracker includes records for sites that require cleanup, including sites with underground storage tanks.

A Phase I Environmental Site Assessment (ESA) was completed for the project site in October 2018. The ESA found that there were regulated materials including small amounts of pesticides, herbicides and related nursery chemicals and solvents stored at the nursery located on site. There was also a 500 gallon above ground commercial propane tank at Kennedy’s market that was previously used for propane sales. There did not appear to be any “buried solid waste” or otherwise unauthorized fill on the project site.

There were two (2) listings in the Riverside County environmental database - Riverside County Disclosure List (RCDL). This database contains the listing of permitted facilities in the County that handle hazardous materials and is maintained by the Riverside County Department of Environmental Health. Note: the Kennedy Grocery listed herein, is located on the project site in unincorporated Riverside County and not within the City of La Quinta.

1. Sprint Nextel (CA5656) (cell tower located on APN 764-080-003)
56302 Monroe Street
Thermal, CA 92274
2. Kennedy Grocery (above ground propane tank and propane sales located on 764-080-004)
56400 Monroe Street
La Quinta, CA 92253

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No violations or enforcement actions were noted. The history of uses and business activity on the project site is well-documented from several sources including long-time property owners and business operators, previous environmental site assessments, historical aerial photographs and records.

In summary, and in accordance with EPA’s Standards and Practices for All Appropriate Inquiries (40 CFR part 312), and the American Society for Testing and Materials (ASTM) Standard E-1527-13, Standard Practice for Environmental Site Assessments, the Phase I ESA found no evidence of potential liabilities or environmental impairment resulting from leaking underground storage tanks, release of hazardous materials and/or toxic contaminants on any properties within the immediate vicinity. The Regulatory Records Search did identify properties with contamination issues and other environmental listings within a 1/8-mile, ¼ mile and ½ mile radius of the project site, however, these would appear to have no impact on the project site.

The project site has no recognized environmental conditions which would include the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the target of an enforcement action if brought to the attention of the appropriate governmental agencies.

The conclusion of the Phase I ESA was that further environmental study or investigation of the project site is necessary with the exception of the following: *“Asbestos is not considered to be a concern at the Target Property. When demolition permits are sought for the structures a formal asbestos survey will be required by the County Building Department.”*

Therefore, compliance with the County’s Building Department regarding the completion of an asbestos survey prior to demolition of buildings at the project site will ensure that there are no constraints on the project site that would adversely impact development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-20 "Airport Locations," Riverside County Eastern Coachella Valley Area Plan Figures 4 and 5, and Table 4.

Findings of Fact:

- a) Result in an inconsistency with an Airport Master Plan; or
- b) Require review by the Airport Land Use Commission? **Determination: No impact.**

The Gateway Village project site is located approximately 3.5 miles northwest of the Jacqueline Cochran Airport, formerly known as Thermal Airport or Desert Resorts Regional Airport and operated by the County of Riverside. As shown on Figure 4 of the Eastern Coachella Valley Area Plan, the project site lies outside the airport's area of influence. The westerly most boundary of Zone E, the least restrictive zone where a project would be subject to review under the Airport Land Use Compatibility Criteria for Riverside County (ECVAP Table 4) is located along Jackson Street east of the project site. Therefore, the project is not subject to a determination of consistency with the Airport Master Plan or Airport Land Use Compatibility Plan and would not require review by the Riverside County Airport Land Use Commission.

- c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **Determination: No impact.**

The Gateway Village project site is located approximately 3.5 miles northwest of the Jacqueline Cochran Regional Airport outside its area of influence. Therefore, there would be no impact resulting from the proximity of the project to any Airport Master Plan associated with this airport.

- 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? **Determination: No Impact.**

The project is not located within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course	<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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Eastern Coachella Valley Area Plan Figure 12; Christiansen & Company, September 2019, Hydrology Study for Vista Santa Rosa Gateway Village; and Christiansen & Company, September 2019, Final Project Specific Water Quality Management Plan for Vista Santa Rosa Gateway Village.

Findings of Fact:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? **Determination: Less Than Significant Impact.**

The proposed development area (without the parcel containing the Kennedy Market) was the subject of a Hydrology Study and Final Water Quality Management Plan (WQMP). The remaining parcel was not included as no ground disturbance is proposed in that area at this time. At such time as this parcel (Phase 4) is proposed, that applicant would be required to provide the County with a project specific Hydrology Study and WQMP that addresses that parcel’s existing hydrology and drainage and proposed site specific drainage plan and WQMP.

Construction Impacts

Urban runoff has been identified as one of the principal causes of water quality impacts in most urban areas, because it could potentially contain a variety of pollutants such as litter and debris, bacteria and viruses, oil and grease, sediments, nutrients, metals, and toxic chemicals. Violations of water quality standards or waste discharge requirements, or degradation of water quality can result in potentially significant impacts to water quality and result in environmental damage to downstream water courses such as the Whitewater River. Pollutants transported in stormwater runoff most likely to occur during onsite construction would be in the form of sediment loss created from erosion due to soil disturbance, and from stormwater mixing with construction materials. However, because the State has adopted strict regulations for the control and release of stormwater from a project site, under the federal National Pollutant Elimination Discharge System (NPDES) permit, the Applicant or construction contractor will be responsible for preparing a Construction SWPPP that must be implemented throughout the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction period. The SWPPP must describe Best Management Practices (BMPs) for the control and treatment of runoff from the project site for the following:

- Soil Stabilization (erosion control);
- Sediment Control;
- Tracking Control;
- Wind Erosion Control;
- Construction Site Management;
- Non-Stormwater control; and
- Waste Management and Materials Pollution Control.

The SWPPP must be designed to prevent construction related pollutants from discharge of erosional sediments offsite. To comply with the NPDES permit, the Applicant is required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) who will issue a Waste Discharge identification Number (WDID). A copy of the SWPPP prepared by a Qualified SWPPP Developer (QSD) and implemented by a Qualified SWPPP Practitioner (QSP), along with a copy of the NOI and WDID must be maintained and updated at the project site and available for review during the entirety of the construction period.

Operational Impacts

The County or Riverside requires that each site be responsible for controlling its own hydrology and drainage in compliance with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) which requires all sites to retain stormwater flows on site and treat stormwater in accordance with an approved Water Quality Management Plan (WQMP) that incorporates Low Impact Development (LID) BMPs. As described in the project’s Hydrology Report, increased storm water runoff associated with the creation of impervious surfaces (parking lots and buildings) will be controlled by installation of underground chambers designed to have a storage capacity based on the BMP Design Capture Volume established through the project’s Hydrology Study. BMPs will be designed, constructed and maintained through the implementation of a site-specific WQMP for each phase of the project. The WQMP will continue to be implemented and updated as needed, throughout the life of the project.

The entire developed area must have 100 percent containment of the 100-year storm event as required by the County of Riverside. Stormwater Containment would be through two separate Contech 96-inch diameter CMP (galvanized epoxy coated) Underground Stormwater Retention Chambers. The design of the project’s drainage system includes the use of graded swales, gutters, catch basins and underground stormwater retention located in the proposed parking lots in phases 1 and 2. Phases 3 and 4 will required similar facilities to be designed at such time as future projects in these phases are proposed. All flows would be collected in a series of gutters, (2 feet x 3 feet NDS Diagonal Grate Inlets and 12-inch, 18-inch and 24-inch ADS polyethylene pipes. The Underground Storage Chambers will be designed to contain 100 percent of the 100 year storm event.

Compliance with the requirements of the site specific SWPPP during construction, and with the WQMP during the life of the project, for each phase, would ensure that impacts associated with the proposed project on hydrology and drainage would be less than significant and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
Determination: Less Than Significant Impact.

Currently, much of the project site is not covered with buildings or pavement and the proposed project would result in a decrease in the amount of pervious surface in the area. However, the size of the site at approximately 27 acres is not of such a size to substantially decrease the amount of water that percolates and recharges the groundwater basin. The proposed project includes the implementation of a WQMP for Phases 1 and 2 (approximately 14.66 acres), with the area located in Phases 3 and 4 (approximately 12.39 acres) to be developed at a later date. Each phase will be developed so that 100 percent of post-development stormwater is captured and contained on site. The drainage/retention system has been designed to contain 100 percent of the 100-year storm event as required by the County of Riverside. The WQMP identifies two locations for underground stormwater retention chambers: (1) under the parking lot in Phase 1 between the fast food restaurant and the pharmacy building; and (2) under the parking lot in Phase 2 along the south side of the congregate care building. The Applicant intends to provide similar stormwater capture/water quality treatment facilities for phases 3 and 4. At such time as land uses in these phases are proposed, the Applicant is required to prepare a WQMP for this portion of the project site. Therefore, on-going during the life of the project, stormwater that currently falls on the project site would continue but would be captured, conveyed, treated, then allowed to percolate. Thus, under post-development conditions, there would be a less than significant impact to groundwater recharge and would not substantially impede sustainable groundwater management of the basin.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?
Determination: Less Than Significant Impact.

Topography on the project site allows drainage to flow toward the center of the site in a northwest to southeast direction. What doesn't percolate on site leaves the site near the southeast corner onto undeveloped agriculture land. There is no defined drainage course or "blue-line" stream on the project site. Therefore, grading the site and developing buildings and parking lots and the creation of a storm drain system to capture stormwater and convey it to underground stormwater retention chambers would not adversely affect or substantially alter the course of a stream or river.

- d) Result in substantial erosion or siltation on-site or off-site? **Determination: Less Than Significant Impact.**

During all construction phases (e.g. grading/excavation, installation of underground infrastructure, construction of buildings, paving and landscaping), the construction contractors will be responsible for the implementation of an approved SWPPP. BMPs for the control of erosion and siltation on site as set forth in the SWPPP would ensure that impacts would be minimal on site, and no erosion or siltation would occur off-site related to the project.

- e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site? **Determination: Less Than Significant Impact.**

The addition of impervious surfaces on site would create increased surface runoff; however, proposed BMPs, underground stormwater retention chambers, prohibitions of practices, maintenance procedures, and other management practices will prevent on or offsite flooding that could be caused by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of the project. Development of the site would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site.

Also see response to 23.b and 23.c above.

- 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? **Determination: Less Than Significant Impact.**

Under post construction conditions, the project owners/operators will be responsible for the implementation of BMPs to address the pollutants of concern that may potentially be generated from proposed land uses, as outlined in the project's WQMP for each phase. BMPs may include treatment requirements, operating procedures and practices to control site runoff, spillage or leaks, trash/waste disposal, or drainage from any outdoor storage areas. Therefore, implementation of the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

- g) Impede or redirect flood flows? **Determination: Less Than Significant Impact.**

The project site is not located within a flood hazard area, as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map, including the Eastern Coachella Valley Area Plan Figure 12. Therefore, the project would not impede or redirect flows within a 100-year flood hazard area. Impacts resulting from project implementation would be less than significant.

- h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation? **Determination: No Impact.**

The project site is not located in a flood hazard, tsunami, or seiche zone, and therefore, there would be no risk of the release of pollutants due to project inundation. No impact is anticipated to occur.

- i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? **Determination: Less Than Significant Impact.**

Proper implementation of project BMP's will ensure that the project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impact will be less than significant. Also see responses to 23.b and 23.c above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project:			
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Eastern Coachella Valley Area Plan (ECVAP), ECVAP Figure 3, Figure 4 and Table 1, Project Application Materials.

Findings of Fact:

- 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?
Determination: Less Than Significant Impact.

The project site is approximately 27 acres located at the southeast corner of Monroe Street and Airport Blvd (Avenue 56) in the unincorporated community of Vista Santa Rosa. Figure 2 shows the project site and vicinity. The project site is located in the unincorporated community of Vista Santa Rosa, a large portion of which is also located within the Sphere of Influence of the City of La Quinta adjacent to the west of Monroe Street.

The proposed project includes the following entitlements: (1) General Plan Amendment from the current Agriculture General Plan Foundation Component and Agriculture land use designation to a Community Development General Plan Foundation Component with a Mixed Use Area (MUA) land use designation; (2) Zone Change on 12 parcels from the current Light Agriculture - 20-acre lot minimum (A-1-20) and Commercial Retail (C-R) zoning classifications, to a Mixed Use (MU) zoning classification; (3) Tentative Parcel Map No. 37801 to create 7 new parcels (not including the parcel containing the Kennedy Market); and (4) Conditional Use Permit to allow alcohol sales on the proposed commercial portions of the project site. Table 24, *Existing and Proposed Land Use Designations*, shows details on existing conditions and the proposed project.

Development of the project site would be generally governed by the Eastern Coachella Valley Area Plan (ECVAP) and incorporating many of the design elements set forth in the Vista Santa Rosa Design Guidelines. The ECVAP describes the Vista Santa Rosa community as follows:

Vista Santa Rosa is a special community where country club and residential development interface with agricultural and rural, equestrian oriented lifestyles. In order to ensure that the community develops in a harmonious manner that protects and enhances its value to area residents and landowners and Riverside County, the County of Riverside has begun the preparation of a detailed Vista Santa Rosa community land use plan that will be incorporated into the Eastern Coachella Valley Area Plan. The area is an important producer of date crops. Rural Residential and Rural Community uses are also prevalent, with an emphasis on equestrian lifestyles.

The County has not yet completed a detailed land use plan with community development policies. In addition, the project site is not currently located within the Vista Santa Rosa Policy Area as shown on ECVAP Figure 4, Overlays and Policy Areas. The Policy Area is generally located four miles southeast of the project site on the north and south sides of Avenue 62 between Jackson and Van Buren Streets. Therefore, Vista Santa Rosa policies would not apply to the proposed project.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 24 Existing and Proposed Land Use Designations

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR)	Notes
<i>Existing Conditions</i>			
Agriculture	Agriculture (AG)	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
<i>Proposed Project</i>			
Community Development	Mixed-Use Area	0.20 - 0.35 FAR	The MUA land use designation is applied to areas outside of ECVAP designated Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Source: ECVAP Table 1.

Although the existing County Foundation Component is Agriculture, the project site is located in a Community Development Overlay - identifying areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. The project site and vicinity, east of Monroe Street is located within a Community Development Overlay District as shown on ECVAP Figure 4. This Overlay District is applied to areas outside of Community Centers (e.g. Thermal and Oasis) but that could be developed with a mix of uses other than what is allowed in the underlying land use designation. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses may be planned. The Community Development Overlay District designation allows community development land use designations to be applied through General Plan Amendments within specified areas including within the Agriculture Foundation Component areas.

The Eastern Coachella Valley Area Plan Policy ECVAP 1.1 sets forth the County's intent to prepare a detailed Vista Santa Rosa community land use plan that will be incorporated into the ECVAP. This land use plan will include community development policies that will "provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community."

The combination of the Community Development Overlay and the County's intent to develop a land use plan to guide the development of a mix of land uses within the Vista Santa Rosa community presents an opportunity for the development of such a project as the Vista Santa Rosa Gateway Village project. With a Community Development Overlay designation, the County is acknowledging that development of non-agricultural uses is inevitable, especially since the west side of Monroe Street in the City of La Quinta is developed with a number of residential neighborhoods.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site and immediate vicinity is within the sphere of influence of the City of La Quinta. The City has designated the majority of this portion of its sphere for Low Density Residential and the Vista Santa Rosa Gateway Village project site as General Commercial.

The Applicant is requesting a general plan amendment and zone change from the County to allow a mix of uses to be developed on the site including a small commercial site and Senior Oriented Living (Congregate Care). The Applicant's intention for the Vista Santa Rosa Gateway Village is to create the look and feel of a transition from the golf course/residential land uses on the west side of Monroe Street in La Quinta into the more agrarian area that is Vista Santa Rosa. The building materials, landscape materials and fencing will immediately give the motorist, bicyclist, equestrian and/or pedestrian the sense that they have transitioned into a more rural/equestrian area.

Therefore, the proposed General Plan Amendment and Zone Change to create the Vista Santa Rosa Gateway Village project would be consistent with the County's intent as set forth in the ECVAP, to allow the development of a mix of land uses on the project site and vicinity.

- b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? **Determination: No Impact.**

The project site is located in an area of the Vista Santa Rosa community that is generally defined by agricultural uses as shown in Figure 3 of the ECVAP. There are five existing residences on site that will be demolished as part of the proposed project, however, this number of residences does not constitute an established community. Therefore, there is no impact.

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): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- 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? **Determination: No Impact.**

According to the Riverside County General Plan Figure OS-6, *Mineral Resources Area*, the project site is located in a Mineral Resource Zone (MRZ) where no significant mineral deposits are known to occur

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(MRZ-1). Therefore, development of the proposed Vista Santa Rosa Gateway project would have no impact on known mineral resources.

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? **Determination: No Impact.**

According to the Riverside County General Plan Figure OS-6, *Mineral Resources Area*, the project site is located in a Mineral Resource Zone (MRZ) where no significant mineral deposits are known to occur (MRZ-1). Therefore, development of the proposed Vista Santa Rosa Gateway project would have no result in the loss of availability of a locally important mineral resource recovery site.

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines? **Determination: No Impact.**

There are no proposed, existing or abandoned quarries or mines located at or in the vicinity of the project site. Therefore, there would be no impact associated with the development of the proposed Vista Santa Rosa Gateway project.

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 Eastern Coachella Valley Area Plan Figures 4 and 5.

Findings of Fact:

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? **Determination: No Impact.**

The Gateway Village project site is located approximately 3.5 miles west of the Jacqueline Cochran Airport, formerly known as Thermal Airport or Desert Resorts Regional Airport and operated by the County of Riverside. As shown on Figure 4 of the Eastern Coachella Valley Area Plan, the project site lies outside the airport's area of influence. The westerly most boundary of Airport Compatibility Zone E, the least restrictive zone where a project would be subject to review under the Airport Land Use Compatibility Criteria for Riverside County (ECVAP Table 4) is located along Jackson Street east of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. Therefore, people residing or working in the project area would not be exposed 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? **Determination: No Impact.**

The Gateway Village project site is located approximately 3.5 miles northwest of the Jacqueline Cochran Regional Airport outside its area of influence; and there are no private airstrips located nearby. Therefore, there would be no impact resulting from the proximity of the project to any private airstrip.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials

Findings of Fact:

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? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the “A-weighted” noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written as dB(A) or dBA.

From the noise source to the receiver, noise changes both in level and frequency spectrum. The most obvious is the decrease in noise as the distance from the source increases. The manner in which noise reduces with distance depends on whether the source is a point or line source as well as ground absorption, atmospheric effects and refraction, and shielding by natural and manmade features. Sound from point sources, such as air conditioning condensers, radiates uniformly outward as it travels away from the source in a spherical pattern. The noise drop-off rate associated with this geometric spreading is 6 dBA per each doubling of the distance (dBA/DD). Noise from roadways are typically analyzed as line sources, since at any given moment the receiver may be impacted by noise from multiple vehicles at various locations along the roadway. Because of the geometry of a line source, the noise drop-off rate associated with the geometric spreading of a line source is 3 dBA/DD.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Average noise levels over a period of minutes or hours are usually expressed as dBA Leq, or the equivalent noise level for that period of time. For example, Leq⁽³⁾ would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (DNL). Table 25, *County of Riverside Land Use Compatibility for Community Noise Exposure*, presents the County's CNEL levels. CNEL is a 24-hour weighted average measure of community noise that is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. DNL is a very similar 24-hour average measure that weights only the nighttime hours.

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud.





Table 25 County of Riverside Land Use Compatibility for Community Noise Exposure

Land Use	Community Noise Exposure dBA CNEL or Ldn					
	55	60	65	70	75	80
Residential- Low Density, Single Family, Duplex, Mobile Homes						
Residential- Multiple Family						
Transient Lodging- Motels, Hotels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Arenas, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Office Buildings, Businesses, Commercial and Professional				
Industrial, Manufacturing, Utilities, Agriculture				

Source: County of Riverside General Plan Noise Element Table N-1, 2015.

Notes:

- 
Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- 
Conditionally Acceptable: 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.
- 
Normally Unacceptable: 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.
- 
Clearly Unacceptable: New construction or development should generally not be undertaken. Construction cost to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Existing Land Uses and Sensitive Receptors

The project site is bounded by Airport Boulevard and Westside Elementary School to the north, Monroe Street to the west, vacant land to the south, and agricultural land to the east. Sensitive land uses that may be affected by project noise include Westside Elementary School located adjacent to the northeast corner of the project site, the four single-family detached residential dwelling units located adjacent to the south along Otymar Lane, the single-family detached residential dwelling units located as close as approximately 80 feet west (across Monroe Street) and approximately 375 feet northwest (across Monroe Street and Airport Boulevard intersection).

Ambient Noise Measurements

In order to document existing ambient noise levels in the project area, five (5) 10-minute daytime noise measurements were taken between 3:31 PM and 5:18 PM on February 28, 2019. In addition, one (1) long-term 24-hour noise measurement was also taken from February 28, 2019 to March 1, 2019.

Five short-term noise measurements (STNM) were taken in the following locations: (STNM-1) near the northwest corner of the project site, immediately south of the intersection of Monroe Street and Airport Blvd; (STNM-2) at the agricultural site along the north side of across Airport Blvd across from the proposed driveway between the project site and the elementary school; (STNM-3) on the south side of Airport Blvd near the entrance to the elementary school; (STNM-4) within the project site just south of the elementary school; and (STNM-5) on the vacant agricultural site south of the project site along Monroe Street. In addition, one long-term noise measurement (LTNM-1) was taken on the east side of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monroe Street in the Phase I portion of the site, across from the existing residential neighborhood along the west side of Monroe Street.

Table 26, *Short-Term Noise Measurement Summary (dBA)*, provides a summary of the data collected for existing conditions. As shown in Table 26 short-term ambient noise levels fell between 49.5 and 69.6 dBA Leq. Table 27, *Long-Term Noise Measurement Summary (dBA)*, provides hourly interval ambient noise data from the long-term noise measurement with noise levels ranging from 39.1 to 61.8 dBA Leq. The dominant noise sources for both types of measurements were from vehicles traveling along Monroe Street and Airport Blvd, and children playing at the nearby elementary school.

Table 26 Short-Term Noise Measurements Summary (dBA)

Daytime ^{1,2}								
Site Location	Time Started	Leq	Lmax	Lmin	L(2)	L(8)	L(25)	L(50)
STNM1	4:22 PM	64.1	76.8	46.4	72.4	69.3	64.4	58.7
STNM2	4:47 PM	69.6	82.3	41.0	77.8	75.5	70.0	61.3
STNM3	5:08 PM	62.5	72.8	44.0	69.5	67.3	64.1	58.9
STNM4	3:56 PM	49.5	60.4	42.8	54.3	52.3	50.5	48.4
STNM5	3:31 PM	64.4	76.0	43.1	71.9	69.3	65.9	59.6

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Noise Analysis, Table 1.

Notes:

1. See Figure 5 for noise measurement locations. Each noise measurement was performed over a 10-minute duration
2. Noise measurements performed on February 28, 2019.

Table 27 Long-Term Noise Measurement Summary (dBA)

24-Hour Ambient Noise ^{1,2}								
Hourly Measurements	Time Started	Leq	Lmax	Lmin	L(2)	L(8)	L(25)	L(50)
Overall Summary	7:00 PM	57.3	91.7	27.0	65.7	62.3	56.4	48.1
1	7:00 PM	53.5	74.5	36.0	62.9	58.9	49.3	45.1
2	8:00 PM	50.8	66.7	31.5	61.7	55.4	46.9	43.3
3	9:00 PM	50.5	66.3	31.1	60.9	55.7	45.8	41.1
4	10:00 PM	49.2	67.3	30.9	60.5	52.6	44.0	39.5
5	11:00 PM	45.2	64.4	29.3	56.4	45.8	39.0	34.6
6	12:00 AM	47.3	70.7	28.1	56.7	44.2	36.0	32.5
7	1:00 AM	39.1	62.6	29.3	44.5	39.3	34.4	33.1
8	2:00 AM	42.3	63.6	27.3	51.6	40.8	34.3	31.6
9	3:00 AM	44.9	67.9	27.0	54.7	41.6	34.9	31.8
10	4:00 AM	46.9	64.9	27.0	58.7	47.8	41.9	37.6
11	5:00 AM	54.0	73.7	34.0	63.9	58.7	50.6	45.5

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 27 Long-Term Noise Measurement Summary (dBA) (continued)

24-Hour Ambient Noise ^{1,2}								
Hourly Measurements	Time Started	Leq	Lmax	Lmin	L(2)	L(8)	L(25)	L(50)
12	6:00 AM	60.5	88.4	40.7	66.7	63.5	58.9	52.9
13	7:00 AM	59.3	75.9	43.2	66.4	63.6	60.1	55.0
14	8:00 AM	61.8	91.7	42.6	66.7	64.1	61.0	56.7
15	9:00 AM	59.8	72.6	42.0	67.4	64.2	61.0	56.2
16	10:00 AM	60.5	74.3	40.2	68.5	64.9	61.2	56.8
17	11:00 AM	60.3	76.7	38.9	68.2	64.7	61.1	56.2
18	12:00 PM	58.6	76.4	36.8	66.2	63.0	59.4	52.8
19	1:00 PM	59.9	78.5	39.8	67.4	63.8	60.4	55.7
20	2:00 PM	59.2	73.2	39.2	66.4	63.5	60.4	56.0
21	3:00 PM	59.1	73.2	40.0	66.5	63.6	60.3	55.4
22	4:00 PM	59.7	75.9	40.1	67.5	64.3	60.7	54.2
23	5:00 PM	57.6	73.1	37.7	65.6	62.6	57.8	51.5
24	6:00 PM	54.9	71.1	36.0	63.6	60.4	53.0	48.6

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Noise Analysis, Table 2.

Notes:

1. See Figure 5 for noise measurement locations. Each noise measurement was performed over a 10-minute duration
2. Noise measurements performed on February 28, 2019.

Construction Noise

Construction noise sources are regulated within the County through Ordinance 847 which prohibits construction activities except between the hours of 6:00 AM and 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May.

The County of Riverside has not adopted a numerical threshold that identifies what a substantial increase would be. Therefore, the Noise Study relied on the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2006) criteria to establish significance thresholds. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction. For residential uses, the daytime noise threshold is 80 dBA Leq averaged over an 8-hour period (Leq (8-hr)); and the nighttime noise threshold is 70 dBA Leq (8-hr). For commercial uses, the daytime and nighttime noise threshold is 85 dBA Leq (8-hr). In compliance with the County's Code, it was assumed that construction would not occur during the noise-sensitive nighttime hours.

The elementary school adjacent to the northeast corner of the project site, the four residences located adjacent to the south, the single-family neighborhood located as close as approximately 80 feet west (across Monroe Street) and approximately 375 feet northwest (across Monroe Street and Airport Blvd intersection) of the project site may be temporarily affected by short-term noise impacts associated with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities. Construction and demolition noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work.

The construction phases for the proposed project were evaluated as follows:

- Phase 1
 - Demolition
 - Site preparation
 - Building Construction
 - Paving
 - Architectural Coating
 - Site Preparation

- Phase 2
 - Building Construction
 - Paving
 - Architectural Coating

Construction noise associated with the proposed project was calculated utilizing methodology presented in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the project site. Distances to receptors were based on the acoustical center of the proposed construction activity. Construction noise levels were calculated for each phase. Anticipated noise levels during each construction phase for Phase 1 of the proposed project are presented in Table 28, *Phase 1 Construction Noise Levels (Leq)*, and for Phase 2 of the proposed project are presented in Table 29, *Phase 2 Construction Noise Levels (Leq)*.

A comparison of existing noise levels and existing plus project construction noise levels are presented in Tables 28 and 29. For Phase 1 of construction, noise measurement location STNM-33 was used to represent noise levels at the property line of the school use located adjacent to the northeast, STNM-5 was used to represent noise levels at the property lines of the residential uses located adjacent to the south, and STNM-1 was used to represent noise levels at the property lines of the residential uses located to the west and northwest of the project site. During Phase 1 of construction, modeled unmitigated construction noise levels when combined with existing measured noise levels could reach 72.6 dBA Leq at the nearest school property line at the northeast, up to 68 dBA Leq at the nearest residential property line to the south, up to 71.2 dBA Leq at the nearest residential property line to the west, and up to 67.7 dBA Leq at the nearest residential property line to the northwest of the project site.

For Phase 2 of construction, noise measurement location STNM-4 was used to represent noise levels at the property line of the school use located adjacent to the northeast, STNM-5 was used to represent noise levels at the property lines of the residential uses located adjacent to the south, and STNM-1 was used to represent noise levels at the property lines of the residential uses located to the west and northwest of the project site. During Phase 2 of construction, modeled unmitigated construction noise levels when combined with existing measured noise levels could reach 72.1 dBA Leq at the nearest school property line at the northeast, up to 77.5 dBA Leq at the nearest residential property line to the south, up to 67.2 dBA Leq at the nearest residential property line to the west, and up to 65.1 dBA Leq at the nearest residential property line to the northwest of the project site.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 28 Phase 1 Construction Noise Levels (Leq)

Phase	Receptor Location	Existing Ambient Noise Levels (Leq) ¹	Unmitigated Construction Noise Levels (Leq) ²	Combined Noise Levels (Leq) ²	Increase (dB)
Demolition	Northeast	62.5	69.8	70.5	8.0
	South	64.4	65.5	68.0	3.6
	West	64.1	67.1	68.9	4.8
	Northwest	64.1	59.6	65.4	1.3
Site Preparation	Northeast	62.5	69.0	69.9	7.4
	South	64.4	60.2	65.8	1.4
	West	64.1	67.1	68.9	4.8
	Northwest	64.1	62.0	66.2	2.1
Grading	Northeast	62.5	72.2	72.6	10.1
	South	64.4	63.4	66.9	2.5
	West	64.1	70.3	71.2	7.1
	Northwest	64.1	65.2	67.7	3.6
Building Construction	Northeast	62.5	70.0	70.7	8.2
	South	64.4	61.2	66.1	1.7
	West	64.1	68.0	69.5	5.4
	Northwest	64.1	63.0	66.6	2.5
Paving	Northeast	62.5	67.2	68.5	6.0
	South	64.4	58.4	65.4	1.0
	West	64.1	65.3	67.8	3.7
	Northwest	64.1	60.3	65.6	1.5
Architectural Coating	Northeast	62.5	59.9	64.4	1.9
	South	64.4	51.1	64.6	0.2
	West	64.1	58.0	65.1	1.0
	Northwest	64.1	52.9	64.4	0.3

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Noise Analysis, Table 6.
Notes:

1. Per measured existing ambient noise levels. STNM3 was used for receptors at the northeast, STNM5 for receptors to the south, and STNM1 for receptors to the west and northwest.
2. Construction noise worksheets are provided in Appendix D of the Noise Study (Initial Study Appendix H).

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 29 Phase 2 Construction Noise Levels (Leq)

Phase	Receptor Location	Existing Ambient Noise Levels (Leq) ¹	Unmitigated Construction Noise Levels (Leq) ²	Combined Noise Levels (Leq) ²	Increase (dB)
Site Preparation	Northeast	49.5	70.8	70.8	21.3
	South	64.4	75.9	76.2	11.8
	West	64.1	63.0	66.6	2.5
	Northwest	64.1	57.1	64.9	0.8
Grading	Northeast	49.5	72.1	72.1	22.6
	South	64.4	77.3	77.5	13.1
	West	64.1	64.3	67.2	3.1
	Northwest	64.1	58.4	65.1	1.0
Building Construction	Northeast	49.5	70.5	70.5	21.0
	South	64.4	75.7	76.0	11.6
	West	64.1	62.7	66.5	2.4
	Northwest	64.1	56.9	64.9	0.8
Paving	Northeast	49.5	67.8	67.9	18.4
	South	64.4	73.0	73.6	9.2
	West	64.1	60.0	65.5	1.4
	Northwest	64.1	54.1	64.5	0.4
Architectural Coating	Northeast	49.5	60.5	60.8	11.3
	South	64.4	65.7	68.1	3.7
	West	64.1	52.7	64.4	0.3
	Northwest	64.1	46.8	64.2	0.1

Source Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Noise Analysis, Table 7.

Notes:

1. Per measured existing ambient noise levels. STNM-4 was used for receptors at the northeast, STNM-5 for receptors to the south, and STNM-1 for receptors to the west and northwest.
2. Construction noise worksheets are provided in Appendix D of the Noise Study (Initial Study Appendix H).

As discussed earlier, construction noise sources are regulated within the County through Ordinance 847 which prohibits construction activities other than between the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. In addition, per FTA daytime construction noise levels should not exceed 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses. Therefore, project construction would not be anticipated to exceed the FTA thresholds for either residential or commercial uses. Further, with compliance with the County's Code, it is assumed that construction would not occur during the noise-sensitive nighttime hours.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts associated with construction noise will be minimized with adherence to County Ordinance No. 847, as well as with the implementation of the mitigation measures N-1 through N-8 identified in the Mitigation Measure section below. These measures include properly operating and maintaining construction equipment consistent with manufacturer standards; locate stationary construction equipment so that noise is directed away from sensitive receptors; no idling of equipment or vehicles; locate staging areas away from sensitive receptors; when using portable stationary noise sources (e.g jackhammers) direct noise away from sensitive receptors; prohibit music or sound amplification on the project site during construction; and limit haul ruck deliveries to the same hours specified for construction equipment.

Noise Impacts to Off-Site Receptors Due to Project Generated Trips

The Traffic Impact Analysis (TIA) prepared for the Gateway Village project (Appendix J.1) concluded that during operation, Phase 1 of the proposed project is expected to generate approximately 4,695 net average daily trips, with 445 trips during the AM peak-hour and 359 trips during the PM peak-hour, and Project Buildout (Phases 1 and 2) of the proposed project is expected to generate approximately 7,923 average daily trips, with 643 trips during the AM peak-hour and 644 trips during the PM peak-hour. A worst-case project generated traffic noise level was modeled and traffic noise levels were calculated at the right of way from the centerline of the analyzed roadway. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. Roadway input parameters including average daily traffic volumes (ADTs), speeds, and vehicle distribution data is shown in Table 30, *Project Average Daily Traffic Volumes and Roadway Parameters*. The potential off-site noise impacts caused by an increase of traffic from operation of the proposed project on the nearby roadways were calculated for the following scenarios:

Existing Year (without Project): Existing year traffic noise conditions and is demonstrated in Table 30.

Existing Year (With Project Phase 1): Existing year plus project phase 1 traffic noise conditions and is demonstrated in Table 30.

Existing Year (With Project Buildout): Existing year plus project buildout traffic noise conditions and is demonstrated in Table 30.

Table 30 Project Average Daily Traffic Volumes and Roadway Parameters

Roadway	Segment	Average Daily Traffic Volume ¹			Posted Travel Speed (MPH)	Site Conditions
		Existing	Existing Plus Project Phase 1	Existing Plus Project Buildout		
Madison St	North of Ave 54	5,400	5,630	5,800	50	Hard
	Ave 54 to Airport Blvd	10,600	11,070	11,390	50	Hard
	Airport Blvd to Ave 58	7,600	8,070	8,390	50	Hard
	South of Ave 58	3,400	3,630	3,800	50	Hard
Monroe St	North of Ave 54	5,900	6,130	6,300	50	Hard
	Ave 54 to Airport Blvd	4,200	4,900	5,390	50	Hard
	South of Airport Blvd	3,000	4,880	6,640	50	Hard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 30 Project Average Daily Traffic Volumes and Roadway Parameters (continued)

Roadway	Segment	Average Daily Traffic Volume ¹			Posted Travel Speed (MPH)	Site Conditions
		Existing	Existing Plus Project Phase 1	Existing Plus Project Buildout		
	North of Ave 58	3,000	4,520	6,230	50	Hard
	South of Ave 58	2,200	2,430	2,600	50	Hard
Jackson St	North of Airport Blvd	4,000	4,230	4,400	55	Hard
	South of Airport Blvd	2,300	2,530	2,700	55	Hard
Desert Cactus Dr	South of Airport Blvd	1,200	1,200	1,200	45	Hard
Ave 54	West of Madison St	5900	6,130	6,300	55	Hard
	Madison St to Monroe St	4600	4,840	5,000	55	Hard
	Monroe St to Jackson St	5500	5,730	5,900	55	Hard
Airport Blvd	Madison St to Monroe St	3500	4,670	5,480	50	Hard
	East of Monroe St	3700	4,640	5,720	55	Hard
	West of Jackson St	3700	5,820	7,270	55	Hard
	Jackson St to Van Buren St	3900	5,550	6,670	55	Hard
	Grapefruit Blvd to Desert Cactus Dr	6200	7,610	8,580	30	Hard
	Between to SR-86 Ramps	6100	6,810	7,290	30	Hard
	East of SR-86 Ramps	5000	5,000	5,000	30	Hard
Ave 58	West of Madison St	1400	1,630	1,800	50	Hard
	Madison St to Monroe St	2000	2,230	2,400	50	Hard
	Monroe St to Jackson St	1700	1,930	2,100	50	Hard
Vehicle Distribution (Light Mix)²						
Motor-Vehicle Type	Daytime % (7 AM - 7 PM)	Evening % (7 PM - 10 PM)		Night % (10 PM - 7 AM)		
Automobiles	75.56	13.96		10.49		
Medium Trucks	48.91	2.17		48.91		
Heavy Trucks	47.30	5.41		47.30		
Vehicle Distribution (Heavy Mix)²						
Motor-Vehicle Type	Daytime % (7 AM - 7 PM)	Evening % (7 PM - 10 PM)		Night % (10 PM - 7 AM)		
Automobiles	75.54	14.02		10.43		
Medium Trucks	48.00	2.00		50.00		
Heavy Trucks	48.00	2.00		50.00		

Source Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Noise Analysis, Table 8.

Notes:

1. Average daily traffic volumes obtained from the Vista Santa Rosa Gateway Village TIA (Appendix J.1).
2. Existing vehicle percentages are based on the Riverside County Industrial Hygiene Letter for Traffic Noise.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in Table 31, *Change in Existing Noise Levels Along Roadways as a Result of Project Phase 1 (dBA CNEL)*, and Table 32, *Change in Existing Noise Levels Along Roadways as a Result of Project Buildout (dBA CNEL)*, modeled Existing traffic noise levels range between 61-73 dBA CNEL at the right-of-way of each modeled roadway segment; the modeled Existing Plus Project Phase 1 traffic noise levels range between 61-73 dBA CNEL at the right-of-way of each modeled roadway segment; and the modeled Existing Plus Project Buildout traffic noise levels range between 61-73 dBA CNEL at the right-of-way of each modeled roadway segment.

Increases in ambient noise along affected roadways due to project generated vehicle traffic is considered substantial if they result in an increase of at least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable land use compatibility standard for the affected sensitive receptors set forth in the Noise Element of the County's General Plan; or (2) the project increases noise levels by at least 5 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard. All modeled roadway segments are anticipated to change the noise a nominal amount (between approximately 0 to 3.45 dBA CNEL). Therefore, a change in noise level would not be audible and would be considered less than significant with no mitigation is required.

Table 31 Change in Existing Noise Levels Along Roadways as a Result of Project Phase 1 (dBA CNEL)

Roadway	Segment	Distance from roadway centerline to right-of-way (feet) ²	Modeled Noise Levels (dBA CNEL) ¹			Exceeds Standards ³	Increase of 5 dB or More?
			Existing Without Project	Existing Plus Project Phase 1	Change in Noise Level		
Madison St	North of Ave 54	64	69.85	70.04	0.19	Yes	No
	Ave 54 to Airport Blvd	64	72.78	72.97	0.19	Yes	No
	Airport Blvd to Ave 58	64	71.34	71.60	0.26	Yes	No
	South of Ave 58	64	67.85	68.13	0.28	Yes	No
Monroe St	North of Ave 54	64	70.24	70.41	0.17	Yes	No
	Ave 54 to Airport Blvd	64	68.76	69.43	0.67	Yes	No
	South of Airport Blvd	64	67.30	69.41	2.11	Yes	No
	North of Ave 58	64	67.30	69.08	1.78	Yes	No
	South of Ave 58	64	65.95	66.39	0.44	Yes	No
Jackson St	North of Airport Blvd	64	69.21	69.45	0.24	Yes	No
	South of Airport Blvd	64	66.81	67.22	0.41	Yes	No
Desert Cactus Dr	South of Airport Blvd	37	61.32	61.32	0.00	Yes	No
Ave 54	West of Madison St	59	71.25	71.42	0.17	Yes	No
	Madison St to Monroe St	59	70.17	70.39	0.22	Yes	No
	Monroe St to Jackson St	59	70.95	71.12	0.17	Yes	No

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 31 Change in Existing Noise Levels Along Roadways as a Result of Project Phase 1 (dBA CNEL) (continued)

Roadway	Segment	Distance from roadway centerline to right-of-way (feet) ²	Modeled Noise Levels (dBA CNEL) ¹			Exceeds Standards ³	Increase of 5 dB or More?
			Existing Without Project	Existing Plus Project Phase 1	Change in Noise Level		
Airport Blvd	Madison St to Monroe St	64	67.97	69.22	1.25	Yes	No
	East of Monroe St	64	68.87	69.85	0.98	Yes	No
	West of Jackson St	64	68.87	70.84	1.97	Yes	No
	Jackson St to Van Buren St	64	69.10	70.63	1.53	Yes	No
	Grapefruit Blvd to Desert Cactus Dr	64	67.36	68.25	0.89	Yes	No
	Between to SR-86 Ramps	64	67.29	67.77	0.48	Yes	No
	East of SR-86 Ramps	64	66.43	66.43	0.00	Yes	No
Ave 58	West of Madison St	59	64.35	65.01	0.66	Yes	No
	Madison St to Monroe St	59	65.89	66.37	0.48	Yes	No
	Monroe St to Jackson St	59	65.19	65.74	0.55	Yes	No

Source Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Noise Analysis, Table 9.

Notes:

1. Exterior noise levels calculated 5 feet above pad elevation, perpendicular to subject roadway at the right-of-way
2. Right of way per County of Riverside General Plan Roadway Cross Sections
3. Per the County of Riverside normally acceptable standard for single-family detached residential dwelling units.

Table 32 Change in Existing Noise Levels Along Roadways as a Result of Project Build-Out (dBA CNEL)

Roadway	Segment	Distance from roadway centerline to right-of-way (feet) ²	Modeled Noise Levels (dBA CNEL) ¹			Exceeds Standards ³	Increase of 5 dB or More?
			Existing Without Project	Existing Plus Project Buildout	Change in Noise Level		
Madison St	North of Ave 54	64	69.85	70.16	0.31	Yes	No
	Ave 54 to Airport Blvd	64	72.78	73.10	0.32	Yes	No
	Airport Blvd to Ave 58	64	71.34	71.77	0.43	Yes	No
	South of Ave 58	64	67.85	68.33	0.48	Yes	No
Monroe St	North of Ave 54	64	70.24	70.52	0.28	Yes	No
	Ave 54 to Airport Blvd	64	68.76	69.85	1.09	Yes	No
	South of Airport Blvd	64	67.30	70.75	3.45	Yes	No
	North of Ave 58	64	67.30	70.48	3.18	Yes	No
	South of Ave 58	64	65.95	66.68	0.73	Yes	No
Jackson St	North of Airport Blvd	64	69.21	69.62	0.41	Yes	No
	South of Airport Blvd	64	66.81	67.50	0.69	Yes	No
Desert Cactus Dr	South of Airport Blvd	37	61.32	61.32	0.00	Yes	No

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 32 Change in Existing Noise Levels Along Roadways as a Result of Project Build-Out (dBA CNEL) (continued)

Roadway	Segment	Distance from roadway centerline to right-of-way (feet) ²	Modeled Noise Levels (dBA CNEL) ¹			Exceeds Standards ³	Increase of 5 dB or More?
			Existing Without Project	Existing Plus Project Buildout	Change in Noise Level		
Ave 54	West of Madison St	59	71.25	71.54	0.29	Yes	No
	Madison St to Monroe St	59	70.17	70.53	0.36	Yes	No
	Monroe St to Jackson St	59	70.95	71.25	0.30	Yes	No
Airport Blvd	Madison St to Monroe St	64	67.97	69.92	1.95	Yes	No
	East of Monroe St	64	68.87	70.76	1.89	Yes	No
	West of Jackson St	64	68.87	71.80	2.93	Yes	No
	Jackson St to Van Buren St	64	69.10	71.43	2.33	Yes	No
	Grapefruit Blvd to Desert Cactus Dr	64	67.36	68.77	1.41	Yes	No
	Between to SR-86 Ramps	64	67.29	68.07	0.78	Yes	No
	East of SR-86 Ramps	64	66.43	66.43	0.00	Yes	No
Ave 58	West of Madison St	59	64.35	65.44	1.09	Yes	No
	Madison St to Monroe St	59	65.89	66.69	0.80	Yes	No
	Monroe St to Jackson St	59	65.19	66.11	0.92	Yes	No

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Noise Analysis, Table 10.

Notes:

1. Exterior noise levels calculated 5 feet above pad elevation, perpendicular to subject roadway at the right-of-way
2. Right of way per County of Riverside General Plan Roadway Cross Sections
3. Per the County of Riverside normally acceptable standard for single-family detached residential dwelling units.

Transportation Noise Impacts to the Proposed Project

Per the County of Riverside General Plan Noise Element, commercial land uses are considered to be “normally acceptable” in environments where the exterior noise level reaches up to 70 dBA CNEL and “conditionally acceptable” in environments where the exterior noise level reaches up to 77.5 dBA CNEL. In addition, multiple family residential uses are considered to be “normally acceptable” in environments where the exterior noise level reaches up to 65 dBA CNEL and “conditionally acceptable” in environments where the exterior noise level reaches up to 70 dBA CNEL.

Roadway segments that may generate enough traffic noise under buildout conditions to affect the proposed commercial uses includes Airport Blvd. and Monroe Street. The County’s Eastern Coachella Valley Area Plan (ECVAP) identifies Airport Blvd. as an Arterial (128-foot right-of-way) roadway and the City of La Quinta 2035 General Plan Circulation Element identifies Monroe Street as a Primary Arterial (108foot right-of-way) roadway. Per the County of Riverside *Industrial Hygiene Guidelines for Determining and Mitigating Traffic Noise Impacts to Residential Structures* and County of Riverside General Plan, Chapter 4, Figure C-3 "Link Volume Capacities/Level of Service for Riverside County Roadways" revised March 2001, future buildout noise levels associated with these roadways were modeled using average daily traffic volume Level of Service "C" design capacities (also known as future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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build-out daily traffic volumes). Airport Blvd and Monroe Street are expected to accommodate up to 28,700 vehicles per day at Level of Service C.

Per Table 25, the County of Riverside considers commercial land uses to be acceptable in areas where noise levels reach up to 70 CNEL and are considered to be conditionally acceptable in areas where the noise level is expected to reach up to 77 dBA CNEL. Conventional construction, but with closed windows and fresh air supply systems and/or air conditioning will normally suffice. Outdoor areas may seem noisy. Future noise levels at the proposed commercial land uses are expected to reach up to 71.5 along Airport Blvd. and up to 72.6 along Monroe Street. As stated above, noise levels of up to 77 are conditionally acceptable as long as air circulation and/or air conditioning is provided allowing a closed window condition. This requirement has been added as mitigation measure N-9. With implementation of this measure, traffic noise levels at proposed commercial land uses would be less than significant.

For the purposes of the Noise Analysis, it was assumed that the assisted care living facility will provide sleeping quarters and will therefore, fall into the category of transient lodging. Transient lodging is considered to be acceptable in areas where the noise level does not exceed 70 dBA CNEL. Future noise levels at the proposed assisted care living facility may reach up to 70.8 dBA CNEL. In order to ensure that interior noise levels do not exceed 45 dBA CNEL, all windows and sliding glass doors facing Monroe Street shall have an STC rating of at least 29. Future traffic noise impacts to the proposed Congregate Care facility would be less than significant with implementation of mitigation measure N-9.

Future traffic noise levels at the proposed attached senior adult housing units are not expected to exceed 58.5 dBA CNEL. Traffic noise impacts to the proposed senior adult housing would be less than significant. No mitigation is required.

Noise Impacts to Off-Site Receptors Due to On-Site Operational Noise

The nearest sensitive receptors that may be affected by project operational noise include the existing school use located adjacent to the northeast corner of the project site, the single-family detached residential dwelling units located adjacent to the south, the single-family detached residential dwelling units located as close as approximately 80 feet west (across Monroe Street) and approximately 375 feet northwest (across Monroe Street and Airport Boulevard intersection) of the project site.

Policy N 4.1 of the County of Riverside General Plan prohibits facility-related noise, received by any sensitive land use, from exceeding the following worst-case noise levels:

- a. 45 dBA-10-minute Leq between 10:00 PM and 7:00 AM [nighttime standard].
- b. 65 dBA-10-minute Leq between 7:00 AM and 10:00 PM [daytime standard].

The modeled peak hour operational noise levels associated with the proposed project are expected to range between 45.7 and 55.3 dBA Leq at adjacent properties and would not exceed County of Riverside stationary daytime noise standards.

Although peak hour operational noise levels may exceed the nighttime noise standard, peak hour would not occur during these hours. Noise impacts related to project operational would be less than significant and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Generation of excessive ground-borne vibration or ground-borne noise levels? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

The way in which vibration is transmitted through the earth is called propagation. Propagation of groundborne vibrations is complicated and difficult to predict because of the endless variations in the soil through which waves travel. The types of vibration propagation include surface waves, compression waves and shear waves. Surface waves, or Raleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. Compression waves, or P-waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. Shear waves, or S-waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse or "side-to-side and perpendicular to the direction of propagation".

As vibration waves propagate from a source, the energy is spread over an ever-increasing area such that the energy level striking a given point is reduced with the distance from the energy source. This geometric spreading loss is inversely proportional to the square of the distance. Wave energy is also reduced with distance as a result of material damping in the form of internal friction, soil layering, and void spaces. The amount of attenuation provided by material damping varies with soil type and condition as well as the frequency of the wave.

Vibration amplitudes are usually expressed as either peak particle velocity (PPV) or the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous peak of the vibration signal in inches per second. The RMS of a signal is the average of the squared amplitude of the signal in vibration decibels (VdB), ref one micro-inch per second. The Federal Railroad Administration uses the abbreviation "VdB" for vibration decibels to reduce the potential for confusion with sound decibel.

PPV is appropriate for evaluating the potential of building damage and VdB is commonly used to evaluate human response. Decibel notation acts to compress the range of numbers required in measuring vibration. Similar to the noise descriptors, Leq and Lmax can be used to describe the average vibration and the maximum vibration level observed during a single vibration measurement interval. The threshold of perception for human response is approximately 65 VdB; however, human response to vibration is not usually substantial unless the vibration exceeds 70 VdB. Vibration tolerance limits for sensitive instruments such as magnetic resonance imaging (MRI) or electron microscopes could be much lower than the human vibration perception threshold.

Groundborne Vibration Impacts

The use of large pieces of construction equipment such as a vibratory roller or a bulldozer would likely be highly annoying to nearby sensitive receptors. Annoyance is expected to be short-term, occurring only during site grading and preparation. Use of vibratory roller equipment within 16 feet of the southern property line and 21 feet of the eastern property line and bulldozers within 5 feet of the southern property line and 10 feet of the eastern property line where adjacent residential and school structures are located could result in architectural damage. However, mitigation measure N-9, has been identified that would reduce potential impacts to nearby structures. This measure Therefore, with incorporation of mitigation, impacts associated with construction activities would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in Table 33, *Construction Equipment Vibration Source Levels*, a peak particle velocity (PPV) of 0.20 is the threshold at which there is a risk to “architectural” damage to normal dwellings. It is also the level at which groundborne vibration can become annoying. Impacts would be significant if construction activities result in groundborne vibration of 0.20 PPV or higher at a sensitive receptor.

Table 33 Construction Equipment Vibration Source Levels¹

Equipment		PPV at 25 ft, in/sec	Approximate Lv at 25 ft ²
Pile Driver (impact)	upper range	1.518	112
	typical	0.644	104
Pile Driver (sonic)	upper range	0.734	105
	typical	0.170	93
Clam shovel drop (slurry wall)		0.202	94
Hydromill (slurry wall)	in soil	0.008	66
	in rock	0.017	75
Vibratory Roller		0.210	94
Hoe Ram		0.089	87
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Jackhammer		0.035	79
Small Bulldozer		0.003	58

Source Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Noise Analysis, Table 11.

Notes:

1. From the Federal Transit Administration “Transit Noise and Vibration Impact assessment Manual”, 2018
2. RMS velocity in decibels, VdB re 1micro-in/sec

There are several types of construction equipment that can cause vibration levels high enough to annoy persons in the vicinity and/or result in architectural or structural damage to nearby structures and improvements. For example, as shown in Table 33, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment). Groundborne vibration at sensitive receptors associated with this equipment would drop off as the equipment moves away. For example, as the vibratory roller moves further than 100 feet from the sensitive receptors, the vibration associated with it would drop below 0.0026 PPV. It should be noted that these vibration levels are reference levels and may vary slightly depending upon soil type and specific usage of each piece of equipment.

Annoyance to Persons

The primary effect of perceptible vibration is often a concern. However, secondary effects, such as the rattling of a china cabinet, can also occur, even when vibration levels are well below perception. Any effect (primary perceptible vibration, secondary effects, or a combination of the two) can lead to annoyance. The degree to which a person is annoyed depends on the activity in which they are participating at the time of the disturbance. For example, someone who is sleeping or reading will be more sensitive than someone who is running on a treadmill. Reoccurring primary and secondary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vibration effects often lead people to believe that the vibration is damaging their home, although vibration levels are well below minimum thresholds for damage potential.

As shown in Table 34, *Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration*, vibration is readily perceptible at a peak particle velocity (PPV) of 0.08 and is annoying to people at a PPV of 0.2. Equipment to be utilized for site demolition and construction is considered to be continuous/intermittent equipment.

Table 34 Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration

Vibration Level Peak Particle Velocity (PPV)	Human Reaction	Effect on Buildings
0.006–0.019 in/sec	Threshold of perception, possibility of intrusion	Vibrations unlikely to cause damage of any type
0.08 in/sec	Vibrations readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10 in/sec	Level at which continuous vibration begins to annoy people	Virtually no risk of “architectural” (i.e., not structural) damage to normal buildings
0.20 in/sec	Vibrations annoying to people in buildings	Threshold at which there is a risk to “architectural” damage to normal dwelling – houses with plastered walls and ceilings
0.4–0.6 in/sec	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause “architectural” damage and possibly minor structural damage

Source: Ganddini Group, Inc, July 2020, *Vista Santa Rosa Gateway Noise Analysis, Table 12.*

Notes:

1. From the California Department of Transportation. Transportation and Construction Vibration Guidance Manual, Chapter 6 Tables 5 and 12, September 2013.

At 5 feet, which is the distance to the closest school buildings located adjacent to the east of the project site, use of a vibratory roller would be expected to generate a PPV of 2.35 and a bulldozer would be expected to generate a PPV of 0.99.

At 10 feet, which is the distance to the next closest off-site building - residential dwelling units located adjacent to the south - use of a vibratory roller would be expected to generate a PPV of 0.83 and a bulldozer would be expected to generate a PPV of 0.35.

Use of either a vibratory roller or a bulldozer would clearly be highly annoying to nearby sensitive receptors. Annoyance is expected to be short-term, occurring only during site grading and preparation. Mitigation measures to reduce potential impacts related to annoyance include mitigation measure N-4 whereby construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction; and mitigation measure N-8, whereby care shall be used when using vibratory rollers and/or any other equivalent vibratory equipment within 16 feet of the southern property line and 21 feet of the eastern property line and bulldozers within 5 feet of the southern property line and 10 feet of the eastern property line where adjacent residential and school structures are located. Implementation of all construction-related mitigation measures, and in particular,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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measures N-4 and N-8 will ensure that impacts associated with groundborne vibration can be reduced to less than significant levels.

Architectural Damage

Vibration generated by construction activity generally has the potential to damage structures. This damage could be structural damage, such as cracking of floor slabs, foundations, columns, beams, or wells, or cosmetic architectural damage, such as cracked plaster, stucco, or tile.

Table 34 identifies the threshold at which there is a risk to architectural damage to normal dwellings as 0.2 PPV. Use of vibratory roller equipment within 16 feet and bulldozer equipment within 5 feet of the portions of the southern property line that lie adjacent to existing residential structures could result in architectural damage. In addition, use of vibratory equipment with 21 feet and bulldozer equipment within 10 feet of the eastern property line that lies adjacent to existing school structures could result in architectural damage. Implementation of all construction-related mitigation measures, and in particular, measures N-4 and N-8 will ensure that impacts associated with groundborne vibration can be reduced to less than significant levels.

Mitigation: The Noise Analysis prepared for the Vista Santa Rosa Gateway project identified a number of mitigation measures that must be implemented during the project’s construction phases. During construction in all phases, the following measures shall be implemented and shall appear on all construction drawings to ensure implementation:

- N-1** During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
- N-2** Construction contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site (i.e. elementary school adjacent to the east, and residences adjacent to the south of the project site).
- N-3** Construction contractors shall shut off and not left to idle when not in use, all construction equipment and vehicles.
- N-4** Construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
- N-5** Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
- N-6** The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
- N-7** Construction contractors shall limit haul truck deliveries to the same hours specified for construction equipment.
- N-8** Care shall be used when using vibratory rollers and/or any other equivalent vibratory equipment within 16 feet of the southern property line and 21 feet of the eastern property line and bulldozers

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within 5 feet of the southern property line and 10 feet of the eastern property line where adjacent residential and school structures are located.

Specifically, regarding the proposed Congregate Care Facility, the following measure shall be implemented prior to issuance of a Certificate of Occupancy:

N-9 Congregate Care Facility - Future noise levels at the proposed assisted care living facility may reach up to 70.8 dBA CNEL. In order to ensure that interior noise levels do not exceed the County's standard of 45 dBA CNEL within the facility, all windows and sliding glass doors facing Monroe Street shall have an STC rating of at least 29. Therefore, prior to issuance of a Certificate of Occupancy, the applicant shall ensure that all windows and sliding glass doors facing Monroe Street meet a Sound Transmission Class (STC) rating of at least 29 in order to ensure interior noise levels do not exceed 45 dBA CNEL.

Monitoring: All measures shall be monitored through the project's MMRP.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; CRM TECH, October 2018, Paleontological Resources Assessment Report, Vista Santa Rosa Gateway Village Project, Thermal Area, Riverside County, California.

Findings of Fact:

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?
Determination: Less Than Significant Impact with Mitigation Incorporated.

In order to identify any paleontological resource localities that may exist in or near the project area and to assess the possibility for such resources to be encountered during the project, CRM TECH initiated records searches at the appropriate repositories, conducted a literature review, and carried out a systematic field survey of the project area. Findings from these research procedures indicate that the project's potential to impact significant paleontological resources appears to be low in the surface soils but high in the undisturbed subsurface deposits of older Quaternary age, including Lake Cahuilla sediments.

The project site and vicinity are located in the Eastern Coachella Valley, within the northwestern portion of the Colorado Desert geomorphic province. This province is bound on the southwest by the Peninsular Ranges, on the north by the eastern Transverse Ranges, and on the northeast by the southern portion of the Mojave Desert. The province widens to the southeast through the Imperial Valley and into Mexico. A major feature of this geomorphic province is the Salton Trough, 180-mile-long structural depression stretching between the San Gorgonio Pass on the north southward to Baja Mexico and including the Salton Sea.

During the late Miocene and early Pliocene, the Salton Trough was a northward extension of the Gulf of California. By late Pleistocene and Holocene times, the northwestern portion of the trough was filled

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with over 4,000 feet of sediments. Within the larger Salton Trough region lies a smaller area known as the Salton Basin which encompasses that portion that drains directly into present-day Salton Sea.

The Salton Trough was once the location of a much larger freshwater lake known as Holocene Lake Cahuilla, which formed when water from the Colorado River flowed into the basin and then through Baja California to the Gulf of California. The shoreline of the last ancient lake to fill the basin can be seen today as a line along the base of the Santa Rosa Mountains, at the elevation of approximately 42 feet above mean sea level. Along some portions of this shoreline, tufa was deposited on the rocks. This tufa was radiometrically dated as late Pleistocene through early Holocene. However, it appears that these dates are far too old, and that the entire tufa sequence is probably of Holocene age.

Elevations within the Colorado Desert geomorphic province tend to be low, while those of the surrounding provinces can be quite high. This configuration has made for local to regional rapid filling of the basin, especially along its margins, with coarse clastic sediments. Such coarse sediments afford only local environments for the preservation of vertebrate remains. However, some scattered vertebrate fossils have been found in these fluvial derived classic sediments.

Records/Literature Searches

The records search was conducted at the Regional Paleontological Locality Inventory located at the San Bernardino County Museum (SBCM) in Redlands and the Natural History Museum of Los Angeles County (NHMLAC) in Los Angeles. The records search results were used to identify known previously performed paleontological resource assessments as well as known paleontological localities within a one-mile radius of the project area. In addition, the Riverside County Land Information System was also consulted for information on the County's overall paleontological sensitivity assessment of the project location.

Neither museum found any record of known paleontological localities within the boundaries of the project site, although the NHMLAC did report four localities yielding significant terrestrial and freshwater fossil specimens as well as diatoms, land plants, mollusk and crustacean less than one mile to the southwest. Additionally, several paleontological localities have been reported further away from the project location but from sediment lithologies similar to those that may be found at depth in the project site.

The NHMLAC reported that the project area lies upon younger Quaternary alluvial deposits that typically do not contain significant fossils, at least in the uppermost layers, but that may be underlain by Quaternary Lake Cahuilla beds. The NHMLAC maintains that shallow excavations in the surface deposit of younger alluvium are unlikely to uncover significant fossils, but deeper excavations extending into the older Quaternary deposits may well encounter significant fossil remains.

The SBCM concluded that the project area is located on Holocene- to late Pleistocene-aged alluvial valley deposits overlying Quaternary lakebed sediments from ancient Lake Cahuilla. These lacustrine sediments were deposited during at least seven high stands of Lake Cahuilla, each resulting from flooding of the Salton Trough by inflow from the Colorado River. Fluvial sediments in the area were laid down during intervening low stands when the lakebed was dry. The alternating lacustrine and fluvial sediments, termed the Lake Cahuilla beds, have previously yielded fossil remains representing diverse freshwater diatoms, land plants, sponges, ostracods, mollusks, fish, and small terrestrial vertebrates. For this reason, the Lake Cahuilla beds are considered to have a high potential to contain significant nonrenewable fossil resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The SBCM identified at least five fossil localities from the nearby La Quinta area, all found in sediment lithologies that are similar to those located within the project area. Those fossil localities yielded fossil specimens of diatoms, land plants, sponges, mollusks, ostracods, bony fish, reptiles, birds, and small mammals. Based on the previous discoveries nearby, both museums assign this project a low potential for impacting significant, nonrenewable fossil resources in the surface soils, but a high potential in the undisturbed subsurface deposits of older Quaternary age, including Lake Cahuilla sediments. The Riverside County Paleontological Resource Sensitivity Map (General Plan Figure OS-8) indicates that the project area is located on sedimentary rocks that have a High Sensitivity A (Ha) for fossil resources, which suggests the potential for yielding not only abundant vertebrate fossils but also a few significant fossils that may provide new and significant data.

The surface geology within the project area has been mapped as QI-Qal, or alluvium of Quaternary lake deposits, and Qa, or alluvial sand and clay of valley areas. Past archaeological excavations on a property approximately two miles to the southwest of the project location found that the general vicinity to be near the distal end of alluvial fans emanating from the Santa Rosa Mountains, where these alluvial fan deposits interfinger with older lake bed sediments. As mentioned above, several vertebrate fossil localities were reported from the Holocene Lake Cahuilla sedimentary beds, all of them discovered in an area with interbedded fluvial and lacustrine sediments. The stratigraphy observed during the archaeological excavations were similar to those encountered at the vertebrate fossil localities.

Surface soils in the project area have been mapped as mainly Indio very fine sandy loam, wet (It) (approximately 24.5 acres) with some Gilman fine sandy loam (GbA) (approximately 4.5 acres) and Indio fine sandy loam wet (It) (approximately 1 acre). These soils are nearly level (0-2 percent slope) and found on alluvial fans and flood plains. According to the literature searches, the Gilman series soils contain many small freshwater shells and shell fragments. The It-type soils contain a scattering of freshwater shells and shell fragments.

Field Survey

Virtually the entire project area has been disturbed by past agricultural, construction, and weed abatement activities, and the ground surface is littered with piles of soil, rocks, and refuse. During the field survey, freshwater mollusk shells and shell fragments were observed on the ground surface over much of the project area, but no fish or other vertebrate remains were found. The disturbances have greatly reduced the sensitivity of the surface soil for intact paleontological remains.

Discussion

Most Holocene paleontological localities known from the Lake Cahuilla sediments generally consist only of freshwater mollusks, as those observed on the surface within project boundaries which are among the most common paleontological remains to be found in the lakebed sediments. The project area lies well within the perimeter of Holocene Lake Cahuilla, where the lakebed sediments have been buried by more recent alluvial deposits but should be present at some unknown depth below the ground surface. Based on these findings, the project area appears to have a low sensitivity for fossil remains in the disturbed surface deposit of recent alluvium but a high potential for containing significant nonrenewable Holocene invertebrate remains in the Lake Cahuilla sediments that may be encountered at the depth of approximately two feet or more.

Based on the findings of the *Paleontological Resources Assessment Report* (EA Appendix I), CRM TECH recommended that a mitigation program be developed and implemented for the proposed project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to prevent potential impacts on paleontological resources or reduce such impact to a level less than significant. As the primary component of the mitigation program, all earth-moving operations reaching beyond the depth of two feet should be monitored periodically by a qualified paleontological monitor, and continuous monitoring will become necessary if potentially fossiliferous older alluvium is encountered. Under this condition, CRM TECH further recommended that the proposed project may be cleared to proceed in compliance with CEQA provisions on paleontological resources. Therefore, prior to any ground disturbing activities, the applicant or construction contractor shall prepare a Paleontological Mitigation Program that complies with the provisions of CEQA and the proposed guidelines of the Society of Vertebrate Paleontology as set forth in mitigation measure PAL-1. The Paleontological Monitoring Program must be submitted to the County for review and approval prior to commencement of any ground disturbing activities.

Mitigation:

PAL-1 Prior to the commencement of any ground disturbing activities at the project site, a Paleontological Mitigation Program shall be submitted to the County for approval, and implemented during all ground disturbing activities (e.g. clearing/grubbing, grading, excavation) for the proposed project to prevent potential impact on paleontological resources or reduce such impact to a level less than significant. The Program shall be developed in accordance with the provisions of CEQA as well as the proposed guidelines of the Society of Vertebrate Paleontology (2010), and shall include but not be limited to the following:

- All earth-moving operations reaching beyond the depth of two feet shall be monitored periodically by a qualified paleontological monitor, and continuous monitoring will become necessary if potentially fossiliferous older alluvium is encountered. The monitor shall be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens.
- Samples of sediments shall be collected and processed to recover small fossil remains.
- Recovered specimens shall be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future.
- A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, shall be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the County of Riverside would signify completion of the mitigation program.

Monitoring: The monitoring program is described in mitigation measure PAL-1.

POPULATION AND HOUSING Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new	<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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homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source(s): Project Application Materials, Riverside County General Plan Housing Element, Table H-37 Eastern Coachella Valley Area Plan.

Findings of Fact:

- a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? **Determination: Less Than Significant Impact.**

The approximately 27-acre project site contains five dwelling units, a plant nursery and a small market with living quarters on the second floor. Therefore, the proposed project would not result in the displacement of a substantial number of existing housing that would necessitate the construction of replacement housing elsewhere. The existing five dwelling units represents a negligible number of dwelling units in the project area. Therefore, development of the Vista Santa Rosa Gateway Village project would not displace substantial numbers of people or housing.

- b) Create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income? **Determination: Less Than Significant Impact.**

The Gateway Village project is a mixed use project that will provide jobs for commercial retail workers and some employees at the congregate care facility. The proposed mixed use project also includes a residential component – 82 attached senior adult housing units, with 66 units proposed in Phase 3 and 16 units proposed in Phase 4.

The Riverside County Housing Element contains socioeconomic data for all unincorporated areas of the County including the Eastern Coachella Valley and community of Vista Santa Rosa. Socioeconomic data is included in Appendix E of the Housing Element. The average household size by area plan was found in Table E-2, *Socioeconomic Build-out Assumptions and Methodology*. Then Appendix F-1, *Population and Employment Forecasts*, projects the population, housing and employment numbers for 2010, 2020 and 2035. For the purposes of this analysis, both Years 2020 and 2035 were considered even though the projected buildout of the project, including new dwelling units is post 2026.

Population and Housing

Appendix E-1, Table E-2, *Average Household Size by Area Plan*, shows that in the Vista Santa Rosa community the average household size is 4.92 persons. However, the Gateway Village project includes a two-story, 158,800 square foot congregate care facility. This type of facility is age restricted and offers senior residents independent living in one- or two-bedroom units, a central cafeteria, and recreational amenities. Although unknown at this, for the purposes of this discussion it was assumed that 50 percent of the building would be available for residential units and 50 percent for common areas (e.g. lobby, cafeteria, hallways, laundry facilities, recreation/meeting rooms) and that units would be up to 600 square feet. The result would be 128 units with 60 percent one-bedroom units and 40 percent two-bedroom units for a total of 76 one-bedroom units and 52 two-bedroom units. Further, it was assumed that the one-bedroom units would be occupied by one resident, while the two-bedroom units may be occupied by two residents. Therefore, the total number of residents associated with the proposed congregate care facility would be up to 180 residents. In addition, the future Phase 3 and 4 would also

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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include senior adult housing in attached “casita” style units. Because these phases have not been planned, it was assumed that Phase 3 would have 66 units (assume all two bedroom units) with a population of 132 residents. Phase 4 would include an additional 16 units (assume two-bedroom units); with a population of 32 residents. Therefore, at ultimate buildout of all phases of residential uses, the project site would include up to 344 new residents.

Housing Element Table E-5, *Commercial Employment Factors*, showed that a commercial retail project would generate one employee for every 500 square feet of space. Note: this table did not call out a congregate care facility or other similar institutional land use. Therefore, the potential project employment at build-out was evaluated at 500 sf/employee for a total of 385 new jobs (192,500 square feet of new commercial uses). The data is represented in Table 35, *Population, Housing and Employment in the Eastern Coachella Valley*.

Table 35 Population, Housing and Employment in the Eastern Coachella Valley

	Population			Housing Units			Employment		
	2010	2020	2035	2010	2020	2035	2010	2020	2035
ECVAP	32,454	89,606	206,313	7,363	22,971	55,286	6,878	15,849	35,577
VSR Gateway Village Project	--	--	344	--	--	210	--	--	385
Percent of Total	--	0.1%	0.002%	--	0.075%		--		0.01%

Source: *Riverside County General Plan Appendix E-1 Table E-2, and Appendix F, Table F-1.*

Cumulatively, the project’s population (up to 344 residents) would add a less than significant number of people and housing units to the ECVAP in the near term (2020) or in the long term (2035), contributing less than 0.001 percent of the total projected Population (206,313) and less than 0.01 percent of Housing Units (55,286) Forecast to 2035.

Therefore, the proposed project would not create a demand for additional housing, that cannot be met by existing housing or future residential development projects as anticipated by the County’s Housing Element as shown in Table 35.

- 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)? **Determination: Less Than Significant Impact.**

The proposed Gateway Village project would not indirectly induce population growth related to the extension of roads or infrastructure because the project site is adjacent to existing roads and public utilities are available in the vicinity of the project site. Therefore, there is no indirect impact on population growth associated with the project.

As shown in Table 35, the project would result in a negligible number of new residents and new jobs. Therefore, the proposed project would not induce substantial unplanned population growth in the area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact: Determination: Less than Significant.

The nearest fire station is City of La Quinta Station 70 located at 54001 Madison Street, approximately 1.6 miles northwest of the project site. The City of La Quinta contracts for fire services through the County of Riverside, and the La Quinta Fire Department serve as the City's liaison with Riverside County in areas of fire protection and medical response. In addition, there are five (5) fire stations within a five (5)-mile radius of the project site in the cities of La Quinta, Indio, and Coachella and in the unincorporated community of Thermal. The payment of applicable development impact fees, and the implementation of fire suppression measures in compliance with the Riverside County Fire Department Protection and Emergency Medical Services Strategic Master Plan will ensure that impacts to fire safety will remain less than significant. The proposed Vista Santa Rosa Gateway project shall comply with County Ordinance No. 659 (Development Impact Fee Ordinance) to prevent any potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact: Determination: Less than Significant.

The project site is located adjacent to and within the sphere of influence of the City of La Quinta. Through a partnership with the Riverside County Sheriff's Department, the City of La Quinta's Police Department (78495 Calle Tampico) consists of personnel, equipment, and resources provided by the Sheriff's Department. In addition, the Sheriff's Department has a facility located at 86625 Airport Blvd. The project site is located approximately 4.5 miles from either facility. The project would have an incremental effect on the level of sheriff services provided in the Vista Sant Rosa community, as the area is slowly developing from an agricultural/equestrian community to a more intensive suburban community. The payment of applicable development impacts fees per County Ordinance No. 659, implementation of safety, lighting and defensible space measures will ensure that impacts to Sheriff's protection services will remain less than significant. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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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32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact: Determination: Less than Significant.

The proposed project is located within the Coachella Valley Unified School District (CVUSD). Westside Elementary is located adjacent to the east of the project site, approximately 0.25 miles to the south, Duke Middle School approximately 3 miles northeast of the project site, and Coachella Valley High School approximately 1.5 miles to the east. The residential component of the project is age restricted so would not be contributing to an increase in CVUSD's student population. Nonetheless, the applicant is required to pay development impact fees for both residential and non-residential uses proposed in the Gateway Village project to CVUSD based on the District's most recent fee schedule. With payment of these fees, the project would have a less than significant impact on CVUSD schools. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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 General Plan

Findings of Fact: Determination: Less than Significant.

Less than Significant Impact: The Coachella Branch Library in Coachella, approximately 4 miles northeast is the closest library to the project site. La Quinta Public Library in the City of La Quinta is approximately 4 miles northwest of the project site. Although new residents of the proposed project can be expected to patronize these libraries, the impact would be less than significant with the payment of development impact fees per County Ordinance No. 659, which will mitigate for the impacts to public facilities, such as libraries, generated by additional residents.

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: Determination: Less than Significant.

The Gateway Village project is a mixed use project that will provide jobs for commercial retail workers as well as employees associated with the Congregate Care facility (180 residents). In addition, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed mixed use project also includes a separate residential component – 82 attached senior adult housing units (Phases 3 and 4). As discussed above in Section 29, Population and Housing, at build-out in 2026, the project site would include up to 344 new residents and 385 new employees.

The Coachella Valley is home to three hospitals: (1) John F. Kennedy Memorial Hospital (JFK) in Indio (4.5 miles from the project site), (2) Eisenhower Medical Center in Palm Desert (13 miles northwest); and (3) Desert Regional Medical Center in Palm Springs. In addition, there are a number of out-patient medical clinics affiliated with Eisenhower, Kaiser Permanente, Borrego Health, Desert Oasis Medical Group, that provide services to local full and part time residents. The choice of which hospital to go to in an emergency or which out-patient clinic to frequent would depend on a resident’s health care plan. The two closest hospitals are JFK, approximately 4.5 miles north of the project site, and Eisenhower, approximately 3 miles northwest of the project site. All three hospitals have emergency rooms, and Desert Regional Medical Center is the Coachella Valley’s trauma center. The Coachella Valley currently has a population (full-time) of approximately 200,000 residents. The addition of 398 new residents represents 0.002 percent of the population. As such, the proposed project would have a less than significant impact on health services in the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Materials (Phasing Plan and Landscape Plan); County Ordinance. No. 659 (Establishing Development Impact Fees), Riverside County General Plan Multipurpose Open Space Element.

Findings of Fact:

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **Determination: Less Than Significant Impact.**

The proposed commercial retail portion of the project (Phase 1) does not include recreational facilities or require the construction or expansion of recreational facilities because there are no residential units associated with this phase of the project. The congregate care facility (Phase 2) and related attached dwelling units (Phase 3 and 4) would generate an estimated 344 new residents. The congregate care

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility includes recreational amenities typical of apartment style living, including a pool, barbeque area, walking paths around the site, and a courtyard where outdoor games would be played. It is unknown at this time whether new residences in Phases 3 and 4 would have similar amenities, however as shown in Table 35 in Section 29.b, the increase in the population attributed to all phases of the project would be an estimated 288 residents. The construction of recreational facilities is evaluated as part of the proposed project and would not cause new adverse physical affects not otherwise foreseen in the analysis of the whole of the project. Therefore, this impact would be less than significant.

- 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? **Determination: Less Than Significant Impact.**

As described in Section 29 above, the increase in the local population associated with the proposed Gateway Village project is an estimated 288 new residents. As shown in Table 35, this represents 0.001 percent of the future population of the Eastern Coachella Valley as estimated in the County's Housing Element. Therefore, the use of existing neighborhood or regional parks or recreational facilities would not result in the substantial physical deterioration of a recreational facility.

- c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? **Determination: Less Than Significant Impact.**

The project site is not located within a County CSA, but is located within the Desert Recreation District, a park district with a Community Parks and Recreation Plan. The Gateway village project applicant will be required to pay Quimby fees, based on the number of acres developed within the project site (approximately 27 acres), which would mitigate for the impacts generated by additional residents who will be utilizing the County's parks. As such, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

- a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, ECVAP Figure 9, Trails and Bikeway System.

Findings of Fact:

- a) Include the construction or expansion of a trail system? **Determination: No Impact.**

The Riverside county General Plan Circulation Element identifies streets where multi-purpose trails are or will be developed, including most streets within the Eastern Coachella Valley. These multi-use trails must be designed to accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. The intent is that multi-use trails will serve both as a means of connecting communities and activity centers as an effective alternate mode of transportation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ECVAP Figure 9, Trails and Bikeway System identifies roadways within the Vista Santa Rosa community as Design Guidelines Trails, referring to the Vista Santa Rosa Design Guidelines. In addition, ECVAP policies 14.1 through 14.3 are intended to guide project applicants to develop multi-purpose trails on project sites. These include implementing the Trails and Bikeway System within a development project (Policy 14.1); requiring signalized intersections to include special equestrian buttons to activate the crossing signal (Policy 14.2); and placing signs along public rights-of-way that

identify the multi-purpose trail as it traverse a project site in order to alert motorists of the possible presence of horses, cyclists and pedestrians (Policy 14.3).

Under existing conditions there are no sidewalks along the frontage of the project site either on Monroe Street or Airport Blvd. As part of the proposed project, the applicant will be developing a multi-purpose trail. Incorporating many of the design elements set forth in the Vista Santa Rosa Design Guidelines the site's perimeter treatments include the following (from the right-of-way on Monroe Street and Airport Blvd): (1) landscaped parkway; (2) 3.5-foot high white vinyl ranch rail fence; (3) 10-foot wide multipurpose trail made of decomposed granite; (4) row of parkway palm trees; (5) 4.5-foot high white agricultural fencing; and (6) landscaped berm around the parking lots. The 10-foot wide multi-purpose trail will provide a safe path of travel for pedestrians accessing the project site on foot. The project complies with the guidelines provided in the Multipurpose Open Space Element of the General Plan and generally with the Vista Santa Rosa Design Guidelines by implementing multi-purpose trails along Monroe Street and Airport Blvd. Therefore, there is no impact associated with the proposed Vista Santa Rosa Gateway Village project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials; Ganddini Group, Inc., Vista Santa Rosa Gateway Village Traffic Impact Analysis, County of Riverside, July 28, 2020, Ganddini Group, Inc., Vista Santa Rosa Gateway Project Vehicle Miles Traveled (VMT)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Memorandum, October 30, 2020 (all phases), Ganddini Group, Inc., Vista Santa Rosa Gateway Project Vehicle Miles Traveled (VMT) Memorandum, November 6, 2020 (phases 1 and 2 only).

Findings of Fact:

- a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? **Determination: Less Than Significant Impact.**

The project site is located at the southeast corner of Monroe Street and Airport Blvd in the unincorporated community of Vista Santa Rosa. It is also located within the sphere of influence (SOI) of the City of La Quinta whose SOI is generally between Avenue 52 on the north, Avenue 62 on the south, Monroe Street on the west and Harrison Street on the east. As such, for the purposes of evaluating this issue, both the County’s General Plan Circulation Element and the City’s were considered.

Programs related to the local/regional circulation are evaluated below in Section 37.b. This section focuses on the alternative modes of transportation – transit, bicycle and pedestrian facilities.

Sunline Transit

Sunline Transit is the transit agency that serves the Coachella Valley, including the unincorporated communities of the Eastern Coachella Valley. A review of its service area and bus routes showed that there are three routes that travel through the Eastern Coachella Valley. Route 90 travels between the cities of Coachella and Indio but the nearest intersection is two miles east of the project site. Route 91 travels through the unincorporated communities of Mecca and Oasis and the City of Coachella with the nearest intersection to the project site being three miles to the east. Finally, Route 95 travels between North Shore (Salton Sea), Mecca and Coachella, with the nearest intersection being 6.5 miles from the project site. There is currently no bus route that travels along Monroe Street or Airport Blvd near the project site, therefore, the applicant is not required to provide a transit stop at the project site and no impact to Sunline’s ability to provide existing service in the region would occur.

Bicycle Facilities

Currently Airport Blvd and Monroe Street in the vicinity of the project site are not fully built out, and there are no bike lanes along the east side of Monroe Street or along Airport Blvd. On the west side of Monroe Street within the City of La Quinta there is an existing Class II bike lane (on-street dedicated lane), and along both sides of Avenue 56 west of Monroe Street. Avenue 56 becomes Airport Blvd on the east side of Monroe Street. As part of the project’s roadway improvements, the Applicant will be required to add a Class II bike lane along the east side of Monroe Street and along the south side of Airport Blvd when roadway improvements to those two roads are constructed. Therefore, the applicant will be in compliance with the County’s General Plan Circulation Element, and there is no impact to bicycle facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pedestrian Facilities

Under existing conditions there are no sidewalks along the frontage of project site either on Monroe Street or Airport Blvd. As part of the proposed project, the applicant will be developing a multi-purpose trail. Incorporating many of the design elements set forth in the Vista Santa Rosa Design Guidelines the site’s perimeter treatments include the following (from the right-of-way on Monroe Street and Airport Blvd): (1) landscaped parkway; (2) 3.5-foot high white vinyl ranch rail fence; (3) 10-foot wide multipurpose trail made of decomposed granite; (4) row of parkway palm trees; (5) 4.5-foot high white agricultural fencing; and (6) landscaped berm around the parking lots. The 10-foot wide multi-purpose trail will provide a safe path of travel for pedestrians accessing the project site on foot. Therefore, there would be no impact on pedestrian facilities associated with the proposed project.

- b) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?
Determination: Less Than Significant Impact with Mitigation Incorporated.

The project site is located south of Airport Blvd and east of Monroe Street in the County of Riverside. The project will be developed in four phases as shown in Table 36, *Project Phasing Plan*.

Table 36 Project Phasing Plan

Project Phase	Proposed Uses	Opening Year
Phase 1	5,800 square foot gas station and convenience market with 16 fueling positions	2022
	7,550 square feet of retail use	
	2,400 square foot fast food restaurant with drive-through window	
	15,800 square foot pharmacy with drive-through window	
Phase 2	158,800 square foot, two-story Congregate Care facility	2026
Phase 3	66 dwelling units of attached senior adult housing	To Be Determined
Phase 4	16 dwelling units of attached senior adult housing 5,000 square feet of restaurant/retail space	To Be Determined
Total	36,550 square feet of commercial retail 158,800 square foot Congregate Care facility 82 attached dwelling units	

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, page ES-1.

Study Area intersections, including project driveways are listed in Table 37, *Study Area Intersections and Jurisdictions*.

Existing Conditions

The study area intersections are shown in Table 38, *Study Area Intersections and Jurisdiction, intersections*. Under existing traffic conditions, all study area intersections operate within acceptable Levels of Service during the peak hours.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 37 Study Area Intersections and Jurisdiction

No.	Study Area Intersections ¹	Jurisdiction
1	Madison Street (NS) at Avenue 54 (EW)	City of La Quinta
2	Madison Street (NS) at Airport Blvd (EW)	City of La Quinta
3	Madison Street (NS) at Avenue 58 (EW)	City of La Quinta
4	Monroe Street (NS) at Avenue 54 (EW)	County of Riverside/City of La Quinta
5	Monroe Street (NS) at Airport Blvd (EW)	County of Riverside/City of La Quinta
6	Monroe Street (NS) at Avenue 58 (EW)	County of Riverside/City of La Quinta
7	Jackson Street (NS) at Airport Blvd (EW)	County of Riverside
8	SR-86 Southbound Ramps (NS) at Airport Blvd (EW)	Caltrans
9	SR-86 Northbound Ramps (NS) at Airport Blvd (EW)	Caltrans
10	Project Driveway 1 (NS) at Airport Blvd (EW)	County of Riverside
11	Project Driveway 2 (NS) at Airport Blvd (EW)	County of Riverside
12	Monroe Street (NS) at Project Driveway 3 (EW)	County of Riverside
13	Monroe Street (NS) at Project Driveway 4 (EW)	County of Riverside
14	Monroe Street (NS) at Project Driveway 5 (EW)	County of Riverside
15	Monroe Street (NS) at Project Driveway 6 (EW)	County of Riverside

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, page 2.

Notes

- (NS) = north-south roadway; (EW) = east-west roadway

Table 38 Existing Intersection Levels of Service

Study Area Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	10.8	B	10.8	B
2. Madison St at Airport Blvd	TS	9.8	A	9.9	A
3. Madison St at Ave 58	AWS	8.4	A	8.5	A
4. Monroe St at Ave 54	AWS	13.1	B	12.3	B
5. Monroe St at Airport Blvd	AWS	9.5	A	9.7	A
6. Monroe St at Ave 58	AWS	8.0	A	8.1	A
7. Jackson St at Airport Blvd	AWS	10.8	B	9.5	A
8. SR-86 SB Ramps at Airport Blvd	TS	19.4	B	15.7	B
9. SR-86 NB Ramps at Airport Blvd	TS	12.1	B	8.9	A

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 1.

Notes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. TS = Traffic Signal; CSS = Cross Street Stop
2. Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
3. LOS = Level of Service

Analysis Scenarios

The following scenarios are analyzed during typical weekday morning and evening peak hour conditions:

- Existing (2020) Conditions
- Existing (2020) Plus Project Phase 1 Conditions
- Existing (2020) Plus Project Buildout Conditions
- Existing Plus Ambient Plus Project Phase 1 (2022) Conditions
- Existing Plus Ambient Plus Project Buildout (2026) Conditions
- Existing Plus Ambient Plus Project Phase 1 (2022) Plus Cumulative Conditions
- Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative Conditions
- Buildout Year 2040 Without Project Conditions
- Buildout Year 2040 With Project Conditions

Methodology

Intersection Delay

This methodology is based on the procedures contained in the *Highway Capacity Manual (Transportation Research Board, 6th Edition)*, and considers the traffic volume and distribution of movements, traffic composition, geometric characteristics, and signalization details to calculate the average control delay per vehicle and corresponding Level of Service (LOS). Control delay is defined as the portion of delay attributed to the intersection traffic control (such as a traffic signal or stop sign) and includes initial deceleration, queue move-up time, stopped delay, and final acceleration delay. The intersection control delay is then correlated to LOS based on the following thresholds:

Level of Service	Intersection Control Delay (Seconds / Vehicle)	
	Signalized Intersection	Unsignalized Intersection
A	≤ 10.0	≤ 10.0
B	> 10.0 to ≤ 20.0	> 10.0 to ≤ 15.0
C	> 20.0 to ≤ 35.0	> 15.0 to ≤ 25.0
D	> 35.0 to ≤ 55.0	> 25.0 to ≤ 35.0
E	> 55.0 to ≤ 80.0	> 35.0 to ≤ 50.0
F	> 80.0	> 50.0

Source: Transportation Research Board, *Highway Capacity Manual (6th Edition)*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Level of Service is used to qualitatively describe the performance of a roadway facility, ranging from LOS A (free-flow conditions) to LOS F (extreme congestion and system failure). At intersections with traffic signal or all way stop control, LOS is determined by the average control delay for the overall intersection. At intersections with cross street stop control (i.e., one- or two-way stop control), LOS is determined by the average control delay for the worst individual movement (or movements sharing a single lane).

Intersection delay analysis was performed using the Vistro (Version 6.00-00) software. Saturation flow rates of 1,800 vehicles per hour of green for through and right turn lanes and 1,700 vehicles per lane for single left turn lanes, 1,600 vehicles per lane for dual left turn lanes, and 1,500 vehicles per lane for triple left turn lanes have been assumed for the capacity analysis. Measured peak hour factors have been applied for existing and near-term conditions.

Project Trips

The Gateway Village project was assessed in two interim phases at the project opening year of 2022 for Phase 1 and at the project buildout year of 2026 for Phases 2, 3 and 4 of the project. The traffic analysis also included a long-range Year 2040 analysis conditions. Phase 1 of the project is forecast to generate a total of approximately 4,695 net daily vehicle trips, including 445 net vehicle trips during the AM peak hour and 359 net vehicle trips during the PM peak hour. Buildout of project is forecast to generate a total of approximately 7,625 net daily vehicle trips, including 615 net vehicle trips during the AM peak hour and 609 net vehicle trips during the PM peak hour.

Trip Generation Rates

Table 39, *Trip Generation Rates*, shows the project trip generation based upon trip generation rates obtained from the Institute of Transportation Engineers, *Trip Generation Manual*, 10th Edition, 2017.

Trip generation rates were determined for daily trips, morning peak hour inbound and outbound trips, and evening peak hour inbound and outbound trips for the proposed land uses. Trip generation rates for the proposed land uses. The number of trips forecast to be generated by the proposed project are determined by multiplying the trip generation rates by the land use quantities. Traffic volumes shown in Table 40, *Trips Generation by the Project*, consist of the total trips generated for each project land use. As a residential trip generated by the project will also be making trips to a commercial retail land use within the project site, a double counting of those trips occurs. Ten (10) percent of the trips generated by the project have been identified for the internal interaction between the proposed land uses.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 39 Trip Generation Rates

Trip Generation Rates										
Project				AM Peak			PM Peak			Daily
No.	Land Use	Code ¹	Units ²	In %	Out %	Total	In %	Out %	Total	
1	Senior Adult Housing - Attached	ITE 252	DU	23%	77%	0.46	63%	37%	0.56	7.32
2	Congregate Care (Assisted Living)	ITE 254	TSF	78%	22%	0.39	30%	70%	0.48	4.19
3	Shopping Center	ITE 820	TSF	62%	38%	0.94	48%	52%	3.81	37.75
4	Supermarket	ITE 850	TSF	60%	40%	3.82	51%	49%	9.24	106.78
5	Pharmacy/Drugstore w/ Drive-Through Window	ITE 881	TSF	53%	47%	3.84	50%	50%	10.29	109.16
6	Fast-Food Restaurant w/ Drive-Thru Window	ITE 934	TSF	51%	49%	40.19	52%	48%	32.67	470.95
7	Gasoline/Service Station w/ Convenience Market	ITE 945	TSF	51%	49%	75.99	51%	49%	88.35	1,440.02

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 3.

Notes

1. ITE = Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017; ### = Land Use Code
2. VFP = Vehicle Fueling Positions; TSF = Thousand Square Feet

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 40 Project Trip Generation by Phase

Trips Generated										
Phase (Year)	Parcel	Project		AM Peak			PM Peak			Daily
		Land Use ¹	Quantity ²	In	Out	Total	In	Out	Total	
Phase 1 (2022)	1	Gasoline/Service Station w/ Convenience Market	8.000 TSF	310	158	468	136	125	261	3,768
		Internal Capture ³ - AM (14%); PM (13%); Daily (12%)	10% ⁴	-31	-16	-47	-14	-13	-27	-377
		Pass-By Trips ⁵ - AM (62%); PM (56%)	25% ⁴	-70	-36	-106	-31	-28	-59	-848
		Subtotal Net Trips - Parcel 1		209	106	315	91	84	175	2,543
	2	Retail	7.800 TSF	5	3	8	14	15	29	294
		Internal Capture ³ - AM (14%); PM (13%); Daily (12%)	10% ⁴	-1	-	-1	-1	-2	-3	-29
		Pass-By Trips ⁵ - PM (34%)	25% ⁴	-	-	-	-3	-3	-6	-66
		Subtotal Net Trips - Parcel 2		4	3	7	10	10	20	199
	3	Fast-Food Restaurant w/ Drive-Thru Window	2.600 TSF	53	51	104	44	41	85	1,224
		Internal Capture ³ - AM (14%); PM (13%); Daily (12%)	10% ⁴	-5	-5	-10	-4	-4	-8	-122
		Pass-By Trips ⁵ - AM (49%); PM (50%)	25% ⁴	-12	-12	-24	-10	-9	-19	-276
		Subtotal Net Trips - Parcel 3		36	34	70	30	28	58	826
4	Pharmacy/Drugstore w/ Drive-Through Window	15.300 TSF	31	28	59	79	79	158	1,670	
	Internal Capture ³ - AM (14%); PM (13%); Daily (12%)	10% ⁴	-3	-3	-6	-8	-8	-16	-167	
	Pass-By Trips ⁵ - PM (49%)	25% ⁴	-	-	-	-18	-18	-36	-376	
	Subtotal Net Trips - Parcel 4		28	25	53	53	53	106	1,127	
Phase 2 (2026)	5	Congregate Care (Assisted Living)	158.800 SF	48	14	62	22	54	76	665
		Internal Capture ³ - AM (12%); PM (13%); Daily (11%)	10% ⁴	-5	-1	-6	-2	-5	-7	-67
		Subtotal Net Trips - Parcel 5		43	13	56	20	49	69	598
Phase 3 (TBD)	6	Senior Adult Housing - Attached	175DU	19	61	80	61	37	98	1,281
		Internal Capture ³ - AM (14%); PM (13%); Daily (12%)	5% ⁴	-2	-6	-8	-6	-4	-10	-128
		Subtotal Net Trips - Parcel 6		17	55	72	55	33	88	1,153
Phase 4 (TBD)	7	Supermarket	20.500 TSF	47	31	78	97	93	190	2,189
		Internal Capture ³ - AM (14%); PM (13%); Daily (12%)	10%	-5	-3	-8	-10	-9	-19	-219
		Pass-By Trips ⁵ - PM (36%)	25%	-	-	-	-22	-21	-43	-493
		Subtotal Net Trips - Parcel 7		42	28	70	65	63	128	1,477

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 40 Trips Generation by the Phase (continued)

Phase (Year)	Trips Generated									
	Project			AM Peak			PM Peak			Daily
	Parcel	Land Use ¹	Quantity ²	In	Out	Total	In	Out	Total	
Phase1 (2022)	Total Trips without Internal Capture & Pass-By Adjustment		33.700 TSF	399	240	639	273	260	533	6,956
	Total Internal Capture Reduction			-40	-24	64	-27	-27	-54	-695
	Total Pass-By Trip Reduction			-82	-48	-130	-62	-58	-120	-1,566
	Total Net Trips with Internal Capture and Pass-By Trip Reduction			277	168	445	184	175	359	4,695
Phases2 (2026) Phases 3 & 4 (TBD)	Total Trips without Internal Capture & Pass-By Adjustment		281.500 TSF	114	106	220	180	184	364	4,135
	Total Internal Capture Reduction			-12	-10	-22	-18	-18	-36	-414
	Total Pass-By Trip Reduction			-	-	-	-22	-21	-43	-493
	Total Net Trips with Internal Capture and Pass-By Trip Reduction			102	96	198	140	145	285	3,228
Overall Total	Total Trips without Internal Capture & Pass-By Adjustment		315.200 TSF	513	346	859	453	444	897	11,091
	Total Internal Capture Reduction			-52	-34	-86	-45	-45	-90	-1,109
	Total Pass-By Trip Reduction			-82	-48	-130	-84	-79	-163	-2,059
	Total Net Trips with Internal Capture and Pass-By Trip Reduction			379	264	643	324	320	644	7,923

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 3.

Notes

1. ITE = Institute of Transportation Engineers, *Trip Generation Manual*, 10th Edition, 2017; ### = Land Use Code
2. VFP = Vehicle Fueling Positions; TSF = Thousand Square Feet
3. Institute of Transportation Engineers, *Trip Generation Handbook*, Multi-Use Trip Generation Calculation (Internal Capture). See Appendix A
4. A more conservative (lower) internal capture or pass-by trip reduction percentage is utilized in the trip generation calculations.
5. Institute of Transportation Engineers, *Trip Generation Handbook*, 3rd Edition, 2017, Average Pass-by peak hour percentages for Land Use Code ###. Daily pass-by based on PM peak hour pass-by values.
 Table E.37, Land Use Code 945 - Gasoline/Service Station with Convenience Market, Average AM Peak Pass-By Trip Percentage = 62%
 Table E.38, Land Use Code 945 - Gasoline/Service Station with Convenience Market, Average PM Peak Pass-By Trip Percentage = 56%
 Table E.9, Land Use Code 820 - Shopping Center, Average PM Peak Pass-By Trip Percentage = 34%
 Table E.31, Land Use Code 934 - Fast-Food Restaurant with Drive-Through Window, Average AM Peak Pass-By Trip Percentage = 49%
 Table E.32, Land Use Code 934 - Fast-Food Restaurant with Drive-Through Window, Average PM Peak Pass-By Trip Percentage = 50%
 Table E.23, Land Use Code 881- Pharmacy/Drugstore with Drive-Through Window, Average PM Peak Pas-By Trip Percentage=49%
 Table E.13, Land Use Code 850 - Supermarket, Average PM Peak Pass-By Trip Percentage = 36%

The project trip forecasts shown here in Table 3 reflect a higher development intensity than the currently proposed project description. To provide a conservative analysis in terms of potential project impacts, the traffic operations analysis conducted in this study utilizes the higher trip estimates compared to the currently proposed project description.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Forecast Operations

Existing Plus Project Phase 1 Conditions: The study area intersections are projected to operate within acceptable Levels of Service during the peak hours as shown in Table 41, *Existing Plus Project Phase 1 Intersection LOS*.

Table 41 Existing Plus Project Phase 1 Intersection LOS

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	11.0	B	11.0	B
2. Madison St at Airport Blvd	TS	11.4	B	11.3	B
3. Madison St at Ave 58	AWS	8.6	A	8.7	A
4. Monroe St at Ave 54	AWS	14.3	B	13.1	B
5. Monroe St at Airport Blvd	AWS	10.6	B	10.7	B
6. Monroe St at Ave 58	AWS	8.2	A	8.4	A
7. Jackson St at Airport Blvd	AWS	14.2	B	10.9	B
8. SR-86 SB Ramps at Airport Blvd	TS	20.1	C	16.8	B
9. SR-86 NB Ramps at Airport Blvd	TS	12.9	B	9.7	A
10. Project Driveway 1 at Airport Blvd	CSS	9.6	A	9.1	A
11. Project Driveway 2 at Airport Blvd	CSS	9.8	B	9.3	B
12. Monroe St at Project Driveway 3	CSS	9.6	A	9.6	A
13. Monroe St at Project Driveway 4	CSS	14.8	B	12.7	B

Source: Ganddini Group, Inc, July 2020, *Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 4.*
Notes

1. TS = Traffic Signal; CSS = Cross Street Stop
2. Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
3. LOS = Level of Service

Existing Plus Project Buildout Conditions: The study area intersections are projected to operate within acceptable Levels of Service during the peak hours for Existing Plus Project Buildout traffic conditions as shown in Table 42, *Existing Plus Project Phase 1 Intersection LOS*.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 42 Existing Plus Project Buildout Intersection LOS

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	11.1	B	11.2	B
2. Madison St at Airport Blvd	TS	12.1	B	12.2	B
3. Madison St at Ave 58	AWS	8.7	A	8.8	A
4. Monroe St at Ave 54	AWS	15.1	C	13.7	B
5. Monroe St at Airport Blvd	AWS	11.7	B	12.3	B
6. Monroe St at Ave 58	AWS	8.4	A	8.6	A
7. Jackson St at Airport Blvd	AWS	17.1	C	12.5	B
8. SR-86 SB Ramps at Airport Blvd	TS	20.5	C	17.6	B
9. SR-86 NB Ramps at Airport Blvd	TS	13.1	B	10.3	B
10. Project Driveway 1 at Airport Blvd	CSS	9.9	A	9.5	A
11. Project Driveway 2 at Airport Blvd	CSS	10.1	C	9.8	C
12. Monroe St at Project Driveway 3	CSS	10.0	A	10.3	B
13. Monroe St at Project Driveway 4	CSS	15.4	C	14.6	B
14. Monroe St at Project Driveway 5	CSS	12.9	B	12.5	B
15. Monroe St at Project Driveway 6	CSS	11.4	B	11.1	B

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 6.
Notes

1. TS = Traffic Signal; CSS = Cross Street Stop
2. Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
3. LOS = Level of Service

Existing Plus Ambient Project Phase 1 (2022) Conditions: The study area intersections are projected to operate within acceptable Levels of Service (D or better) during the peak hours as shown in Table 43, Existing Plus Ambient Plus Project Phase 1 (2022) Intersection LOS.

Table 43 Existing Plus Ambient Plus Project Phase 1 (2022) Intersection LOS

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	11.2	B	11.2	B
2. Madison St at Airport Blvd	TS	11.4	B	11.3	B
3. Madison St at Ave 58	AWS	8.7	A	8.7	A
4. Monroe St at Ave 54	AWS	15.4	C	13.8	B
5. Monroe St at Airport Blvd	AWS	10.9	B	11.1	B
6. Monroe St at Ave 58	AWS	8.3	A	8.4	A
7. Jackson St at Airport Blvd	AWS	14.8	B	11.1	B

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 43 Existing Plus Ambient Plus Project Phase 1 (2022) Intersection LOS (continued)

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
8. SR-86 SB Ramps at Airport Blvd	TS	20.3	C	17.1	B
9. SR-86 NB Ramps at Airport Blvd	TS	13.0	B	9.8	A
10. Project Driveway 1 at Airport Blvd	CSS	9.7	A	9.2	A
11. Project Driveway 2 at Airport Blvd	CSS	15.7	C	14.0	B
12. Monroe St at Project Driveway 3	CSS	9.5	A	9.5	A
13. Monroe St at Project Driveway 4	CSS	15.0	B	12.9	B

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 7.
Notes

1. TS = Traffic Signal; CSS = Cross Street Stop
2. Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
3. LOS = Level of Service

Existing Plus Ambient Project Buildout (2026) Conditions: The study intersections are projected to operate within acceptable Levels of Service (D or better) during the peak hours as shown in Table 44, *Existing Plus Ambient Plus Project Buildout (2026) Traffic Conditions.*

Table 44 Existing Plus Ambient Plus Project Buildout (2026) Intersection LOS

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	11.6	B	11.7	B
2. Madison St at Airport Blvd	TS	12.2	B	12.2	B
3. Madison St at Ave 58	AWS	8.9	A	9.0	A
4. Monroe St at Ave 54	AWS	18.3	C	16.1	C
5. Monroe St at Airport Blvd	AWS	12.4	B	13.2	B
6. Monroe St at Ave 58	AWS	8.6	A	8.8	A
7. Jackson St at Airport Blvd	AWS	20.8	C	13.6	B
8. SR-86 SB Ramps at Airport Blvd	TS	21.1	C	18.1	B
9. SR-86 NB Ramps at Airport Blvd	TS	13.4	B	10.7	B
10. Project Driveway 1 at Airport Blvd	CSS	10.0	B	9.6	A
11. Project Driveway 2 at Airport Blvd	CSS	10.2	C	9.9	C
12. Monroe St at Project Driveway 3	CSS	10.1	A	10.4	B
13. Monroe St at Project Driveway 4	CSS	15.9	C	15.0	C
14. Monroe St at Project Driveway 5	CSS	13.3	B	12.8	B
15. Monroe St at Project Driveway 6	CSS	11.7	B	11.4	B

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 8.
Notes

1. TS = Traffic Signal; CSS = Cross Street Stop

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
- LOS = Level of Service

Existing Plus Ambient Plus Project Phase 1 (2022) Plus Cumulative Conditions: The study area intersections are projected to operate within acceptable Levels of Service during the peak hours as shown in Table 45, *Existing Plus Ambient Plus Project Phase 1 (2022) Plus Cumulative Intersection LOS*, except for the following study intersections that are projected to operate at deficient Levels of Service:

- Madison Street/Avenue 58 – #3 (PM peak hour)
- Monroe Street/Avenue 54 – #4 (AM & PM peak hours)
- Monroe Street/Airport Boulevard – #5 (AM & PM peak hours)
- Jackson Street/Airport Boulevard – #7 (AM & PM peak hours)
- SR-86 Southbound Ramps/Airport Boulevard – #8 (PM peak hour)

Table 45 Existing Plus Ambient Plus Project Phase 1 (2022) Plus Cumulative Intersection LOS

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	13.3	B	13.3	B
2. Madison St at Airport Blvd	TS	12.3	B	14.8	B
3. Madison St at Ave 58 New Traffic Signal	AWS	17.0	C	46.2	E
	TS	16.4	B	16.8	B
4. Monroe St at Ave 54 New Traffic Signal; NB Left Turn; SB Left Turn; WB Left Turn	AWS	71.4	F	93.0	F
	TS	15.1	B	15.1	B
5. Monroe St at Airport Blvd New Traffic Signal; NB Right Turn; WB Left Turn; WB Right Turn	AWS	87.9	F	337.8	F
	TS	28.4	C	25.1	C
6. Monroe St at Ave 58	AWS	20.5	C	22.0	C
7. Jackson St at Airport Blvd New Traffic Signal; NB Left Turn; SB Left Turn; EB Left Turn; 2nd EB Thru; WB Left Turn; 2nd WB Thru	AWS	305.6	F	259.9	F
	TS	18.0	B	15.4	B
8. SR-86 SB Ramps at Airport Blvd SB Right-Turn Overlap Phasing	TS	28.1	C	56.1	E
	TS	17.6	B	25.1	C
9. SR-86 NB Ramps at Airport Blvd	TS	15.2	B	24.3	C
10. Project Driveway 1 at Airport Blvd	CSS	17.1	C	13.0	B
11. Project Driveway 2 at Airport Blvd	CSS	17.3	F	13.2	B
12. Monroe St at Project Driveway 3	CSS	12.0	B	11.4	B
13. Monroe St at Project Driveway 4	CSS	25.1	D	23.4	C

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 9.

Notes

1. TS = Traffic Signal; CSS = Cross Street Stop

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
3. LOS = Level of Service

Traffic signals are projected to be warranted at the following study intersections based upon the California Manual on Uniform Traffic Control Devices (2014) for Existing Plus Ambient Plus Project Phase 1 (2022) Plus Cumulative traffic conditions:

- Madison Street/Avenue 58 – #3
- Monroe Street/Avenue 54 – #4
- Monroe Street/Airport Boulevard – #5
- Jackson Street/Airport Boulevard – #7
- SR 86 Southbound Ramps/Airport Blvd – #8

Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative Conditions: The study area intersections are projected to operate within acceptable Levels of Service during the peak hours as shown in Table 46, *Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative Intersection LOS*, except for the following study intersections that are projected to operate at deficient Levels of Service:

- Madison Street/Avenue 58 – #3 (PM peak hour)
- Monroe Street/Avenue 54 – #4 (AM & PM peak hours)
- Monroe Street/Airport Boulevard – #5 (AM & PM peak hours)
- Jackson Street/Airport Boulevard – #7 (AM & PM peak hours)
- SR-86 Southbound Ramps/Airport Boulevard – #8 (PM peak hour)

Table 46 Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative Intersection LOS

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	13.6	B	13.7	B
2. Madison St at Airport Blvd	TS	13.0	B	15.4	B
3. Madison St at Ave 58 - New Traffic Signal	AWS	17.8	C	49.4	E
	TS	16.4	B	16.6	B
4. Monroe St at Ave 54 - New Traffic Signal; NB Left Turn; SB Left Turn; WB Left Turn	AWS	89.9	F	124.4	F
	TS	16.1	B	15.5	B
5. Monroe St at Airport Blvd - New Traffic Signal; NB Right Turn; WB Left Turn; WB Right Turn	AWS	115.0	F	367.1	F
	TS	31.9	C	28.4	C
6. Monroe St at Ave 58	AWS	23.9	C	26.5	D
7. Jackson St at Airport Blvd - New Traffic Signal; NB Left Turn; SB Left Turn; EB Left Turn; 2nd EB Thru; WB Left Turn; 2nd WB Thru	AWS	356.0	F	321.4	F
	TS	19.5	B	17.0	B

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 46 Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative Intersection LOS (continued)

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
8. SR-86 SB Ramps at Airport Blvd	TS	32.6	C	68.9	E
- SB Right-Turn Overlap Phasing	TS	18.3	B	28.0	C
9. SR-86 NB Ramps at Airport Blvd	TS	16.1	B	28.9	C
10. Project Driveway 1 at Airport Blvd	CSS	18.3	C	14.0	B
11. Project Driveway 2 at Airport Blvd	CSS	18.8	F	14.6	B
12. Monroe St at Project Driveway 3	CSS	12.8	B	12.7	B
13. Monroe St at Project Driveway 4	CSS	26.1	D	27.9	D
14. Monroe St at Project Driveway 5	CSS	20.8	C	22.3	C
15. Monroe St at Project Driveway 6	CSS	17.5	C	19.1	C

Source: Gandini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 10.
Notes

1. TS = Traffic Signal; CSS = Cross Street Stop
2. Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
3. LOS = Level of Service

Buildout Year 2040 Without Project Conditions: The study area intersections are projected to operate within acceptable Levels of Service during the peak hours as shown in Table 47, *Year 2040 Without Project Intersection LOS*, except for the following study intersections that are projected to operate at deficient Levels of Service

- Madison Street/Avenue 58 – #3 (PM peak hour)
- Monroe Street/Avenue 54 – #4 (AM & PM peak hours)
- Monroe Street/Airport Boulevard – #5 (AM & PM peak hours)
- Monroe Street/Avenue 58 – #6 (AM & PM peak hours)
- Jackson Street/Airport Boulevard – #7 (AM & PM peak hours)
- SR-86 Southbound Ramps/Airport Boulevard – #8 (PM peak hour)
- SR-86 Northbound Ramps/Airport Boulevard – #9 (PM peak hour)

A traffic signal is projected to be warranted for Buildout Year 2040 Without Project traffic conditions for the following intersection:

- Monroe Street/Avenue 58 – #6

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 47 Year 2040 Without Project Intersection LOS

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	15.5	C	18.0	C
2. Madison St at Airport Blvd	TS	13.7	B	17.5	B
3. Madison St at Airport Blvd •New Traffic Signal	AWS	26.8	D	92.4	F
	TS	15.9	B	16.5	B
4. Madison St at Ave 58 •New Traffic Signal; NB Left Turn; SB Left Turn; WB Left Turn	AWS	189.3	F	254.8	F
	TS	20.5	C	22.9	C
5. Monroe St at Ave 54 •New Traffic Signal; NB Right Turn; WB Left Turn; WB Right Turn	AWS	219.1	F	596.1	F
	TS	36.1	D	37.3	D
6. Monroe St at Ave 58 •New Traffic Signal; NB Left Turn; SB Left Turn; EB Left Turn; WB Left Turn	AWS	48.9	E	89.5	F
	TS	13.8	B	18.3	B
7. Jackson St at Airport Blvd •New Traffic Signal; NB Left Turn; SB Left Turn; EB Left Turn; 2nd EB Thru; WB Left Turn; 2nd WB Thru	AWS	415.7	F	473.9	F
	TS	37.3	D	31.9	C
8. SR-86 SB Ramps at Airport Blvd •SB Right-Turn Overlap Phasing; 2nd EB Thru; 2nd WB Thru	TS	23.4	C	92.4	F
	TS	18.6	B	27.7	C
9. SR-86 NB Ramps at Airport Blvd •EB Right Turn	TS	18.6	B	56.0	E
	TS	16.7	B	31.8	C

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 11.
Notes

1. TS = Traffic Signal; CSS = Cross Street Stop
2. Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
3. LOS = Level of Service

Buildout Year 2040 With Project Conditions: The study intersections are projected to operate within acceptable Levels of Service during the peak hours as shown in Table 48, *Year 2040 With Project Intersection LOS*, except for the following study intersections that are projected to operate at deficient Levels of Service:

- Madison Street/Avenue 58 – #3 (PM peak hour)
- Monroe Street/Avenue 54 – #4 (AM & PM peak hours)
- Monroe Street/Airport Boulevard – #5 (AM & PM peak hours)
- Monroe Street/Avenue 58 – #6 (AM & PM peak hours)
- Jackson Street/Airport Boulevard – #7 (AM & PM peak hours)
- SR-86 Southbound Ramps/Airport Boulevard – #8 (PM peak hour)
- SR-86 Northbound Ramps/Airport Boulevard – #9 (PM peak hour)
- Project Driveway 4/Monroe Street – #13 (PM peak hour)

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 48 Year 2040 With Project Intersection LOS

Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
		Delay ²	LOS ³	Delay ²	LOS ³
1. Madison St at Ave 54	AWS	16.0	C	19.0	C
2. Madison St at Airport Blvd	TS	15.2	B	18.8	B
3. Madison St at Ave 58 - New Traffic Signal	AWS	31.2	D	100.1	F
	TS	15.9	B	16.4	B
4. Madison St at Ave 58 - New Traffic Signal; NB Left Turn; SB Left Turn; WB Left Turn	AWS	217.7	F	283.5	F
	TS	22.0	C	26.1	C
5. Monroe St at Ave 54 - New Traffic Signal; NB Right Turn; WB Left Turn; WB Right Turn	AWS	260.2	F	608.3	F
	TS	48.6	D	49.3	D
6. Monroe St at Ave 58 - New Traffic Signal; NB Left Turn; SB Left Turn; EB Left Turn; WB Left Turn	AWS	64.4	F	101.6	F
	TS	14.4	B	20.7	C
7. Jackson St at Airport Blvd - New Traffic Signal; NB Left Turn; SB Left Turn; EB Left Turn; 2nd EB Thru; WB Left Turn; 2nd WB Thru	AWS	521.6	F	583.0	F
	TS	45.2	D	38.3	D
8. SR-86 SB Ramps at Airport Blvd - SB Right-Turn Overlap Phasing; 2nd EB Thru; 2nd WB Thru	TS	51.1	D	125.1	F
	TS	18.5	B	30.8	C
9. SR-86 NB Ramps at Airport Blvd - EB Right Turn	TS	21.2	C	75.4	E
	TS	18.2	B	42.4	D
10. Project Driveway 1 at Airport Blvd	CSS	24.0	C	23.4	C
11. Project Driveway 2 at Airport Blvd	CSS	24.8	C	24.8	C
12. Monroe St at Project Driveway 3	CSS	14.4	B	14.7	B
13. Monroe St at Project Driveway 4 - 2nd NB Thru	CSS	32.9	D	39.7	E
	CSS	27.7	D	29.2	D
14. Monroe St at Project Driveway 5	CSS	25.6	D	30.9	D
15. Monroe St at Project Driveway 6	CSS	21.2	C	25.7	D

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Table 12.
Notes

1. TS = Traffic Signal; CSS = Cross Street Stop
2. Delay is shown in seconds/vehicle. For intersections with traffic signal, all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane).
3. LOS = Level of Service

Project Fair Share of Intersection Improvements

Mitigation measures are required for project specific and cumulative impacts to provide an adequate level of service at all affected intersections. These are listed below at the end of this section. The project's fair share contributions have also been calculated for Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative improvement locations. The project share of cost was based on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proportion of project peak hour intersection turning movement volumes contributed to the improvement location relative to the total new peak hour Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative intersection turning movement volumes.

Table 49, *Project Fair Share Intersection Traffic Contributions*, provides a summary of improvement cost and project cost shares at the Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative study area intersection improvement locations. The intersection fair share cost calculations are typically based on the higher of the weekday morning and weekday evening peak hour traffic volumes. As shown in Table 49 the project's fair share percentages of identified impacted intersections are approximately 4.1 percent to 24.9 percent. The fair share calculations are intended only for the discussion purposes regarding the findings of the TIA, and do not imply any legal responsibility or formula for contributions or mitigation.

Table 49 Project Fair Share Intersection Traffic Contributions

Study Intersection	Peak Hour	Intersection Turning Movement Volumes				
		Existing	Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative	Project Buildout	Total New	Project Percent of Total New
3. Madison St at Ave 58	AM	433	1,641	64	1,208	5.3%
	PM	474	2,027	64	1,553	4.1%
4. Monroe St at Ave 54	AM	785	1,441	96	669	14.6%
	PM	739	1,523	96	784	12.2%
5. Monroe St at Airport Blvd	AM	532	1,946	352	1,414	24.9%
	PM	488	2,226	353	1,738	20.3%
7. Jackson St at Airport Blvd	AM	705	1,954	294	1,249	23.5%
	PM	605	2,150	292	1,545	18.9%
8. SR-86 SB Ramps at Airport Blvd	AM	574	1,628	198	1,054	18.8%
	PM	651	1,994	197	1,343	14.7%

Source: Ganddini Group, Inc, July 2020, *Vista Santa Rosa Gateway Village Traffic Impact Analysis*, Table 13.

In addition to paying the project's fair share of intersection improvements as mitigation for the project's impacts on study area intersections, the project includes roadway improvements related to the new driveways (intersections 10 through 15). These improvements are as follows listed in Table 50, *Project Site Access Improvements*, and are solely incumbent upon the applicant to complete.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 50 Project Site Access Improvements

Study Intersection	Improvements
10. Project Driveway 1 at Airport Boulevard	<ul style="list-style-type: none"> • Install a northbound stop sign • Install a northbound right-turn only sign • Provide a northbound right turn lane
11. Project Driveway 2 at Airport Boulevard	<ul style="list-style-type: none"> • Install a northbound stop sign • Install a northbound right-turn only sign • Provide a northbound right-right lane • Provide a westbound left turn lane on Airport Blvd
12. Project Driveway 3 at Monroe Street	<ul style="list-style-type: none"> • Install a westbound stop sign • Install a westbound right-turn only sign • Provide a westbound right turn lane
13. Project Driveway 4 at Monroe Street	<ul style="list-style-type: none"> • Install a westbound stop sign • Provide a westbound shared left-right lane • Provide a southbound left turn lane on Monroe Street
14. Project Driveway 5 at Monroe Street	<ul style="list-style-type: none"> • Install a westbound stop sign • Provide a westbound shared left-right lane • Provide a southbound left turn lane on Monroe Street
15. Project Driveway 6 at Monroe Street	<ul style="list-style-type: none"> • Install a westbound stop sign • Provide a westbound shared left-right lane • Provide a southbound left turn lane on Monroe Street

Source: Ganddini Group, Inc, July 2020, Vista Santa Rosa Gateway Village Traffic Impact Analysis, Page 80.

In addition to driveway improvements listed in Table 50, the project includes the following roadway improvements:

Phase 1 to be completed in 2022 will include Buildings 1, 2, 3 and 4 (Parcels 1, 2, 3 and 4) which will include:

- Continuous medians along the entire frontage of Buildings 1, 2, 3 and 4 (Parcels 1, 2, 3 and 4).
- Right-in/right-out only driveway (Intersection #12 – Project Driveway 3) on Monroe Street approximately 300 feet south of Airport Blvd.
- Right-in/right-out only driveway (Intersection #10 – Project Driveway 1) on Airport Blvd approximately 350 feet from Monroe Street.
- Left-in/left-out (unrestricted) full access driveway (Intersection #13 – Project Driveway 4) between Building 4 and 5 on Monroe Street approximately 570 feet south of Airport Blvd.
- The center raised median shall terminate at this unrestricted full access driveway (Intersection #13 – Project Driveway 4) approximately 550 south of Airport Blvd. A left turn pocket with appropriate stacking shall be built into center raised median.
- Left-in/left-out (unrestricted) full access driveway (Intersection #11 – Project Driveway 2) between Building 1 and the existing school on Airport Blvd approximately 650 feet east of Monroe Street
- The center raised median shall terminate at this unrestricted driveway (Intersection #11 – Project Driveway 2) approximately 630 feet east of Monroe Street. An acceleration lane shall be built into this raised median.
- A 14-foot wide two-way center turn lane will continue 760 feet east of the project boundary to accommodate turning movements at the adjacent school and the proposed shared use driveway

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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at the east edge of the school. The center turn lane will taper back to the existing 2 lane condition within 200 feet of its terminus (approximately 960 feet east of Monroe Street).

- Phase 1 must also include a temporary center acceleration lane on Monroe Street south of the termination of the median for vehicles that exit the property and turn south. This asphalt acceleration lane will be replaced with a raised median and acceleration lane in later Phase 2.

Phases 2, 3 and 4 will include Building 5 and remaining buildings (Parcels 5, 6 and 7) and a completion of all remaining improvements:

- The previously proposed driveway located at 680 feet south of Airport Blvd will be removed.
- The proposed driveway (Intersection #14 – Project Driveway 5) at the southern edge of Building 5 (Parcel 5) approximately 900 feet south of Airport Blvd will be unrestricted full access driveway.
- The proposed driveway (Intersection #15 – Project Driveway 6) at the southern edge of Parcel 7 and the southern project boundary approximately 1,200 feet south of Airport Blvd will be unrestricted full access driveway.
- Left turn pocket will continue south for 100 feet to accommodate vehicles that exit and head south.
- Center lane will taper back to existing 2 lane condition within 300 feet of the southern project boundary.

Therefore, completion of roadway improvements on Monroe Street and Airport Blvd, improvements related to the project’s new access driveways as shown in Table 50, and participating in improvements to other study area intersections through fair share contributions as shown in Table 49, impacts on transportation levels of service and facilities associated with the proposed Gateway Village project can be reduced to less than significant levels.

Vehicles Miles Traveled (VMT) Analysis

As required under the County’s Draft Transportation Analysis Guidelines (TA Guidelines), the Ganddini Group, also completed a Vehicle Miles Traveled (VMT) memorandum for the Vista Santa Rosa Gateway Project. The results of the VMT analysis are summarized here.

Project Screening

The County of Riverside TA Guidelines identify the following seven screening criteria to determine if a presumption of a non-significant transportation impact can be made based on the facts of the project:

- Small Projects
- Projects Near High Quality Transit
- Local-Serving Retail
- Affordable Housing
- Local Essential Service
- Map-Based Screening
- Redevelopment Projects

The Vista Santa Rosa Gateway Village project would include a mix of uses that would serve the needs of the local community. For mixed-use projects, the Governor’s Office of Planning and Research (OPR)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Technical Advisory recommends that lead agencies can evaluate each component of a mixed-use project independently and apply the thresholds of significance for each land use (e.g., residential and retail). Therefore, the retail and residential components of the proposed project may be assessed independently.

Retail Component

Some project types have been identified as having the presumption of a less than significant impact as they are small enough to not warrant assessment. This applies to projects with low trip generation per existing CEQA exemptions or that based on the Riverside County Greenhouse Gas Emissions Screening Tables result in a 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year screening level threshold to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. (See Section 20, Greenhouse Gas Emissions, for the results of this exercise) This includes any land use types (residential, office, etc.). The following land use quantities can be presumed to have a less than significant impact under this screening criteria:

- Project generation is less than 110 trips day per the ITE Manual or other acceptable source determines by Riverside County; or
- Project GHG emissions less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) as determined by a methodology acceptable to the Transportation Department; or
- Single Family Housing projects less than or equal to 110 dwelling units; or
- Multi Family (low-rise) Housing projects less than or equal to 147 dwelling units; or
- Multi Family (mid-rise) Housing projects less than or equal to 194 dwelling units; or
- General Office Building with area less than or equal to 165,000 square feet; or
- Retail buildings with area less than or equal to 60,000 square feet; or
- Warehouse (unrefrigerated) buildings with area less than or equal to 208,000 square feet; or
- General Light Industrial buildings with area less than or equal to 179,000 square feet.

Unless:

It is inconsistent with the Sustainable Communities Strategy as determined by the Transportation Department. The Ganddini Group prepared two VMT memos for their evaluation of the Vista Santa Rosa Gateway Village project. The first was an evaluation of all four phases of the project – phases 1 and 2 that are the subject of CUP 190030, plus phase 3 and 4 which are conceptual and may be revised at such time as these parcels are ripe for development. The second was an evaluation of phased 1 and 3 – the two phases that would be developed immediately upon approval of the requested entitlements.

VMT Analysis – Phases 1-4

The proposed retail uses on Parcels 1-4 and 7 total 36,550 square feet, which is less than the 60,000 square foot Small Projects screening criteria for retail buildings. Therefore, the retail component of the proposed project satisfies the County-established screening criteria for small projects consisting of retail buildings less than 60,000 square feet and may be presumed to result in a less than significant VMT impact without further analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Residential Component

The County's TA Guidelines screening criteria for Small Projects include multi-family (low rise) housing projects less than or equal to 147 dwelling units are presumed to cause a less than significant impact and are exempt from the requirement of preparing a VMT impact analysis.

The sum of the congregate care facility and senior adult housing is equal to 210 dwelling units. Although this exceeds the number of dwelling units per the screening thresholds for single- or multi-family housing, it is important to note that both congregate care facilities and senior adult housing developments generate substantially fewer trips per dwelling unit than either the single- or multi-family housing land uses. The following is a summary of the number of daily trips generated by the Small Project threshold for single- and multi-family housing land uses based on daily trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition, 2017):

- 110 single-family dwelling units x 9.44 trips per day = 1,038 daily trips
- 147 multi-family (low-rise) dwelling units x 7.32 trips per day = 1,076 daily trips
- 194 multi-family (mid-rise) dwelling units x 5.44 trips per day = 1,055 daily trips

For comparison, the proposed congregate care and senior housing uses are forecast to generate a total of 803 daily trips. Assuming trip lengths for the proposed congregate care and senior housing uses are comparable to single- and multi-family housing, the proposed residential uses are expected to generate VMT that is similar to or less than the Small Project threshold for single- and multi-family housing land uses. Therefore, the residential component of the proposed project satisfies the County-established screening criteria for small residential projects and may be presumed to result in a less than significant VMT impact without further analysis.

In summary, the retail component of the proposed project satisfies the County-established screening criteria for small projects consisting of retail buildings less than 60,000 square feet and may be presumed to result in a less than significant VMT impact without further analysis. While the residential component of the proposed project satisfies the County-established screening criteria for small residential projects and may be presumed to result in a less than significant VMT impact without further analysis.

VMT Analysis – Phases 1 and 2 only

Retail Component

The proposed retail uses on Parcels 1-4 total 31,550 square feet, would be considered local-serving retail which is less than the 50,000 square foot Local-Serving Retail screening criteria for single store on-site. Therefore, the retail component of the proposed project satisfies the County-established screening criteria for local-serving retail consisting of retail buildings less than 50,000 square feet and may be presumed to result in a less than significant VMT impact without further analysis.

Residential Component

The sum of the congregate care facility in Phase 2 and Parcel 5 is equal to 128 dwelling units which is less than the 147 dwelling unit Small Project screening criteria for multi-family (low rise) housing project. Therefore, the residential component of the proposed project satisfies the County-established screening criteria for Small Project that is a multi-family (low rise) housing project less than 147 dwelling units and may be presumed to result in a less than significant VMT impact without further analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In summary, the retail component of the proposed project (Phase 1) satisfies the County-established screening criteria for local serving retail consisting of single retail buildings on-site less than 50,000 square feet and may be presumed to result in a less than significant VMT impact without further analysis. While the residential component of the proposed project (Phase 2) satisfies the County-established screening criteria for small residential projects and may be presumed to result in a less than significant VMT impact without further analysis.

- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? **Determination: Less Than Significant Impact.**

There are no design features that would substantially increase hazards such as sharp curves, dangerous intersections, or incompatible uses with farming activities in the project area. However, the project site is located adjacent to an existing elementary school located east of the project site along Airport Blvd. In order to provide a safe environment for student, faculty and parents during AM and PM student drop-off times, the applicant will develop Driveway 11 between Building 1 and the existing school on Airport Blvd approximately 650 feet east of Monroe Street. In addition, the project includes a 14 foot wide two-way center turn lane that will continue 760 feet east of the project boundary to accommodate turning movements at the adjacent elementary school and the proposed shared use driveway at the east edge of the school. The center turn lane will taper back to the existing 2 lane condition within 200 feet of its terminus (approximately 960 feet east of Monroe Street). Finally, as shown on the Project Phasing exhibit (Figure 5), the driveway will developed so that vehicles accessing the school can continue southerly through the Phase 1 portion of the site then easterly along the northerly boundary of the Phase 3 portion of the site in order to provide the school with adequate safe off-street access for drop-off/pick-up of students away from Airport Blvd. Therefore, the existing situation where parents drop-off/pick-up students on Airport Blvd would be largely eliminated thus reducing this hazard to a less than significant level.

- d) Cause an effect upon, or a need for new or altered maintenance of roads? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

Implementation of the proposed Gateway Village project would result in need for new or altered maintenance of roads due to the introduction of new vehicle trips in the area. This is addressed in Section 37.b. above.

- e) Cause an effect upon circulation during the project's construction? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

Implementation of the project would cause a temporary effect on circulation during the project's construction phases generally due to the road and intersection improvements that are required along Monroe Street and Airport Blvd. The applicant and/or construction contractor shall coordinate with the County of Riverside on a Construction Traffic Control Plan for the construction period of the project to maintain traffic circulation. This is outlined in mitigation measure TIA-7. With implementation of mitigation measure TIA-7, impacts associated with construction, particularly proposed road improvements, would be less than significant.

- f) Result in inadequate emergency access or access to nearby uses? **Determination: Less Than Significant Impact with Mitigation Incorporated.**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the project would not result in inadequate emergency access or access to nearby uses. An emergency secondary ingress/egress point will be provided off of Monroe Street, south of the main entrance to the development. Therefore, less than significant impacts are expected.

Mitigation:

- TIA-1** The applicant shall pay a fair share of the improvement cost and project cost shares at the Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative study intersection improvement locations as shown in TIA Table 12. The project’s fair share percentages of identified impacted intersections are approximately 4.1 percent to 24.9 percent. The fair share calculations are intended only for the discussion purposes of this traffic impact analysis, and do not imply any legal responsibility or formula for contributions or mitigation.
- TIA-2** All roadway design, traffic signing and striping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable engineering standards and to the satisfaction of the County of Riverside.
- TIA-3** Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the County of Riverside.
- TIA-4** On-site traffic signing and striping plans shall be submitted for County of Riverside approval in conjunction with detailed construction plans for the project.
- TIA-5** The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable County of Riverside/California Department of Transportation sight distance standards.
- TIA-6** As is the case for any roadway design, the County of Riverside should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.
- TIA-7** Prior to commencement of construction in each phase, the Applicant or his/her designee shall prepare and submit for County of Riverside Approval, a Construction Traffic Management Plan.

Monitoring: Monitored through the project’s Mitigation Monitoring and Reporting Program (MMRP).

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

- a) Include the construction or expansion of a bike system or bike lanes? **Determination: Less Than Significant Impact.**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Currently Airport Blvd and Monroe Street in the vicinity of the project site are not fully built out, and there are no bike lanes along the east side of Monroe Street or along Airport Blvd. On the west side of Monroe Street within the City of La Quinta there is an existing Class II bike lane (on-street dedicated lane), and along both sides of Avenue 56 west of Monroe Street. Avenue 56 becomes Airport Blvd on the east side of Monroe Street. As part of the project's roadway improvements, the applicant will be required to add a Class II bike lane along the east side of Monroe Street and along the south side of Airport Blvd when roadway improvements to those two roads are constructed. Therefore, the applicant will be in compliance with the County's General Plan Circulation Element, and there is no impact to bicycle facilities.

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): Historical/Archaeological Resources Survey Report, Vista Santa Rosa Gateway Village Project, Thermal Area, Riverside County, California, CRM TECH, October 2018 (EA Appendix C); Phase II Cultural Resources Testing and Evaluation Program, Site 33-028501 (CA-RIV-12843), within the Vista Santa Rosa Gateway Project Area, Thermal Area, Riverside County, California, May 2019. County Archaeologist, AB52 Tribal Consultation.

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Native American tribe.) **Determination: Less Than Significant Impact with Mitigation Incorporated.**

Findings of fact: Notifications were sent out to eight tribes on March 23, 2020. Consultation requests were received from the Agua Caliente Band of Cahuilla Indians and the Torres Martinez Band of Cahuilla Indians. The Soboba Band deferred to closer tribes but also requested that a Tribal Monitor be present during all ground disturbing activities associated with this Project. Torres Martinez told Planning during an August 10, 2020 consultation meeting that the area is sensitive for cultural resources and requested that a monitor from Torres Martinez be present during ground disturbing activities. A consultation meeting was held with Agua Caliente.

Also, a Sacred Lands File Search and an SB18 Tribal Consultation List was requested from the Native American Heritage Commission (NAHC) on March 23, 2020. A response was received from the NAHC on March 27, 2020 which indicated that the Sacred Lands File Search was negative and included a list of 12 tribes whose Traditional Use Area was in the vicinity of the project. Letters were sent to all 12 tribes on March 23, 2020. None of the tribes requested SB18 consultation.

No Tribal Cultural Resources were identified by the Tribes during consultation. However, the project area is sensitive for cultural resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, during all ground disturbing activities, a qualified archaeologist and a Tribal Monitor from the consulting Tribe(s) shall be present. In addition, conditions of approval that dictate the procedures to be followed should any unanticipated resources or human remains be identified during ground disturbing activities has been placed on this project (see Section 9 Archaeological Resources and mitigation measures CUL-1 through CUL-5). With the implementation of these mitigation measures, impacts to any previously unidentified Tribal Cultural Resources would be mitigated to a level less than significant.

Mitigation: Please refer to Section 9, Archaeological Resources and mitigation measures CUL-1 through CUL-5.

Monitoring: Due to the area's demonstrated high sensitivity for buried cultural deposits, including possible cremations, archaeological and Native American monitors will be onsite during all grading and other earth-moving activities within the project boundaries.

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, CVWD, Urban Water Management Plan July 2011; CVWD Will Serve Letter, December 2019; Department of Environmental Health Review; Hydrology Study for the Vista Santa Rosa Gateway Village, Christiansen & Company, September 2019; Final WQMP for the Vista Santa Rosa Gateway Village, Christiansen & Company, September 2019.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- 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? **Determination: Less Than Significant Impact.**

The proposed Vista Santa Rosa Gateway Village project includes the development of all wet utilities on-site including new water and sewer lines, a new stormdrain system that will capture and convey 100 percent of the 100-year storm flow as required by the County of Riverside, into new underground stormwater retention chambers where stormwater will be treated and percolated below the surface of the site. Coachella Valley Water District (CVWD) has provided the County with a “*notice of domestic water and sanitation service availability*” for the proposed project. The letter indicates that CVWD would be able to provide water service to the site with the extension of existing water and sewer lines in the vicinity, to be funded by the Applicant. Therefore, the proposed Vista Santa Rosa Gateway Village project would not cause a significant environmental effect regarding the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? **Determination: Less Than Significant Impact.**

The 2015 CVWD Urban Water Management Plan (UWMP) was prepared and adopted by the CVWD Board of Directors in June 2016. CVWD and other water agencies in the Coachella Valley are in the process of preparing a regional UWMP which will not be submitted to the Department of Water Resources until July 2021. Therefore, the CVWD’s 2015 UWMP is the most current plan for use in evaluating the proposed Gateway Village project. The UWMP identified future per capita water usage through 2035 and determined that proportions of water use by sector (e.g. residential, commercial, office park) would be near equal to the sector proportions of 2010 water use due to conservation efforts. Water conservation in the Coachella Valley and specifically within CVWD’s service area has resulted in a reduction in per capita water usage. CVWD Ordinance 1302.4, *Establishing Landscape and Irrigation System Design Criteria*, requires project applicants to submit a Landscape Document Package that includes a landscape plan (including a plant list based on CVWD’s approved plant list), irrigation design plan, grading plan and water budget calculations. In addition, all new projects must comply with the water conservation requirements of the California Green Building Standards Code for landscaping as well as appliances and kitchen and bathroom fixtures. CALGreen standards require that indoor water use be reduced by 20 percent. Compliance with CVWD and GBSC requirements will ensure that the proposed Gateway Village project does not cause an increase in water usage such that a significant impact on the water supply would occur.

In addition to new project development requirements, CVWD has improved its water conservation efforts with existing customers through a tiered water budget-based rate structure; a turf replacement program, a residential toilet rebate program. CVWD anticipates that a 20 percent reduction in indoor water use, and a 50 percent reduction in outdoor water use will allow the per capita water usage between 2010 and 2035 to remain virtually the same, even with projected population increase within CVWD’s service area. All things considered, CVWD anticipates that it will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, the projects contribution to water usage 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.

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, CVWD, Urban Water Management Plan July 2011; CVWD Will Serve Letter, December 2019

Findings of Fact:

- 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; and
- 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? **Determination: Less Than Significant Impact**

CVWD has provided the County with a "notice of domestic water and sanitation service availability" for the proposed project. The letter indicates that CVWD would be able to provide water service to the site with the extension of existing water and sewer lines in the vicinity, to be funded by the Applicant. Therefore, the proposed Gateway Village project would not cause a significant environmental effect regarding the provision of sewer service, and would not result in the need to construct new regional wastewater facilities.

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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County Department of Waste Resources Website, accessed August 6, 2020; CalRecycle Solid Waste Information System (SWIS) accessed August 6, 2020; Burrtec Waste and Recycling website, accessed August 6, 2020.

Findings of Fact:

- 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; and
- 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)?
Determination: Less Than Significant Impact.

Construction

Development of the project site would not generate solid waste in excess of State and County standards. Construction and demolition activities at the project site would require the removal of typical material and debris including vegetation (clearing and grubbing); wood, stucco, dry wall and roofing material from structures; wall and fencing material, etc. Demolition may also uncover asbestos containing materials and lead based paints. The County of Riverside, in compliance with the California Green Building Standards Code, requires all projects where C&D waste is generated to prepare and submit a completed Waste Recycling Plan (WRP) Form B, that identifies the expected material types and locations for recycling of C&D waste resulting from the project, prior to permit issuance (e.g. demolition, grading building). Then upon completion of the project and prior to final inspection and demonstrates the actual quantity of C&D waste recycled, submit a completed Waste Reporting Form – Form C. For the proposed Gateway Village project, this task shall be completed for each phase of the project. Compliance with the County’s requirements for C&D recycling, construction related solid waste generation would not generate solid waste in excess of State and County standards and would not otherwise impair the attainment of the County’s solid waste reduction goals.

Operation

During long-term operation, owners and/or operators of business within the Vista Santa Rosa Gateway Village will be responsible for recycling per County requirements and requirements of the California Green Building Standards Code. In addition, Assembly Bill (AB) 341 requires that all business or multi-family units that generate 4 cubic yards or more of solid waste per week are required to have a recycling program or subscribe to recycling services through their waste hauler. In addition, AB 1826 requires that all businesses that generate 4 cubic yards or more of organic waste per week must have an organics recycling program or subscribe to recycling services through their waste hauler for the following types of organic matter: Food Waste; Food Soiled Paper; Green Waste; Nonhazardous Wood Waste; and Landscape/Pruning Waste. Because the congregate care facility (Phase 2) includes a food service facility, the requirements of AB 1826 would also apply to this part of the Gateway Village project. Therefore, compliance with the County and State requirements for recycling, would ensure that land uses within the Gateway Village project would not generate solid waste in excess of State and County standards and would not otherwise impair the attainment of the County’s solid waste reduction goals.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Solid Waste Disposal

During both construction and operation solid waste will be generated and must be disposed of. The designated solid waste hauler for the project site would be Burrtec. In addition to hauling, Burrtec also operates two transfer stations and adjacent composting facilities in the Coachella Valley: (1) Coachella Valley Transfer Station and Coachella Valley Post located on Landfill Road east of Dillon Road adjacent to the City of Indio, and approximately 7 miles northeast of the project site; and (2) Edom Hill Transfer Station which includes a small composting component, located approximately 20 miles northwest of the project site. In addition, Burrtec operates the Salton City landfill in Imperial County, approximately 30 miles southeast of the project site. This landfill was recently expanded and is permitted to take agricultural, asbestos, ash, C&D material, contaminated soil, dead animals, green materials, industrial, inert, mixed municipal, sludge (bio-solids), and tires. Burrtec’s various operations assist property owners and the County and State in meeting the resource reduction and recycling goals in order to comply with federal, state, and local management and reduction statutes and regulations related to solid wastes.

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) Electricity: **Determination: Less Than Significant Impact.**

The proposed Vista Santa Rosa Gateway Village project would not result in a significant impact on a service provider’s ability to serve the site, such that construction of new facilities or the expansion of existing facilities would be required.

Imperial Irrigation District (IID) is the electrical service provider in the area and will serve the site. The proposed project will require the installation of new electrical infrastructure on-site which is the responsibility of the Applicant, as well as the construction of any additional facilities needed to extend electrical service to the site such as backbone feeders, distribution overhead and/or underground facilities line extensions or other upgrades to IID’s electrical system in the vicinity.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Natural Gas: **Determination: Less Than Significant Impact.**

Southern California Gas Company is the natural gas service provide in the area and will serve the site. Similar to IID, the Gas Company will require that installation of new natural gas infrastructure will be the responsibility of the Applicant.

c) Communication Systems: **Determination: Less Than Significant Impact.**

Frontier Communications is the telephone service provide in the area and Spectrum is the cable provider. Future tenants will have the choice between the two for telephone and broadband service. Likewise, future tenants may also choose a satellite option for television and broadband service. Extension of services and on-site installation will be the responsibility of the Applicant or future tenants.

d) Street lighting? **Determination: Less Than Significant Impact.**

The Applicant will be responsible for providing street lighting around the perimeter of the site and in the common parking lot. Developers of individual project components such as the gas station and fast food restaurant will be responsible for their own site lighting based on a common Vista Santa Rosa Gateway Village lighting scheme.

e) Maintenance of public facilities, including roads? **Determination: Less Than Significant Impact.**

The Vista Santa Rosa Gateway Village project Applicant is responsible for the construction of road, parkway and trail improvements along the frontage of the project site on Monroe Street and Airport Blvd. Maintenance in the future is the responsibility of the Count through property taxes or other assessments.

f) Other governmental services: **Determination: Less Than Significant Impact.**

Payment of Development Impact Fees for other governmental services would be the responsibility of the Applicant at the time of issuance of building permits.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Figure 13 “Wildfire Susceptibility”, Figure 15, Steep Slope, and Figure 16, Slope Instability; and Project Application Materials.

Findings of Fact:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
Determination: Less Than Significant Impact.

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?
Determination: Less Than Significant Impact.

The project site is located in a relatively flat area of the Eastern Coachella Valley, an area that can experience high wind conditions during certain times of the year. However, site elevations range from approximately 43 feet below mean sea level (msl) near the southwesterly property line to about 56 feet below msl near the southeasterly corner of the site. ECVAP Figures 15 and 16 also show that steep slopes in the Eastern Coachella Valley are associated with the Santa Rosa mountains to the south and west (approximately 4 miles distance), the Little San Bernardino Mountains to the north and northeast (approximately 9 miles); the Orocopia Mountains to the east (approximately 9 miles).

The proposed project is a mixed-use project consisting of a neighborhood commercial center and an congregate care facility. Therefore, the project’s potential to exacerbate wildfire risk, including pollutant concentrations and uncontrolled spread of wildfire would be less than significant.

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?
Determination: Less Than Significant Impact.

The project site is located at the southeast corner of Monroe Street and Airport Blvd in the unincorporated community of Vista Santa Rosa. No new roads or fuel breaks are required to protect the project site from potential wildfire risk. In addition, all utilities are available in the vicinity of the project site and no new off-site infrastructure is required. Therefore, the proposed project would not exacerbate wildfire risk or impacts to the environment related to the constuction nor operation of the proposed new land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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? **Determination: No Impact.**

The project site is not located in an area where slopes may be subject to landsliding. Regarding flooding, as required by the Riverside County Flood Control and Water Conservation District (RCFCWCD) under post development conditions, a project must retain 100 percent of the runoff generated from on-site. The Applicant is responsible for the control, treatment and retention of surface water runoff from the project site in order to minimize the potential for flooding to occur on-site or off-site.

- e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? **Determination: No Impact.**

As shown on Figure 13 of the Eastern Coachella Valley Area Plan, the project site is not located in an area that is susceptible to wildland fires. Therefore, construction and operation of the proposed project would not result in a direct or indirect impact on people and structures due to wildland fires.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Project Application Materials.

Findings of Fact:

Biological Resources

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife 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.

Plant Survey Results. One native plant community was found on site, the Saltbush Scrub Community consisting of the dominant quailbrush (*Atriplex lentiformis*), alkaline goldenbush (*Isocoma acradenia*), iodine bush (*Allenrolfea occidentalis*), bush seepweed (*Suaeda moquinii*), and mesquite (*Prosopis glandulosa*). Eight acres of the project site are occupied by this community showing various degrees of disturbance. Variations of this plant community occupy thousands of square miles of desert lands in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California. The community found on site has been negatively impacted by the invasion of non-native plant species including tree tamarisk (*Tamarix aphylla*) and shrub tamarisk (*Tamarix ramosissima*).

In addition, a number of weedy species were in evidence including Russian thistle (*Salsola tragus*), nettleleaf goosefoot (*Chenopodium murale*) and horseweed (*Conyza canadensis*). The Inventory of Rare and Endangered Plants of California, published by the California Native Plant Society (2001), the *CNDDB Special Plant List* (2018) and the *Endangered, Threatened, and Rare Plants of California* (2018) list no plants species that might conceivably occur on the project site. Additionally, a review of the information on special-status plant species provided in the California Natural Diversity Database revealed no locality information on rare plants for the project site or vicinity.

Therefore, the Biological Resources Assessment concluded that due to the high degree of disturbance of this community, development of the project site would not result in a significant unavoidable impact on native plants or the native plant community.

Animal Survey Results

Invertebrates

Three insect species known to occur within the Coachella Valley have been placed on the CDFW's *Special Animals* list: Coachella giant sand treader cricket (*Macrobaenetes valgum*), Coachella Valley Jerusalem cricket (*Stenopelmatus cahuiensis*) and Coachella Valley grasshopper (*Spaniacris deserticola*). The US Fish and Wildlife Services (USFWS) has expressed concern about a fourth insect species, Casey's June beetle (*Dinacoma caseyi*). None of these four insect species were found during the surveys reflecting the lack of suitable habitat on and near the project site.

Reptiles

Three reptile species were detected on site: desert spiny lizard (*Sceloporus magister*), side-blotched lizard (*Uta stansburiana*) and western whiptail (*Cnemidophorus tigris*). Effort was made to locate sign of the officially threatened desert tortoise (*Gopherus agassizi*). However, no evidence of any kind was found and no direct observations were made. The habitat of the project site is considered unsuitable for the desert tortoise because approximately 15 acres (more than half the site) had been graded in the past, approximately 7 acres had been severely disturbed by illegal dumping and the remainder of the site had been impacted by foot paths, informal roadways or off-road-vehicles. Unleashed dogs were observed on two occasions and unrestrained cats were observed four times. Introduced exotic weed species such as tamarisk (*Tamarix ramosissima*) and Sahara mustard (*Brassica tournefortii*) were also found over most of the site. In the report author's forty years of experience conducting desert tortoise surveys, the species has never been found occupying a site with such intense human impacts. The desert tortoise is also not known to occupy the alkali sink community, the historical plant community that once occupied the entire site. For these reasons, it was concluded this species does not currently occur within the project site and immediate vicinity.

An effort was made to locate the Coachella Valley fringe-toed lizard (*Uma inornata*) and flattailed horned lizard (*Phrynosoma mcalli*). However, no individuals or sign off either species were found. Both require a substrate of loose, wind-blown sand, a habitat not found on or near the site boundaries.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Birds

Birds observed within the project boundaries included Say's phoebe (*Sayornis saya*), American kestrel (*Falco sparverius*), Brewer's blackbird (*Euphagus cyanocephalus*), Gambel's quail (*Callipepla gambelii*), house finch (*Carpodacus mexicanus*), mourning dove (*Zenaida macroura*) and introduced house sparrow (*Passer domesticus*).

La Conte's Thrasher. No observations of LeConte's thrasher (*Toxostoma lecontei*) were recorded during surveys. In the Coachella Valley this species is closely associated with golden cholla, an arborescent cactus that provides a nesting site for the thrasher. The cactus species was not found onsite and it was concluded the thrasher does not occupy the project site. LeConte's thrasher is a covered species under the CVMSHCP.

Yuma Clapper Rail. The Yuma clapper rail (*Rallus longirostris yumanensis*) is known to inhabit freshwater marsh environments in the general region of the project site. However, the absence of these environments in or near the site precluded the presence of this species. The clapper rail is officially listed as endangered by the federal government and threatened by the state government.

Burrowing Owl. An intensive survey for the burrowing owl (BUOW) was undertaken following protocols established by State and federal agencies. No observations of BUOW were recorded, no burrows were found, and no other evidence of presence was located. Therefore, the Biological Resources Assessment concluded that the habitat for BUOW was unsuitable and no pre-construction clearance surveys for this species have been recommended.

Loggerhead Shrike. The loggerhead shrike, a state Species of Special Concern, was not observed or detected on or near the project site. The project site is considered unsuitable for shrike nesting because of past grading and other site disturbances, observations of unrestrained cats and dogs and intense human activities on and surrounding the site. The shrike is not a covered species under the CVMSHCP.

Migratory Birds. Most migratory bird species are not covered under the CVMSHCP. However, the site was not considered a significant food or shelter site for migratory bird species due to human disturbances, presence of domesticated predators and the absence of surface water resources on and adjacent to the site.

Mammals

Detected mammals included the house mouse (*Mus musculus*), desert cottontail (*Sylvilagus audubonii*), and coyote (*Canis latrans*). No individuals or evidence of the Coachella Valley round-tailed ground squirrel (*Spermophilus tereticaudus chlorus*) or Palm Springs little pocket mouse, *Perognathus longimembris bangsi*, were detected. The USFWS has expressed concern regarding the status of these species. The absence of the ground squirrel and pocket mouse on the project site undoubtedly reflects the lack of suitable habitat. These species are normally found in relatively undisturbed localities or where soils are coarser and better drained. Both species are covered under the existing CVNSHCP.

Cultural Resources

During the Cultural Resources Assessment for the proposed Gateway Village project the field survey identified a prehistoric site within the boundary of the project site.

Site 33-028501 (CA-RIV-12843): Prehistoric Ceramic Scatter. This site consists of a prehistoric artifact scatter with 19 brownware sherds, including a rim sherd, and a single quartzite lithic flake. The artifacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were found on the surface over an area measuring approximately 42x20 meters, and the depth of the deposit was unknown during the field survey. The surface artifacts recorded at this site belong to the most common classes of prehistoric cultural remains found in the Coachella Valley region, and they alone do not hold a high potential for important archaeological data. However, whether the site has a subsurface component was not known during the initial field survey. At the elevation of approximately 55 feet below mean sea level, the site location was fully submerged by Holocene Lake Cahuilla until circa 1700 A.D. In general, prehistoric sites discovered well within the former lakebed do not tend to have a deep subsurface component in intact depositional context, but the possibility for additional, potentially significant archaeological features or artifacts in subsurface deposits at this site could not be ruled out without further investigation.

In summary of the research results, the qualification of Site 33-028501 as a "historical resource" could not be ascertained without further archaeological investigations, as the presence or absence of a subsurface component of the site is currently unknown. Based on these findings, CRM TECH recommended that a systematic archaeological testing and evaluation program, including subsurface excavations, should be completed at Site 33-028501 to determine the data potential—and thereby the significance—of the site.

Subsequently, a Phase II Cultural Resources Testing and Evaluation Program for Site 33-028501 (CA-RIV-12843), at APN 764-080-011. Information recovered from Site 33-028501 indicated that the site was used during Late Prehistoric Period. It is known that Native people would spread out across the surrounding countryside from their villages to collect items for food, shelter, clothing, adornment, and social activities. The data from this site do not provide any new, important information regarding the people that used the area or their culture. No new, important information about the chronology, subsistence strategies, settlement patterns, technologies, or any other aspect of the culture(s) of the people that used this area was learned from the testing and evaluation program at Site 33-028501. Therefore, the site does not meet CEQA's definition of a "historical resource," and since no other potential "historical resources" have been identified within the project area, the proposed Gateway Village project would not cause a substantial adverse change to any known significant archaeological resources. Nevertheless, the artifacts recovered from the site, the presence of other prehistoric sites in the area, and the disturbed nature of much of the ground surface on the project site, suggest the possibility that more prehistoric cultural remains may be present in subsurface deposits. Mitigation measures CR-1 and CR-2 have been identified that must be implemented during all earth-moving operations associated with the project. Measure CR-1 calls for monitoring by a qualified archaeologist and a Native American monitor of Cahuilla heritage during ground disturbing activities. Such activities include grubbing, grading, trenching, excavations, and/or other earth-moving activities that impact undisturbed, native soils associated with the Vista Santa Rosa Gateway Village project. Measure CR-2 requires that if *significant* resources are uncovered, all work within 50 feet of the find will be suspended (work in other areas can continue) and the County Archaeologist and a Tribal Representative shall be called in to discuss the significance of the find and the recovery plan that will be required. Finally, mitigation measure CR-3 addresses the potential for human remains to be uncovered during ground disturbing activities. Implementation of mitigation measures CR-1 through CR-3 would ensure that impacts associated with construction of the Gateway Village the potential to eliminate important examples of the major periods of California history or prehistory would be less than significant with mitigation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Ganddini and Associates, July 2020, Vista Santa Rosa Air Quality and Global Climate Change Impact Analysis; Ganddini and Associates, July 2020, Vista Santa Rosa Noise Impact Analysis, Ganddini and Associates, July 2020, Vista Santa Rosa Traffic Impact Analysis, Ganddini and Associates, July 2020, Energy Memo.

Findings of Fact:

The environmental evaluation of the Gateway Village concluded that the project does not have impacts that would contribute significantly to cumulatively considerable impacts. As evaluated in the Air Quality, Energy, Green House Gas, Noise and Traffic sections, the proposed Gateway Village project includes a number of design features required by County Ordinance, or Regional and State agencies requirements to reduce impacts; or mitigation measures have been identified (e.g. noise and traffic). These include the following:

Air Quality – the Applicant is required to comply with all SCAQMD Rules for the reduction of air emissions during construction an operation including the development and implementation of a Fugitive Dust Control Plan during all phases of construction.

Energy and GHG – the Energy analysis showed that with implementation of construction energy/conservation measures as required by SCAQMD and CARB, construction activities would not result in the wasteful use of energy, including fuel. During long term operation, the Applicant has committed to a number of conservation measures as outlined in the project's CAP screening tables were the project would garner 137 points for residential uses (100 points being the threshold) and 217 points (100 points being the threshold). Completed screening tables are included in EA Appendix A.2)

Noise – The Noise analysis showed that with the implementation of mitigation measures during construction to reduce impacts to the adjacent school and nearby residential uses. During long term operation, noise associated with commercial area would be typical of similar shopping centers in the area and would not be a significant source of noise.

Traffic – Cumulative impacts were evaluated in the TIA (EA Appendix J.1) for all study area intersections. The TIA identified a number of mitigation measures including the project's fair share contribution for the construction of road and intersection improvements in the area as required by the County of Riverside. These measures include the applicant paying the project's fair share of costs for Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative study intersection improvement locations as shown in TIA Table 12, and constructing or repairing roadways adjacent to the project site to their ultimate half-width including landscaping and parkway improvements in conjunction with development.

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact: Based on the entirety of the Environmental Assessment prepared for the Vista Santa Rosa Gateway Village project, the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Therefore, this impact was found to be less than significant.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: County of Riverside General Plan Program EIR, City of La Quinta General Plan Program EIR.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

Revised: 11/9/2020 6:48 PM

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



Charissa Leach
Interim Agency Director

12/09/20, 8:43 am

TPM37801

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37801. 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 (TPM37801) 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. 37801 is a proposal for a Schedule "E" subdivision and would create seven parcels ranging from 1.13 acres to 6.48 acres for the Vista Santa Rosa Gateway Village.

This project is associated with - General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD: MUA). Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture – 20-Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU). Conditional Use Permit No. 190030 is a proposal to construct a 7,550-square-foot multi-tenant retail building, a 5,800-square-foot gas station with a convenience store, 8 fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800-square-foot pharmacy retail building, a 2,400-square-foot fast food restaurant with a drive-thru, and a 158,800-square-foot two-story assisted living facility with 128 units. Furthermore, the project would remodel an existing restaurant building located on Assessor's Parcel Number 764-080-004. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School).

Advisory Notification. 3 AND - Exhibits

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

Tentative Parcel Map No. 37801, dated September 3, 2020.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 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 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. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 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. **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.
5. **Phased Construction Access:** If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
6. **Fire Sprinkler System:** All new commercial structures 3,600 square feet or larger will be required to install a fire sprinkler system. Ref CFC 903.2 as amended by the County of Riverside.
7. **Fire Alarm and Detection System:** A water flow monitoring system and/or fire alarm system will be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
8. **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
9. **Addressing:** 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
10. **Emergency Responder Radio Coverage Systems:** Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Ref. CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy #TP19-002

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - Current California Building Code (CBC)
 - California Alcoholic Beverage Control License

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 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. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV/ETUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1 0010 - Planning - One Parcel, One Structure**

This condition of approval requires that 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. Furthermore, the proposed project consists of seven (7) development parcels with one single structure on each parcel as proposed under the project entitlement's conditional use permit (CUP190030). The proposed tentative parcel map (TPM37801) has been conditioned for this subject site and project.

Planning. 2 0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Federal, State, Local, and Regulatory agencies or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 3 0010-Planning-USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this tentative parcel map or conditional use permit as a principal place of residence (except for the assisted living senior housing facility).

Planning. 4 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1)

The proposed project (a mixed use shopping center and senior housing/assisted living facility) will consist of 322 parking spaces; including 14 ADA parking spaces and 13 electric vehicle parking spaces. A Special Review of Parking per Ordinance No. 348, Section 18.12.h.1a was allowed per the Planning Director.

Planning. 5 0010-Planning-USE - BEER & WINE RESTRICTIONS

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

a. Only beer and wine may be sold.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5****0010-Planning-USE - BEER & WINE RESTRICTIONS (cont.)**

educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

Planning. 6**0010-Planning-USE - BUSINESS LICENSING**

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

Planning. 7**0010-Planning-USE - CAUSES FOR REVOCATION**

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 8**0010-Planning-USE - COMPLY WITH ORD./CODES**

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 13 0010-Planning-USE - LIMIT ON SIGNAGE**

Signage for this project shall be limited to one (1) monument "Gateway" sign at the corner of Monroe Street and Airport Blvd and two (2) tenant monument signs; one (1) off of Monroe Street and one (1) off of Airport Blvd. No other signage or location of signs has been determined per this project.

Additionally, any on-site building signage will be approved by a separate plot plan project. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 14 0010-Planning-USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized.

Planning. 15 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 16 0010-Planning-USE - NO SECOND FLOOR

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony (except for the two-story assisted living senior housing facility) unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Planning. 17 0010-Planning-USE - RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 18 0020-Planning-USE - EXPIRATION DATE-USE CASE

This approved permit shall be used within nine (9) 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 building permit for the use authorized by this approval. Prior to the expiration of the 9 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.

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 1****0010-Planning-All-USE - 90 DAYS TO PROTEST**

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

Planning-All. 2**0010-Planning-All-USE - HOLD HARMLESS**

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 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.

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS

1. 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 exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
4. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

5. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

6. 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.

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

8. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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

10. The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4 way intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461 and as directed by the Director of Transportation.

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

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 1 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

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

050 - Planning. 2 Map - ECS Shall be Prepared Not Satisfied

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

050 - Planning. 3 MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 4 MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 5 Prior to Recordation - Reciprocal Access Not Satisfied

The project proponent shall provide reciprocal legal access for Parcels Nos. 1 thru 5 for means of legal ingress/egress within the mixed use development; including parking, access, and trash or by other means as approved by County Survey and Transportation Department under the Tentative Parcel Map (TPM37801).

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

2. Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

050 - Transportation. 1 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 RCTD - UTILITY COORDINATION (cont.) Not Satisfied

subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 2 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 3 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inches hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x 17 inches hardcopies and one fully signed PDF copy on CD).

Note: Landscaping within the private road easement shall be maintained by HOA and/or as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 9 RCTD - COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.

1. The Project shall coordinate with CUP190030.
2. The project shall coordinate with the City of La Quinta.

050 - Transportation. 10 RCTD - IMPROVEMENT Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Monroe Street (from Airport Boulevard to the northern boundary of Phase 4) along project boundary is designated as ARTERIAL HIGHWAY and shall be improved with 43-56 foot half-width AC pavement, 8-inch concrete curb and gutter, concrete sidewalk, and d.g. trail (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 69-82 foot half-width dedicated right-of-way in accordance with County Standard No. 92, page (1 of 2) and page (2 of 2) and Standard 405, Ordinance 461 and with coordination of 'Vista Santa Rosa Design Guidelines'.

Note:

1. A 5 foot concrete sidewalks shall be improved within the 26 foot parkway.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 RCTD - IMPROVEMENT (cont.)

Not Satisfied

2. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.
3. The northerly driveway is a right in and right out access only and proper channelization shall be constructed to restrict a left out and left in movements as directed by the Director of Transportation.
4. An 8-inch raised curbed landscape median for Phase-I (from Airport Boulevard to the middle driveway) shall be constructed at the centerline per Standard No. 113, Ordinance 461.
5. The middle driveway is serving as an interim full-access for Phase 1 & Phase 2, however, in the event Phase 3 or Phase 4 is constructed the middle driveway is restricted to right in/right out access only and raised media shall be extended to the south boundary of Phase 2 as directed by the Director of Transportation.
6. Construct a transition AC pavement tapering lane from the Phase-II (Building No. 5) southern project boundary southerly for the design speed limit of 60 mph or as directed by the Director of Transportation.
7. A 10 foot d.g. multipurpose trail shall be improved within the 26 foot parkway per Standard No. 405, page (1 of 2) and (2 of 2), Ordinance 461 and as directed by the Planning Department and Director of Transportation.
8. Median at the entry driveway shall be constructed 35 feet radial from the adjacent street flowline.

Airport Boulevard along project boundary is designated as ARTERIAL HIGHWAY and shall be improved with 66-79 foot (43- 56 feet project side and 23 feet on the other side of the centerline) part-width AC pavement, 8-inch concrete curb and gutter, 8-inch concrete raised median, concrete sidewalk, and d.g. trail (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 90-103 foot (64-77 feet project side and 26 feet on the other side of the centerline), minimum, dedicated right-of-way in accordance with County Standard No. 92, Page (1 of 2) and (Page (2 of 2) and Standard No. 405, Ordinance 461 and with coordination of 'Vista Santa Rosa Design Guidelines'.

Note:

1. A 5 foot concrete sidewalks (project side) shall be improved within the 26 foot parkway.
2. A 5 foot concrete sidewalk shall be extended to join existing 'Westside School' sidewalks as directed by the Director of Transportation.
3. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.
4. The westerly driveway along Airport Boulevard is a right in and right out access only and proper channelization shall be constructed to restrict a left out and left in movements as directed by the Director of Transportation.
5. An 8-inch raised curbed landscape median (project boundary) shall be constructed at the centerline per Standard No. 113, Ordinance 461.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 RCTD - IMPROVEMENT (cont.) Not Satisfied

6. A 14 foot two way center turn-lane shall be improved from the easterly project boundary to 100 feet east of school's eastern property line and the center turn lane shall be taper back as directed by the Director of Transportation.

7. A 10 foot d.g. multipurpose trail shall be improved within the 26 foot parkway per Standard No. 405, page (1 of 2) and (2 of 2), Ordinance 461 and as directed by the Planning Department and Director of Transportation.

8. Median at the entry driveway shall be constructed 35 feet radial from the adjacent street flowline.

050 - Transportation. 11 RCTD - LIGHTING PLAN Not Satisfied

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

050 - Transportation. 12 RCTD - SUBMIT APPLICATION-MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

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 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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

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 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT EXHIBIT (ME) (cont.) Not Satisfied

facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x 17 inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 RCTD - MAINT DISTRICTS - SUBMIT APPLICATION Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied

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 Sewer Will Serve Not Satisfied

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

080 - E Health. 2 Water Will Serve Not Satisfied

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

Transportation

080 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 RCTD - PAYMENT OF TRANSPORTATION FEES 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.

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).

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - 80% COMPLETION Not Satisfied

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

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

b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

d. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f. Written confirmation of acceptance from sewer purveyor is required.

g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within the streets associated with the project in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within the streets associated along the project.

090 - Transportation. 3 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.

Plan: TPM37801

Parcel: 764070001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - UTILITY INSTALL (cont.)

Not Satisfied

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).



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



Charissa Leach
Interim Agency Director

12/09/20, 3:42 pm

CUP190030

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190030. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of these Plans (CUP190030) 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

General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD: MUA).

Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture – 20-Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU).

Conditional Use Permit No. 190030 is a proposal to construct a 7,550-square-foot multi-tenant retail building, a 5,800-square-foot gas station with a convenience store, 8 fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800-square-foot pharmacy retail building, a 2,400-square-foot fast food restaurant with a drive-thru, and a 158,800-square-foot two-story assisted living facility with 128 units. Furthermore, the project would remodel an existing restaurant building located on Assessor's Parcel Number 764-080-004. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School).

The Project site is within the Eastern Coachella Valley Area Plan, and is located north of 58th Avenue, south of Airport Boulevard, east of Monroe Street, and west of Jackson Street.

This project is associated with - Tentative Parcel Map No. 37801 is a proposal for a Schedule "E" subdivision and would create seven parcels ranging from 1.13 acres to 6.48 acres

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A (Title Sheet and Site Plan), dated October 13

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 3 AND - Exhibits (cont.)**

Exhibit B (Project Site Elevations), dated October 13 2020.
 Exhibit C (Project Site Floor Plans), dated October 13 2020.
 Exhibit D Detail Plans trash/fence/wall), dated October 13 2020
 Exhibit G (Conceptual Grading Plan), dated September 3, 2020.
 Exhibit L (Conceptual Landscaping and Irrigation Plans), dated October 15 2020.
 Exhibit P (Project Phasing Plan), dated September 3, 2020.
 Exhibit (Photometric, Lighting, Signage), dated October 13, 2020

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - Current California Building Code (CBC)
 - California Alcoholic Beverage Control License
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 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. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)****4. Mitigation Fee Ordinances**

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV/ETUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 4 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 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. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 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. **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.
5. **Phased Construction Access:** If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
6. **Fire Sprinkler System:** All new commercial structures 3,600 square feet or larger will be required to install a fire sprinkler system. Ref CFC 903.2 as amended by the County of Riverside.
7. **Fire Alarm and Detection System:** A water flow monitoring system and/or fire alarm system will be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
8. **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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

9. Addressing: 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

10. Emergency Responder Radio Coverage Systems: Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Ref. CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy #TP19-002

11. Strategic Planning Review: This planning case will also be reviewed by Riverside County Fire Department Strategic Planning for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Strategic Planning to mitigate these impacts. Questions for Strategic Planning can be addressed to RRUStrategicPlanningBureau@fire.ca.gov.

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.

Planning

Planning. 1 0010 - Planning - One Parcel, One Structure

This condition of approval requires that 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. Furthermore, the proposed project consists of seven (7) development parcels with one single structure on each parcel as proposed under the project entitlement's conditional use permit (CUP190030). The proposed tentative parcel map (TPM37801) has been conditioned for this subject site and project.

Planning. 2 0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2****0010-Planning-USE - MAINTAIN LICENSING (cont.)**

licensing approval from Federal, State, Local, and Regulatory agencies or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 3**0010-Planning-USE - BASIS FOR PARKING**

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1)

The proposed project (a mixed use shopping center and senior housing/assisted living facility) will consist of 322 parking spaces; including 14 ADA parking spaces and 13 electric vehicle parking spaces. A Special Review of Parking per Ordinance No. 348, Section 18.12.h.1a was allowed per the Planning Director.

Planning. 4**0010-Planning-USE - BEER & WINE RESTRICTIONS**

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5 0010-Planning-USE - BUSINESS LICENSING**

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

Planning. 6 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 7 0010-Planning-USE - COLORS & MATERIALS

Building color materials and renderings shall be in substantial conformance with those shown on APPROVED EXHIBIT(s).

Planning. 8 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(s), unless otherwise amended by these conditions of approval.

The development of the premises (under the CUP) shall not be in effect until the General Plan Amendment (GPA190012) and Change of Zone (CZ1900034) received final approval by the Board.

Planning. 9 0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)

the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 10 0010-Planning-USE - FEES FOR REVIEW

Any subsequent submittal(s) required by these conditions of approval, including but not limited to grading plan, building plan or mitigation 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. 11 0010-Planning-USE - HOURS OF OPERATION

The hours of operation for the shopping center approved through Conditional Use Permit No. 190030 shall be as follows: Fueling Station and Convenience Store will be open 24 hours a day; 7 days a week. Liquor Sales in the Convenience Store will occur from 6 a.m. to 2 a.m. The Drive-Thru Restaurant will be open 24 hours a day; 7 days a week. The Pharmacy with Drive-Thru will be open 24 hours a day; 7 days a week. Multi-Tenant Retail Building will be open from 6 a.m. to 10 p.m.

Planning. 12 0010-Planning-USE - IF HUMAN REMAINS FOUND

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

Planning. 13 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 14 0010-Planning-USE - LIMIT ON SIGNAGE

Signage for this project shall be limited to one (1) monument "Gateway" sign at the corner of Monroe Street and Airport Blvd and two (2) tenant monument signs; one (1) off of Monroe Street and one (1) off of Airport Blvd. No other signage or location of signs has been determined per this project.

Additionally, any on-site building signage will be approved by a separate plot plan project. Any additional

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 14 0010-Planning-USE - LIMIT ON SIGNAGE (cont.)**

signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 15 0010-Planning-USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized.

Planning. 16 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 17 0010-Planning-USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this tentative parcel map or conditional use permit as a principal place of residence (except for the assisted living senior housing facility).

Planning. 18 0010-Planning-USE - NO SECOND FLOOR

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony (except for the two-story assisted living senior housing facility) unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Planning. 19 0010-Planning-USE - RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 20 0010-Planning-USE -NO DIESEL TRUCK FUELING PUMPS/CANOPY

No diesel truck fueling pumps or canopies are proposed or would be approved for this project site. No diesel truck parking (i.e. Truck Stop) is permitted on the project site.

Planning. 21 0020-Planning-USE - EXPIRATION DATE-USE CASE

This approved permit shall be used within nine (9) 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. 21****0020-Planning-USE - EXPIRATION DATE-USE CASE (cont.)**

building permit for the use authorized by this approval. Prior to the expiration of the 9 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. 22**15 - PLANNING - Landscape Requirement****Landscape Requirement**

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

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

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 23**Air Quality - Mitigation Measures**

Compliance with SCAQMD Rules during short-term construction and long-term operation as listed below. No additional mitigation measures are required. SCAQMD Rule Description 402 Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance. 403 Governs emissions of fugitive dust during construction and operation activities. 403.1 Supplemental to Rule 403 requirements and shall apply only to fugitive dust sources in the Coachella Valley 445 Prohibits permanently installed wood burning devices into any new development. 481 Applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met: 108 Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC)

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 23****Air Quality - Mitigation Measures (cont.)**

content in asphalt used in the South Coast Air Basin. 1113 Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. 1143 Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. 1186 Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district. 1303 Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants. 1401 New Source Review of Toxic Air Contaminants. 1403 Specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). 2202 Provides employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety

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

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

Planning-All. 2**0010-Planning-All-USE - HOLD HARMLESS**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit and Tentative Parcel Map; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Conditional Use Permit and Tentative Parcel Map, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)**

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

Planning-CUL**Planning-CUL. 1 Human Remains**

CUL-2. 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 PDA No. 7001, 7010 and 8029 accepted

County Archaeological Report (PDA) No. 7001, 7010 and 8029 submitted for this project (CUP1900030) was prepared by CRM Tech. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

CUL-1. 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.

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 3 Unanticipated Resources (cont.)**

* 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 GEO200036 ACCEPTED**

County Geologic Report GEO No. 200036, submitted for the project CUP190030, was prepared by Petra Geosciences, Inc., and is titled; "Revised Design-Phase Geotechnical Evaluation, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California," dated March 22, 2019. In addition, Petra has submitted the following report for the project: "Updated Design-Phase Geotechnical Evaluation to Comply with the 2019 California Building Code, Proposed Vista Santa Rosa Gateway Village Project, Monroe Street, Southeast of Intersection with Airport Boulevard, Assessor Parcel Numbers 764-070-001 thru 004, 764-080-001 thru 009, 011 and 012, Thermal Area, Riverside County, California," dated October 8, 2020. GEO200036 concluded: 1. Based on our review of the referenced geologic maps and literature, no active faults are known to project through the property. Furthermore, the site does not lie within the boundaries of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. 2. Base on the results of our site exploration and in corroboration with information from Riverside County, this site is considered to be highly susceptible to seismically induced liquefaction. 3. Based on the analysis results provided above, the estimated amount of unweighted free field dynamic differential settlement is less than approximately 2 ¼ inches (less than 2/3 of total settlement) over a horizontal span of approximately 40 feet. This can be expressed as an angular distortion ratio of 1:215. 4.

Based on the method outlined by Ishihara (1985) and considering both the historic high groundwater elevation and the depth of the liquefiable layer identified by the results of our exploratory drilling, the thickness of the non-liquefiable layers above the liquefiable zone is not likely to be sufficient to prevent surface manifestation of liquefaction (such as sand boils, ground fissures, etc.). 5. Theoretically, lateral ground displacements of a few feet are estimated using the historical high groundwater depth; however, in practice the lateral movement of ground in any one direction at the site does not appear to be conceivable. 6. Since the site lies a considerable distance inland from the Pacific Ocean, and since it does not lie in close proximity to an enclosed body of water, the probability of flooding from a tsunami or seiche is considered to be low. In addition, the site is not located within a designated tsunami inundation area as identified on published tsunami inundation maps. 7. The potential for seismically-induced flooding at the site from a reservoir or dam is very low as there are not such facilities located immediately upstream of the subject site. 8. Development plans should account for the potential effects of wind-blown sand. 9. It is Petra's opinion that regional subsidence is not a design consideration. 10. The probability of the site being affected by landslides is considered very low.

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1****GEO200036 ACCEPTED (cont.)**

11. Onsite soils are generally classified as non-expansive. 12. The site lies within relatively flat topography and it is not located near hillside that could generate significant erosional debris during heavy rainfall. Therefore, the site should not be affected by debris flows. 13. The results indicated a collapse potential of less than or equal to 1 percent for the majority of the samples and near 2 percent for two samples at a depth of 10 below ground surface. This level of potential for collapse typically is not deemed critical for the proposed structures. The recommended remedial grading is expected to reduce the potential for shallow collapsible soils to affect the planned development of the site. GEO200036 recommended: 1. Prior to commencement of remedial grading within the site, all existing stockpiled soil, landscape cuttings, household wastes and other debris should be hauled offsite. 2. Remnant underground structures such as building foundations, utility pipelines, existing onsite septic tanks and seepage pits, leach lines or other structures that may also be found below current grades should be removed in their entirety within the project limits and disposed of offsite. 3. In an effort to limit the potential total and differential settlement to construction tolerances, it is recommended that the near-surface soils within the site be over-excavated to a minimum depth of at least 5 feet below existing ground, or 3 feet below the bottom of building footings (whichever is deeper) in proposed building pad areas. 4.

In areas of proposed paved streets and sidewalks, the existing ground should also be overexcavated to a minimum depth of 5 feet below existing grades, or 3 feet below proposed subgrade elevations (whichever is deeper). 5. In the event that undocumented fill or low-density native materials are exposed below the recommended overexcavation depth, somewhat deeper removals may be required. 6. Low-density native soils are those where the in-situ dry density is less than the equivalent density that could be achieved at 85 percent of the maximum laboratory density at optimum moisture conditions. 7. In order to avoid disturbance to existing masonry walls, fencing or other sensitive improvements located along the project boundaries, it is recommended that the horizontal limits of remedial grading be initially maintained at a distance of approximately two foot from the property boundaries, and that the temporary excavation backcuts along the property boundaries be maintained at a gradient of 1.5:1 (horizontal:vertical) or flatter until competent ground is exposed. 8. A total static settlement of approximately 1 inch, and a differential settlement of approximately of $\frac{3}{4}$ an inch over a distance of 40 feet are estimated. In addition, based on our analysis, an estimated $3\frac{1}{4}$ inches of seismically-induced (dynamic) total settlement, with a corresponding differential settlement of approximately $2\frac{1}{4}$ inches for the free-field condition, should be anticipated after remedial grading. 9. Any planned larger or heavier structures (those generally more than 2 stories in height) may require further evaluation, and additional recommendations for ground improvement or deep foundations.

GEO No. 200036 satisfies the requirement for an updated geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200036 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 1****RCTD - GENERAL CONDITIONS**

1. 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 exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4 way intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461 and as directed by the Director of Transportation.
10. Median at the entry driveway shall be constructed 35' radial from the adjacent street flowline.
11. The Project shall obtain approval of street improvement plans from the Transportation Department.
Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
12. Additional information, standards, ordinances, policies, and design guidelines can be obtained from

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

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 Transportation - Mitigation Measures

Monitoring: Monitored through the project's Mitigation Monitoring and Reporting Program (MMRP): TIA-1 The applicant shall pay a fair share of the improvement cost and project cost shares at the Existing Plus Ambient Plus Project Buildout (2026) Plus Cumulative study intersection improvement locations as shown in TIA Table 12. The project's fair share percentages of identified impacted intersections are approximately 4.1 percent to 24.9 percent. The fair share calculations are intended only for the discussion purposes of this traffic impact analysis, and do not imply any legal responsibility or formula for contributions or mitigation. TIA-2 All roadway design, traffic signing and striping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable engineering standards and to the satisfaction of the County of Riverside. TIA-3 Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the County of Riverside. TIA-4 On-site traffic signing and striping plans shall be submitted for County of Riverside approval in conjunction with detailed construction plans for the project. TIA-5 The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable County of Riverside/California Department of Transportation sight distance standards. TIA-6 As is the case for any roadway design, the County of Riverside should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory. TIA-7 Prior to commencement of construction in each phase, the Applicant or his/her designee shall prepare and submit for County of Riverside Approval, a Construction Traffic Management Plan.

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

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1****Waste - General (cont.)**

material to recycling facilities.

- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 DRAINAGE GRADES Not Satisfied

Minimum surface grades are .35% for concrete and 1% for all other surface types.

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.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

CUL-3. 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 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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

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

TCR-1. 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 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP

Not Satisfied

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

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

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60. Prior To Grading Permit Issuance

Planning-PAL

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24x36 inches) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP 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.

060 - Transportation. 4 RCTD-USE – CVWD Letter Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall comply with recommendations from Coachella Valley Water District letter dated December 12, 2019.

060 - Transportation. 5 RCTD-USE – CVWD Letter Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall comply with recommendations from Coachella Valley Water District letter dated December 12, 2019.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

CUL-4. 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

CUL-5. 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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 Rough Grade Approval Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. 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 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

080 - E Health. 4 Hazmat Tanks Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

080 - E Health. 5 Sewer Will Serve Not Satisfied

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

080 - E Health. 6 Water Will Serve Not Satisfied

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s).

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

080 - Planning. 3 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 5 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted.

080 - Planning. 6 0080-Planning-USE - REC & PARK DIST MITIG. Not Satisfied

The permit holder shall enter into an agreement with the County Service Area No. 125 (CSA# 125-Thermal street lighting) to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

080 - Planning. 7 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 8 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 9 R2-CE1 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. This is anticipated to be accommodated through solar panels mounted on the building rooftops. The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 R2-CE1 (cont.) Not Satisfied

improvement permits as tenants may change. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation. As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

080 - Planning. 10 Recorded Final Map TPM37801 Not Satisfied

Prior to issuance of a building permit, the Final Map for TPM37801 must be recorded.

080 - Planning. 11 Recorded Reciprocal Access Not Satisfied

The project proponent shall provide recorded reciprocal legal access for Parcels Nos. 1 thru 5 for means of legal ingress/egress within the mixed use development; including parking, access, and trash or by other means as approved by County Survey and Transportation Department.

080 - Planning. 12 Use - Mitigation Monitoring Not Satisfied

*The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and CEQ190110 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit 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.

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80. Prior To Building Permit Issuance

Transportation

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

Landscape Plot Plan/Permit Required. This condition applies to both onsite and offsite (ROW) landscaping:

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

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

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

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

When applicable, plans shall include the following components:

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

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, 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.

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80. Prior To Building Permit Issuance

Transportation

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

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 Not Satisfied

Landscape Project Specific Requirements

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

The developer/ permit holder shall: In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

determined by the County and/or water district.

- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping. (2) Streetlights. (3) Graffiti abatement of walls and other permanent structure. (4) Street sweeping. (5) Trail

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 IID, SCE or other electric provider

080 - Transportation. 5 RCTD - COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.

- 1. The Project shall coordinate with TPM37801.
- 2. The project shall coordinate with the City of La Quinta.

080 - Transportation. 6 RCTD - LANDSCAING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within the streets associated with the project and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36 inches). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 7 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 RCTD - LIGHTING PLAN (cont.) Not Satisfied

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

080 - Transportation. 8 RCTD - PAYMENT OF TRANSPORTATION FEES 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. 9 RCTD - UTILITY PLAN Not Satisfied

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

080 - Transportation. 10 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 11 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

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

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details,

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area (cont.) Not Satisfied
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 of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4.

Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Hazmat 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

Obtain clearance from the Hazardous Materials Management Division.

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90. Prior to Building Final Inspection

E Health

090 - E Health. 3 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.

090 - E Health. 4 Hazmat Tanks Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

090 - E Health. 5 Hazmat Waste Not Satisfied

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The hazardous waste report and fee is due at occupancy. If further review of the site indicates additional environmental health issues, the Division reserves the right to regulate the business in accordance with applicable County Ordinances. Contact (760) 863-8976 for more information.

Planning

090 - Planning. 1 0090-Planning USE - Ord. No. 875 CVMSHCP 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. 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. 190030 is calculated to be a total of 26.81 acres.

090 - Planning. 2 0090-Planning-ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of thirteen (13) electrical vehicle parking spaces for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 3 0090-Planning-USE - LOADING SPACES Not Satisfied

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT(s). The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance. This loading space will be to the east end of the pharmacy building of the project.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied

A minimum three (3) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the Drive-Thru lanes. There will be two (2) decorative walls for the Drive-Thru lanes; one for the Drive-Thru Restaurant and one for the Drive-Thru Multi-Tenant Retail. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

090 - Planning. 5 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of fourteen (14) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

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. 6 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

090 - Planning. 7 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

Five (5) bicycle racks with a minimum of five (5) bike lock spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT(s). The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 8 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied

been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 190030 has been calculated to be at a total of 26.81 acres.

090 - Planning. 9 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of three hundred twenty-two (322) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 10 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 11 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

Five (5) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT(s), and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block, landscape screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 12 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 13 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

090 - Planning. 14 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent

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90. Prior to Building Final Inspection

Planning

090 - Planning. 14 **0090-Planning-USE - CURBS ALONG PLANTERS (cont.)** **Not Satisfied**
curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 15 **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 occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 16 **Use - Mitigation Monitoring** **Not Satisfied**

*The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and CEQ190110. The Planning Director may require inspection or other monitoring to ensure such compliance.

Transportation

090 - Transportation. 1 **90 - TRANSPORTATION - Landscape Inspection and** **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 **RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER** **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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER Not Satisfied

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 3 RCTD - IMPROVEMENT Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Monroe Street (from Airport Boulevard to the northern boundary of Phase 4) along project boundary is designated as ARTERIAL HIGHWAY and shall be improved with 43-56 foot half- width AC pavement, 8-inch concrete curb and gutter, concrete sidewalk, and d.g. trail (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 69-82 foot half-width dedicated right-of-way in accordance with County Standard No. 92, page (1 of 2) and page (2 of 2) and Standard 405, Ordinance 461 and with coordination of 'Vista Santa Rosa Design Guidelines'.

Note:

1. A 5 foot concrete sidewalks shall be improved within the 26 foot parkway.
2. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.
3. The northerly driveway is a right in and right out access only and proper channelization shall be constructed to restrict a left out and left in movements as directed by the Director of Transportation.
4. An 8-inch raised curbed landscape median for Phase-I (from Airport Boulevard to the middle driveway) shall be constructed at the centerline per Standard No. 113, Ordinance 461.
5. The middle driveway is serving as an interim full-access for Phase 1 & Phase 2, however, in the event Phase 3 or Phase 4 is constructed the middle driveway is restricted to right in/right out access only and raised media shall be extended to the south boundary of Phase 2 as directed by the Director of Transportation.
6. Construct a transition AC pavement tapering lane from the Phase-II (Building No. 5) southern project boundary southerly for the design speed limit of 60 mph or as directed by the Director of Transportation.
7. A 10 foot d.g. multipurpose trail shall be improved within the 26 foot parkway per Standard No. 405, page (1 of 2) and (2 of 2), Ordinance 461 and as directed by the Planning Department and Director of Transportation.
8. Median at the entry driveway shall be constructed 35 feet radial from the adjacent street flowline.

Airport Boulevard along project boundary is designated as ARTERIAL HIGHWAY and shall be improved with 66-79 foot (43-56 feet project side and 23 feet on the other side of the centerline) part-width AC pavement, 8-inch concrete curb and gutter, 8-inch concrete raised median, concrete sidewalk, and d.g. trail (project side) and MUST match up asphalt concrete paving; reconstruction; or

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - IMPROVEMENT (cont.) Not Satisfied

resurfacing of existing paving as determine by the Director of Transportation within the 90-103 foot (64-77 feet project side and 26 feet on the other side of the centerline), minimum, dedicated right-of-way in accordance with County Standard No. 92, Page (1 of 2) and (Page (2 of 2) and Standard No. 405, Ordinance 461 and with coordination of 'Vista Santa Rosa Design Guidelines'.

Note:

1. A 5 foot concrete sidewalks (project side) shall be improved within the 26 foot parkway.
2. A 5 foot concrete sidewalk shall be extended to join existing 'Westside School' sidewalks as directed by the Director of Transportation.
3. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.
4. The westerly driveway along Airport Boulevard is a right in and right out access only and proper channelization shall be constructed to restrict a left out and left in movements as directed by the Director of Transportation.
5. An 8-inch raised curbed landscape median (project boundary) shall be constructed at the centerline per Standard No. 113, Ordinance 461.
6. A 14 foot two way center turn-lane shall be improved from the easterly project boundary to 100 feet east of school's eastern property line and the center turn lane shall be taper back as directed by the Director of Transportation.
7. A 10 foot d.g. multipurpose trail shall be improved within the 26 foot parkway per Standard No. 405, page (1 of 2) and (2 of 2), Ordinance 461 and as directed by the Planning Department and Director of Transportation.
8. Median at the entry driveway shall be constructed 35 feet radial from the adjacent street flowline.

090 - Transportation. 4 RCTD - LANDSCAPING INSTALLATION COMPLETION Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within streets associated with the project.

090 - Transportation. 5 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).

Plan: CUP190030

Parcel: 764070001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial Recycling and Organics Not Satisfied

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

090 - Waste Resources. 2 Waste 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

March 23, 2020

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691

VIA Email to: Steven.Quinn@nahc.ca.gov, nahc@nahc.ca.gov

RE: Tribal Consultation List Request

To whom it may concern:

Pursuant to SB18, Riverside County requests a Tribal Consultation List for the project listed below:

Project Title: GPA190012, TPM37801, CUP190030

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Valentina Lopez
Direct Phone Number: 951--955-8632
Fax Number: 951-955-2767
Email: vslopez@rivco.org

Specific Area Subject to Proposed Action:

County: Riverside USGS Quadrangle: La Quinta
Section: 23 Township: 6S Range: 7E

Local; Action Type:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> <u>Sacred Lands File Search Results</u> | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Tract Map |
| <input checked="" type="checkbox"/> <u>General Plan Amendment</u> | <input type="checkbox"/> Specific Plan Amendment | <input checked="" type="checkbox"/> Parcel Map |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Specific Plan – Planning Area Change | <input checked="" type="checkbox"/> Use Permit |

Project Description:

GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 190034, TENTATIVE PARCEL MAP NO. 37801, CONDITIONAL USE PERMIT NO. 190030 – 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)

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

LOCATION: North of Otymar Lane, South of Airport Boulevard, East of Monroe Street – 25.88 Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R)

REQUEST: General Plan Amendment No. 190012 proposes to change the existing General Plan from Agriculture (AG) to Community Development: Mixed Use Planning Area (CD: MUA).

Change of Zone No. 190034 proposes 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 proposes 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 proposes to develop an 8,200 sqft. retail building; a 6,000 sqft. gas station with a convenience store and fueling pump stations; a 15,600 sqft. pharmacy retail building; a 2,900 sqft. fast food restaurant with a drive-thru; a 140,750 sqft 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). – APN: 764-070-001, 002, 003, 764-080-001, 002, 003, 004, 006, and 011

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"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

March 23, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP190030)

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. 190012, CHANGE OF ZONE NO. 190034, TENTATIVE PARCEL MAP NO. 37801, CONDITIONAL USE PERMIT NO. 190030 – 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)

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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: Tim Wheeler
Email CC: twheeler@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



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Robert Cheng

ASSISTANT GENERAL MANAGER
Dan Charlton

RECEIVED

DEC 16 2019

December 12, 2019

TRANSPORTATION DEPT.
PLAN CHECK

Tim Wheeler
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Wheeler:

Subject: General Plan Amendment 190012, Change of Zone 190034, Tentative Parcel Map 37801, Conditional Use Permit 190030, APNS 764-070-001, 764-070-002, 764-070-003; 764-080-001, 764-080-002, 764-080-003, 764-080-004, 764-080-006 and 764-080-011

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

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

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

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

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

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided County with written confirmation that there is no interference. The USBR conflicts include but are not limited to Irrigation Lateral 122.7 and 122.7-2.4.

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.

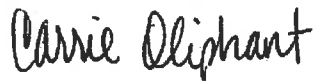
All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring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

Tim Wheeler
Riverside County Planning Department
December 12, 2019
Page 3

The Sustainable Groundwater Management Act (SGMA) is State law requiring that groundwater basins are made sustainable. In accordance with SGMA, CVWD submitted an alternative Groundwater Sustainability Plan (GSP) for the Indio Subbasin Coachella Valley Water Management Plan Update on December 29, 2016. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the alternative GSP. The goal of the alternative GSP is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the basin. The elements and actions described in the alternative GSP shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio 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



RM: ms\Eng\Dev Svcs\2019\Dec\DRL PZ 2019-16017 Gen Plan.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo.060836-2
PZ 19-16017

Allin, Jason

From: Jody Shapiro <shapiro.jody@gmail.com>
Sent: Tuesday, November 24, 2020 2:44 PM
To: Wheeler, Timothy
Subject: Re: Agenda for 12-2-2020 Planning Commission Hearing

Mr. Wheeler,

I appreciate your quick response. I will hold off submitting my form until I can confirm the agenda number.

Jody

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

On Tue, Nov 24, 2020 at 2:39 PM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Afternoon Ms. Shapiro,

The agenda should be posted by the end of the day tomorrow. I believe this project will be [Agenda Item No. 4.2.](#)

There is no option for video, only speaking via telephone for the public hearing (Planning Commission).

Kind Regards,

Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing?](#) Click the Link and tell us

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]
Sent: Tuesday, November 24, 2020 2:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Agenda for 12-2-2020 Planning Commission Hearing

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

Mr. Wheeler,

Notice has been posted of a Public Hearing on December 2, 2020 concerning the Vista Santa Rosa Gateway Village project. I am planning on speaking in opposition of granting the General Plan Amendment.

The form posted on the County's website requires knowing the agenda item number. As far as I can tell, the agenda has not been posted yet. Do you know what item number this is?

Also, am I only allowed to speak via telephone, or is there an option to participate via video?

Thank you in advance for your assistance.

Sincerely,

Jody Shapiro

*Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992*

shapiro.jody@gmail.com

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[County of Riverside California](#)

Allin, Jason

From: Jody Shapiro <shapiro.jody@gmail.com>
Sent: Tuesday, November 24, 2020 2:31 PM
To: Wheeler, Timothy
Subject: Agenda for 12-2-2020 Planning Commission Hearing

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Mr. Wheeler,

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Also, am I only allowed to speak via telephone, or is there an option to participate via video?

Thank you in advance for your assistance.

Sincerely,
Jody Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Allin, Jason

From: Laurie M Davis <Lmacdavis93@att.net>
Sent: Sunday, November 22, 2020 12:25 PM
To: Wheeler, Timothy
Subject: Information on December 2nd hearing before Planning Department

Dear Mr. Wheeler,

I am writing in regards to the scheduled hearing of the Planning Department at 9 AM on December 2nd. I am a part of a group of concerned residents of La Quinta, CA, opposed to a proposed development called the Vista Santa Rosa Gateway Village at the corner of Airport Boulevard and Monroe Street.

We have several representatives who would like to speak at the December 2nd meeting, and I have found the instructions for requesting to speak on the Planning Department's website. Is there a time allotted to each speaker? If so, may one speaker donate his time to another speaker? This will help us plan accordingly for the meeting.

May I also request an email copy of the project case file for our perusal and records? It can be emailed to me at Lmacdavis93@att.net.

Thank you very much in advance for your assistance with these matters. We look forward to "attending" the December 2nd meeting.

Sincerely,

Laurie M. Davis
55120 Autumn Valley Court
La Quinta, CA 92253

Allin, Jason

From: Laurie Davis <lmacdavis93@att.net>
Sent: Monday, December 7, 2020 10:27 AM
To: Wheeler, Timothy
Subject: Re: Vista Santa Rosa Gateway Village Project (CUP190030)

Thanks for the information Tim. And we did find the request to speak form on the County website so will be requesting time to speak for several of our group.

Best,

Laurie Davis

> On Dec 7, 2020, at 10:24 AM, Wheeler, Timothy <TWHEELER@RIVCO.ORG> wrote:

>

> Ms. Davis,

>

> Yes, since the project is for a General Plan Amendment (GPA) and a Change of Zone (CZ); it will be hear at a Board of Supervisors meeting. The Planning Commission only recommends for approval to the Board on these types of projects. There is no date, for a Board of Supervisors meeting, set for this project. It will depend on how the Planning Commission hearing goes on December 16th.

>

> Since the beginning of the pandemic, many of our Board of Supervisors and Planning Commission meetings/hearings have been proceeding with a remote application to them (call in procedures). This project was noticed under those guidelines. There will be a way for you to call in if you wish. You can contact the PC Secretary, Elizabeth Sarabia at ESARABIA@RIVCO.ORG for more details. I do not know if the chambers will be closed to the public on that day of the hearing. Ms. Elizabeth Sarabia would also be someone to ask. I have included her on this reply.

>

> If I hear anything further, I will try to let you know.

>

> Kind Regards,

>

>

> Tim Wheeler

> Urban Regional Planner IV

> 4080 Lemon St - 12th floor

> Riverside, CA 92501

> 951-955-6060

> How are we doing? Click the Link and tell us

>

> -----Original Message-----

> From: Laurie M Davis [mailto:lmacdavis93@att.net]

> Sent: Friday, December 4, 2020 1:43 PM

> To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

> Subject: Vista Santa Rosa Gateway Village Project

>

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

>

> Hi Tim,
>
> Our group of concerned citizens opposed to the Vista Santa Rosa Gateway Village Project met this morning and we have a couple of questions.
>
> If this project should be approved by the Planning Commission, does it then go to the Supervisors for a vote, and if so, when would that happen.
>
> Also, we are wondering what will happen with the meeting on 16th if our Southern California Region should go into lockdown or stay-at-home order. Would the meeting be postponed should that happen?
>
> Thanks for your help Tim!
>
> Laurie Davis
> Confidentiality Disclaimer
>
> This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.
> If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.
>
> County of Riverside California
<[https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!RCPxe_3a0-GyP9kliNkEAetTkKGO5KO4nKDzWg3SW-vEZhZomCiK6V_CH7tZk\\$](https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!RCPxe_3a0-GyP9kliNkEAetTkKGO5KO4nKDzWg3SW-vEZhZomCiK6V_CH7tZk$) >

Allin, Jason

From: Laurie M Davis <Imacdavis93@att.net>
Sent: Friday, December 4, 2020 1:43 PM
To: Wheeler, Timothy
Subject: Vista Santa Rosa Gateway Village Project

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

Hi Tim,

Our group of concerned citizens opposed to the Vista Santa Rosa Gateway Village Project met this morning and we have a couple of questions.

If this project should be approved by the Planning Commission, does it then go to the Supervisors for a vote, and if so, when would that happen.

Also, we are wondering what will happen with the meeting on 16th if our Southern California Region should go into lockdown or stay-at-home order. Would the meeting be postponed should that happen?

Thanks for your help Tim!

Laurie Davis

Allin, Jason

From: Wheeler, Timothy
Sent: Monday, November 30, 2020 9:15 AM
To: Jody Shapiro
Cc: Baez, Ken; District 4 Supervisor V. Manuel Perez; Virgen, Stephanie; Laurie M Davis; John Hoffner; Valerie Murphy; Sarabia, Elizabeth
Subject: RE: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Good Morning Ms. Shapiro,

Thank you for your email and I have forwarded this information to the Planning Commission Secretary, Elizabeth Sarabia, to distribute to the Planning Commissioners.

I did want to let you know that already, this project will be continued to the December 16, 2020 Planning Commission (PC) hearing date. No determination will be made at the PC hearing on Wednesday. Whether you wait until December 16th or Wednesday (or both) that is up to you. I will include these PDFs in the December 16th report package as well.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
[How are we doing? Click the Link and tell us](#)

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]
Sent: Friday, November 27, 2020 8:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: hbaez@rivco.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <Imacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>
Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

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

Dear Mr. Wheeler,

I represent a group of concerned citizens opposed to the Vista Santa Rosa Gateway Village project and the General Plan Amendment and Zoning Change related to it; item # 4.2 on the December 2, 2020, Riverside Planning Commission Regular Meeting, Agenda.

Attached to this email are 4 PDFs of communications materials, which constitute our objections to this project and our request that it not be approved. Please be kind enough to distribute all of these PDFs (materials) to each member of the Riverside County Planning Commission and any other necessary parties.

We will be submitting "Request To Speak Remotely" forms for the Planning Commission hearing and will reference (not attach) each of these 4 PDFs (materials) as attachments on those forms.

Additionally, because of the holidays, the limitations imposed by the COVID virus restrictions, and because of the significant precedent-setting implications of this request, we agree with the City Council of La Quinta, and respectfully request that the Riverside County Planning Commission grant a 90-day postponement of the hearing on this matter.

I would appreciate it if you would please confirm by email to me that you have received this email and that you have distributed it and all 4 PDFs (materials).

Attachments:

1. Cover Letter to Mr. Wheller
2. Objections to Vista Santa Rosa Gateway Village Development.
3. Letter of Objections and Petition from residents at The Palms community.
4. Letter of Objections from the Board of Directors of PGA West Fairways HOA*

**We will soon be forwarding this same Letter of Objections addressed to the County, which the PGA West Fairways HOA Board sent to the La Quinta City Council.

Thank you for your consideration and support of our request and best regards,

Jody Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Allin, Jason

From: Jody Shapiro <shapiro.jody@gmail.com>
Sent: Friday, November 27, 2020 8:31 PM
To: Wheeler, Timothy
Cc: hbaez@rivco.org; District 4 Supervisor V. Manuel Perez; Virgen, Stephanie; Laurie M Davis; John Hoffner; Valerie Murphy
Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing
Attachments: Tim Wheeler 12-2-20 Hearing PDF.pdf; VSRGV Objections 12-2-20 Hearing.pdf; The Palms Objections and Petition for 12-2-20 Hearing.pdf; Letter from PGA West Fairways HOA for LQ City Council 11-17-20 Meeting.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
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Dear Mr. Wheeler,

I represent a group of concerned citizens opposed to the Vista Santa Rosa Gateway Village project and the General Plan Amendment and Zoning Change related to it; item # 4.2 on the December 2, 2020, Riverside Planning Commission Regular Meeting, Agenda.

Attached to this email are 4 PDFs of communications materials, which constitute our objections to this project and our request that it not be approved. Please be kind enough to distribute all of these PDFs (materials) to each member of the Riverside County Planning Commission and any other necessary parties.

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2. Objections to Vista Santa Rosa Gateway Village Development.
3. Letter of Objections and Petition from residents at The Palms community.
4. Letter of Objections from the Board of Directors of PGA West Fairways HOA*

**We will soon be forwarding this same Letter of Objections addressed to the County, which the PGA West Fairways HOA Board sent to the La Quinta City Council.

Thank you for your consideration and support of our request and best regards,

Jody Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Allin, Jason

From: Wheeler, Timothy
Sent: Monday, November 30, 2020 9:10 AM
To: Sarabia, Elizabeth
Cc: Baez, Ken
Subject: FW: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing (CUP190030)
Attachments: Tim Wheeler 12-2-20 Hearing PDF.pdf; VSRGV Objections 12-2-20 Hearing.pdf; The Palms Objections and Petition for 12-2-20 Hearing.pdf; Letter from PGA West Fairways HOA for LQ City Council 11-17-20 Meeting.pdf
Importance: High

Elizabeth,

Can you please forward this to the Commissioners? I know that the project is being continued until 12/16/20, but I want to make sure they have this information. Some people may still speak at the hearing on 12/2/20.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]
Sent: Friday, November 27, 2020 8:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: hbaez@rivco.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>
Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

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Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Allin, Jason

From: Sarabia, Elizabeth
Sent: Monday, November 30, 2020 11:01 AM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy; Baez, Ken
Subject: FW: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing (CUP190030)
Attachments: Tim Wheeler 12-2-20 Hearing PDF.pdf; VSRGV Objections 12-2-20 Hearing.pdf; The Palms Objections and Petition for 12-2-20 Hearing.pdf; Letter from PGA West Fairways HOA for LQ City Council 11-17-20 Meeting.pdf
Importance: High

Good morning Commissioners,

Attached for your review are comment letters reg. CUP190030, agenda item 4.2.

Thank you,
Elizabeth

From: Wheeler, Timothy
Sent: Monday, November 30, 2020 9:10 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>
Subject: FW: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing (CUP190030)
Importance: High

From: Jody Shapiro [<mailto:shapiro.jody@gmail.com>]
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Cc: hbaez@rivco.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>
Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

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Thank you for your consideration and support of our request and best regards,

Jody Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Allin, Jason

From: Cassie Gertz <Cassie.Gertz@managementtrust.com>
Sent: Monday, November 30, 2020 2:49 PM
To: District 4 Supervisor V. Manuel Perez
Cc: Virgen, Stephanie; Wheeler, Timothy; Chuck Eckman; 'brilldeborah@gmail.com'; Baez, Ken
Subject: Vista Santa Rosa Gateway Village Development
Attachments: Letter to RIVCO re Vista Santa Rosa Gateway Village Development.pdf

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Dear Mr. Perez,

Please find the attached letter from the PGA WEST Fairways Board of Directors regarding the above noted development.

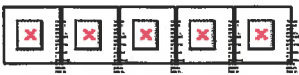
If you have any questions, please let me know.

Kind regards,

Cassie Gertz, CCAM, CMCA, AMS | Division Vice President of Onsite Communities
Champion Employee Owner



39755 Berkey Drive, Suite A • Palm Desert, California 92211
P: (760) 776-5100 x6337 | F: (760) 776-5111



HOW DID WE DO?

My goal as an employee owner is to create a wonderful customer experience. Please let me know how I am doing by taking this brief [survey](#).

*If I exceeded your expectations, or you have other feedback about your experience, please let my supervisor **Damian Jenkins** know at (760) 776-5100 x6317 or by email at damian.jenkins@managementtrust.com*

Allin, Jason

From: Wheeler, Timothy
Sent: Tuesday, December 1, 2020 12:06 PM
To: Jody Shapiro
Cc: Baez, Ken; Laurie M Davis; John Hoffner; Valerie Murphy
Subject: RE: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing
Attachments: Final MND (pdf) for CUP190030 dtd 11.10.20.pdf

Jody,

Please see the attached Initial Study (MND) that I just provided to Ms. Davis. I am finishing up the Staff Report package (Staff Report and Exhibits) for the December 16th hearing. When I have them finished I can provide those to you too as well.

If you provide me with your mailing address, I will make sure the revised notice for the December 16, 2020 hearing is sent to you. I am providing one to Ms. Davis as I have her mailing address already.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]
Sent: Monday, November 30, 2020 3:32 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <Imacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Hi Tim,

Thank you for the quick response to my email, and for forwarding the materials.

I appreciate the heads-up on the postponement. We would like to wait until the December 16, 2020 Planning Commission hearing date, when this is on the agenda for discussion.

I understand one of our members, Laurie Davis, requested to have the "project case file" emailed to her. Can you please inform me when that file is available?

Additionally, I would also appreciate you adding me to any communications that are being sent to the public concerning this project.

Best regards,
Jonathan D. (Jody) Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

On Mon, Nov 30, 2020 at 9:15 AM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Good Morning Ms. Shapiro,

Thank you for your email and I have forwarded this information to the Planning Commission Secretary, Elizabeth Sarabia, to distribute to the Planning Commissioners.

I did want to let you know that already, this project will be continued to the December 16, 2020 Planning Commission (PC) hearing date. No determination will be made at the PC hearing on Wednesday. Weather you wait until December 16th or Wednesday (or both) that is up to you. I will include these PDFs in the December 16th report package as well.

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Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing?](#) Click the Link and tell us

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Sent: Friday, November 27, 2020 8:31 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Cc: hbaez@rivco.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <Imacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>

Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

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Fax: 760.564.9075

Mobile: 818.292.1992

shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Confidentiality Disclaimer

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[County of Riverside California](#)

Allin, Jason

From: Wheeler, Timothy
Sent: Tuesday, November 24, 2020 2:40 PM
To: Jody Shapiro
Cc: Baez, Ken
Subject: RE: Agenda for 12-2-2020 Planning Commission Hearing

Afternoon Ms. Shapiro,

The agenda should be posted by the end of the day tomorrow. I believe this project will be [Agenda Item No. 4.2](#).

There is no option for video, only speaking via telephone for the public hearing (Planning Commission).

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
[How are we doing? Click the Link and tell us](#)

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]
Sent: Tuesday, November 24, 2020 2:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Agenda for 12-2-2020 Planning Commission Hearing

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Mr. Wheeler,

Notice has been posted of a Public Hearing on December 2, 2020 concerning the Vista Santa Rosa Gateway Village project. I am planning on speaking in opposition of granting the General Plan Amendment.

The form posted on the County's website requires knowing the agenda item number. As far as I can tell, the agenda has not been posted yet. Do you know what item number this is?

Also, am I only allowed to speak via telephone, or is there an option to participate via video?

Thank you in advance for your assistance.

Sincerely,
Jody Shapiro

*Jonathan D. (Jody) Shapiro
The Chase Foundation*

Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Allin, Jason

From: Wheeler, Timothy
Sent: Tuesday, December 1, 2020 2:12 PM
To: shapiro.jody@gmail.com
Cc: Baez, Ken; Laurie M Davis; John Hoffner; Valerie Murphy
Subject: RE: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Jody,

There should not be since we are requesting a continuance to December 16th.

I will not be making any presentation nor is the applicant. I have not provided the Planning Commission with a Staff Report package to review. All of that would have and will occur on December 16th.

It should be just a matter of asking them to grant our request to continue the project to December 16th.

Thanks for your mailing address.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
[How are we doing? Click the Link and tell us](#)

From: shapiro.jody@gmail.com [mailto:shapiro.jody@gmail.com]
Sent: Tuesday, December 1, 2020 1:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>
Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Tim,

Thank you.

The agenda still lists 4.2 for this project. Will there be any discussion about it at tomorrow's hearing?

I apologize, I thought I had provided my address:

55525 Turnberry Way

La Quinta, CA 92253-8720

Jody

Jonathan D (Jody) Shapiro

Office: 760.564.2299

Cell: 818.292.1992

Fax: 760.564.9075

On Dec 1, 2020, at 12:12 PM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

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Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <Imacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>

Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

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Fax: 760.564.9075
Mobile: 818.292.1992

shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

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[County of Riverside California](#)

<Final MND (pdf) for CUP190030 dtd 11.10.20.pdf>

Allin, Jason

From: Wheeler, Timothy
Sent: Monday, December 7, 2020 10:25 AM
To: Laurie M Davis
Cc: Baez, Ken; Sarabia, Elizabeth
Subject: RE: Vista Santa Rosa Gateway Village Project (CUP190030)

Ms. Davis,

Yes, since the project is for a General Plan Amendment (GPA) and a Change of Zone (CZ); it will be heard at a Board of Supervisors meeting. The Planning Commission only recommends for approval to the Board on these types of projects. There is no date, for a Board of Supervisors meeting, set for this project. It will depend on how the Planning Commission hearing goes on December 16th.

Since the beginning of the pandemic, many of our Board of Supervisors and Planning Commission meetings/hearings have been proceeding with a remote application to them (call in procedures). This project was noticed under those guidelines. There will be a way for you to call in if you wish. You can contact the PC Secretary, Elizabeth Sarabia at ESARABIA@RIVCO.ORG for more details. I do not know if the chambers will be closed to the public on that day of the hearing. Ms. Elizabeth Sarabia would also be someone to ask. I have included her on this reply.

If I hear anything further, I will try to let you know.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the Link and tell us

-----Original Message-----

From: Laurie M Davis [mailto:lmacdavis93@att.net]
Sent: Friday, December 4, 2020 1:43 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Vista Santa Rosa Gateway Village Project

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Hi Tim,

Our group of concerned citizens opposed to the Vista Santa Rosa Gateway Village Project met this morning and we have a couple of questions.

If this project should be approved by the Planning Commission, does it then go to the Supervisors for a vote, and if so, when would that happen.

Also, we are wondering what will happen with the meeting on 16th if our Southern California Region should go into lockdown or stay-at-home order. Would the meeting be postponed should that happen?

Thanks for your help Tim!

Laurie Davis

Allin, Jason

From: Wheeler, Timothy
Sent: Monday, November 30, 2020 3:09 PM
To: Cassie Gertz; District 4 Supervisor V. Manuel Perez
Cc: Virgen, Stephanie; Chuck Eckman; 'brilldeborah@gmail.com'; Baez, Ken
Subject: RE: Vista Santa Rosa Gateway Village Development

Afternoon Ms. Gertz,

Thank you for your email and letter regarding the proposed project.

Please note that Staff is requesting a continuance of the project from the December 2, 2020 Planning Commission public hearing to the **December 16, 2020 public hearing**. I will include your email/letter with the report package for the project.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
[How are we doing? Click the Link and tell us](#)

From: Cassie Gertz [mailto:Cassie.Gertz@managementtrust.com]
Sent: Monday, November 30, 2020 2:49 PM
To: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Cc: Virgen, Stephanie <SVirgen@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Chuck Eckman <eckman.chuck@gmail.com>; 'brilldeborah@gmail.com' <brilldeborah@gmail.com>; Baez, Ken <KBAEZ@RIVCO.ORG>
Subject: Vista Santa Rosa Gateway Village Development

CAUTION: This email originated externally from the **Riverside County** email system.
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Dear Mr. Perez,

Please find the attached letter from the PGA WEST Fairways Board of Directors regarding the above noted development.

If you have any questions, please let me know.

Kind regards,

Cassie Gertz, CCAM, CMCA, AMS | Division Vice President of Onsite Communities
Champion Employee Owner



39755 Berkey Drive, Suite A • Palm Desert, California 92211

P: (760) 776-5100 x6337 | F: (760) 776-5111



HOW DID WE DO?

My goal as an employee owner is to create a wonderful customer experience. Please let me know how I am doing by taking this brief [survey](#).

*If I exceeded your expectations, or you have other feedback about your experience, please let my supervisor **Damian Jenkins** know at (760) 776-5100 x6317 or by email at damian.jenkins@managementtrust.com*

Allin, Jason

From: Wheeler, Timothy
Sent: Tuesday, December 1, 2020 11:52 AM
To: Laurie M Davis
Cc: Baez, Ken
Subject: RE: Dec. 2nd Planning Commission meeting
Attachments: Final MND (pdf) for CUP190030 dtd 11.10.20.pdf

Good Morning Ms. Davis,

Thank you your email. I have been trying to contact/email all parties that I have received comments or correspondence from regarding this project.

Staff is requesting a continuance for the project to the Planning Commission. Staff is requesting to continue the project from the December 2, 2020 public hearing date to the December 16, 2020 public hearing date for Planning Commission.

Additionally, per your request, I am providing you a copy of the Initial Study (MND) for the project (see attached). I am still finishing up the Staff Report package for December 16th (Staff Report and Exhibits) and will provide those to you as well when they are ready.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the Link and tell us

-----Original Message-----

From: Laurie M Davis [mailto:lmacdavis93@att.net]
Sent: Tuesday, December 1, 2020 11:24 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Dec. 2nd Planning Commission meeting

Hi Tim,

I just want to verify that the Vista Santa Rosa Gateway Village project is scheduled on the agenda for tomorrow's meeting, item number 4.2. I have found the agenda online and plan to listen in to the meeting so just want to confirm that it is still to be discussed.

Thanks very much,

Laurie Davis
La Quinta CA

Allin, Jason

From: shapiro.jody@gmail.com
Sent: Tuesday, December 1, 2020 2:15 PM
To: Wheeler, Timothy
Cc: Baez, Ken; Laurie M Davis; John Hoffner; Valerie Murphy
Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Tim,
Thank you for the quick response & detailed answer.

Stay Safe,
Jody

Jonathan D (Jody) Shapiro
Office: 760.564.2299
Cell: 818.292.1992
Fax: 760.564.9075

On Dec 1, 2020, at 2:11 PM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Jody,

There should not be since we are requesting a continuance to December 16th.

I will not be making any presentation nor is the applicant. I have not provided the Planning Commission with a Staff Report package to review. All of that would have and will occur on December 16th.

It should be just a matter of asking them to grant our request to continue the project to December 16th.

Thanks for your mailing address.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
[How are we doing? Click the Link and tell us](#)

From: shapiro.jody@gmail.com [mailto:shapiro.jody@gmail.com]
Sent: Tuesday, December 1, 2020 1:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner

<johnfhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>

Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Tim,

Thank you.

The agenda still lists 4.2 for this project. Will there be any discussion about it at tomorrow's hearing?

I apologize, I thought I had provided my address:

55525 Turnberry Way
La Quinta, CA 92253-8720

Jody

Jonathan D (Jody) Shapiro

Office: 760.564.2299

Cell: 818.292.1992

Fax: 760.564.9075

On Dec 1, 2020, at 12:12 PM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Jody,

Please see the attached Initial Study (MND) that I just provided to Ms. Davis. I am finishing up the Staff Report package (Staff Report and Exhibits) for the December 16th hearing. When I have them finished I can provide those to you too as well.

If you provide me with your mailing address, I will make sure the revised notice for the December 16, 2020 hearing is sent to you. I am providing one to Ms. Davis as I have her mailing address already.

Kind Regards,

Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Jody Shapiro [<mailto:shapiro.jody@gmail.com>]

Sent: Monday, November 30, 2020 3:32 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Hi Tim,

Thank you for the quick response to my email, and for forwarding the materials.

I appreciate the heads-up on the postponement. We would like to wait until the December 16, 2020 Planning Commission hearing date, when this is on the agenda for discussion.

I understand one of our members, Laurie Davis, requested to have the "project case file" emailed to her. Can you please inform me when that file is available?

Additionally, I would also appreciate you adding me to any communications that are being sent to the public concerning this project.

Best regards,
Jonathan D. (Jody) Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

On Mon, Nov 30, 2020 at 9:15 AM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Good Morning Ms. Shaprio,

Thank you for your email and I have forwarded this information to the Planning Commission Secretary, Elizabeth Sarabia, to distribute to the Planning Commissioners.

I did want to let you know that already, this project will be continued to the December 16, 2020 Planning Commission (PC) hearing date. No determination will be made at the PC hearing on Wednesday. Weather you wait until December 16th or Wednesday (or both) that is up to you. I will include these PDFs in the December 16th report package as well.

Kind Regards,

Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing?](#) **Click the Link and tell us**

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]

Sent: Friday, November 27, 2020 8:31 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Cc: hbaez@rivco.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>;
Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <Imacdavis93@att.net>; John
Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>

Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission
Hearing

CAUTION: This email originated externally from the **Riverside County** email system.
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Dear Mr. Wheeler,

I represent a group of concerned citizens opposed to the Vista Santa Rosa Gateway Village project and the General Plan Amendment and Zoning Change related to it; item # 4.2 on the December 2, 2020, Riverside Planning Commission Regular Meeting, Agenda.

Attached to this email are 4 PDFs of communications materials, which constitute our objections to this project and our request that it not be approved. Please be kind enough to distribute all of these PDFs (materials) to each member of the Riverside County Planning Commission and any other necessary parties.

We will be submitting "Request To Speak Remotely" forms for the Planning Commission hearing and will reference (not attach) each of these 4 PDFs (materials) as attachments on those forms.

Additionally, because of the holidays, the limitations imposed by the COVID virus restrictions, and because of the significant precedent-setting implications of this request, we agree with the City Council of La Quinta, and respectfully request that the Riverside County Planning Commission grant a 90-day postponement of the hearing on this matter.

I would appreciate it if you would please confirm by email to me that you have received this email and that you have distributed it and all 4 PDFs (materials).

Attachments:

1. Cover Letter to Mr. Wheller
2. Objections to Vista Santa Rosa Gateway Village Development.
3. Letter of Objections and Petition from residents at The Palms community.
4. Letter of Objections from the Board of Directors of PGA West Fairways HOA*

**We will soon be forwarding this same Letter of Objections addressed to the County, which the PGA West Fairways HOA Board sent to the La Quinta City Council.

Thank you for your consideration and support of our request and best regards,

Jody Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992

shapiro.jody@gmail.com

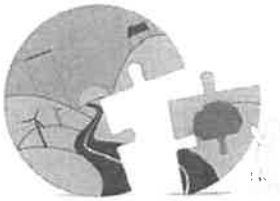
Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

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[County of Riverside California](#)

<Final MND (pdf) for CUP190030 dtd 11.10.20.pdf>



RIVERSIDE COUNTY PLANNING DEPARTMENT

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: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: YANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer Representative Name: ANCORE ASSOCIATE'S INTERNATIONAL, INC.

Contact Person: JOHN A. CORELLA E-Mail: ANCOREINT@AOL.COM

Mailing Address: 155 LOMA ST.
BEAUMONT CA 92223
City State ZIP

Daytime Phone No: (760) 404-8449 Fax No: (951) 849-7558

Property Owner Name: MONROE PROPERTIES, LLC

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: VANCE CAMPBELL E-Mail: VAUZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE St. #200
SAN DIEGO ^{Street} CA 92121
_{City State ZIP}

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

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.)

<u>VANCE CAMPBELL MANAGER</u> <u>MON ROIE PROPERTIES, LLC</u> <u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>[Signature]</u> <u>MANAGER</u> <u>SIGNATURE OF PROPERTY OWNER(S)</u>
<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>SIGNATURE OF PROPERTY OWNER(S)</u>

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): SEE ATTACHED ASSEMBLAGE DATA SPREADSHEET

Approximate Gross Acreage: 26.81

General location (nearby or cross streets): North of 58th AVENUE, South of AIRPORT BLVD., East of MONROE ST., West of JACKSON ST.

Existing Zoning Classification(s): AGRICULTURAL WITH 20 ACRE LOT MIN (A-1-20)

Existing Land Use Designation(s): AGRICULTURAL G.P. FOUNDATION W/ AGRICULTURAL LAND USE DESIGNATION

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):

CHANGE THE CURRENT AGRICULTURAL GENERAL PLAN FOUNDATION WITH AGRICULTURAL LAND USE DESIGNATION TO A COMMUNITY DEVELOPMENT FOUNDATION COMPONENT GENERAL PLAN WITH A MIXED USE AREA (MUA) GENERAL PLAN

Related cases filed in conjunction with this request:

PAR No. 180023

Is there previous development application(s) filed on the same site: Yes No

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

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): INCLUDED AS PART OF THIS APPLICATION PACKAGE

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	
		Yes	No
Electric Company	IMPERIAL IRRIGATION DISTRICT	✓	
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY	✓	
Telephone Company	VERIZON	✓	
Water Company/District	COACHELLA VALLEY WATER DISTRICT	✓	
Sewer District	COACHELLA VALLEY WATER DISTRICT	✓	

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)  MANAGER Date 9/16/2019

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): AGRICULTURAL G.P. FOUNDATION W/AGRICULTURAL LAND USE DESIGNATION

PROPOSED DESIGNATION(S): COMMUNITY DEVELOPMENT FOUNDATION W/(M.U.A.)

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

PLEASE SEE ATTACHED:

"VISTA SANTA ROSA GATEWAY VILLAGE OVERVIEW"

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: VISTA SANTA ROSA POLICY AREA Area Plan: EASTERN COACHELLA VALLEY

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

VISTA SANTA ROSA POLICY AREA PLAN

C. PROPOSED POLICY (Attach more pages if needed): _____

SUBSTANTIALLY CONFORMS TO CURRENT VISTA SANTA ROSA POLICY AREA PLAN.

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

PLEASE SEE ATTACHED:

"VISTA SANTA ROSA GATEWAY VILLAGE OVERVIEW"

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: VISTA SANTA ROSA
(Please name)

Proposed Boundary Adjustment (Please describe clearly): N/A

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Road Segment(s) MONROE ST. AND AIRPORT BLVD.

Existing Designation: ARTERIALS

Proposed Designation: ARTERIALS PER VISTA SANTA ROSA AREA PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

NO CHANGE REQUESTED TO CIRCULATION

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

Monroe Properties, LLC

**Vista Santa Rosa Gateway Village
Assemblage Data**

Parcel		Owner	Property Address	APN #	Size	Ours
Parcel #1a	Atkins A	Monroe Properties, LLC	56300 Monroe Street	764-080-002-3	4.72	4.72
Parcel #1b	Atkins B	Monroe Properties, LLC	56300 Monroe Street	764-080-001-2 well site		
Parcel #2	Waggoner	Monroe Properties, LLC	82071 Airport Rd (AKA 56th)	764-070-003-3	4.70	4.7
Parcel #3a	Gilleland A	Monroe Properties, LLC	Vacant land	764-070-004-4 well site		
Parcel #3b	Gilleland B	Monroe Properties, LLC	Vacant land	764-080-010-0		
Parcel #3c	Gilleland C	Monroe Properties, LLC	Vacant land	764-080-011-1	9.14	9.14
Parcel #4	Castro	Monroe Properties, LLC	56180 Monroe Street	764-070-002-2	1.91	1.91
Parcel #5		John Damien	Vacant land	764-070-001-1	2.52	2.52
Parcel #6		John Damien	Vacant land	764-080-005-6	0.27	0.27
Parcel #7		John Damien	Vacant land	764-080-005-7	0.27	0.27
Parcel #8		Gilbert Ramirez	Vacant land	764-080-003-4	2.8	2.8
Parcel #9		Gilbert Ramirez	Kennedy Stors & Res.	764-080-004-5	0.48	0.48
TOTAL					26.81	26.81

LEGEND	
Yellow	Parcels Owned by Monroe Properties LLC that are part of the Parcel Map
Red	Parcels Owned by Others (Damian Family) that are part of the Parcel Map
Blue	Parcels Owner by Others (Ramirez) that are part of the GP Amendment, but not the Parcel Map

Vista Santa Rosa Gateway Village

Overview

General

Vista Santa Rosa Gateway Village (Project) submitted by Monroe Properties, LLC (Monroe) is comprised of twelve (12) parcels with three different landowners, making up a 26.81-acre Project land area. This Project is located in the Vista Santa Rosa area of the County of Riverside in the Eastern Coachella Valley at the southeastern corner of Airport Blvd. and Monroe Avenue (attached Vicinity Map, Assessor's Parcel Map of Parcels and Assemblage Data). The Project shares a property line with the Coachella Valley Unified School District's (CVUSD) Westside Elementary School.

There are four major components that Monroe is proposing. The first component of this application package is to create a Tentative Parcel Map with 8 of the parcels owned by Monroe Properties, LLC. and John Damien as designated on the Assemblage Date spreadsheet attached.

The second component of this application package is to secure a General Plan Amendment approval to change all twelve (12) Parcels owned by Monroe Properties, LLC., John Damien and Gilbert Ramirez from the current Agricultural General Plan Foundation with an Agricultural Land Use Designation to a Community Development Foundation Component General Plan with a Mixed Use Area (MUA) General Plan designation.

The third component of this application package is to secure a Zone Change approval to change all twelve (12) Parcels owned by Monroe Properties, LLC., John Damien and Gilbert Ramirez from the current Agricultural with a 20-acre lot minimum (A-1-20) and Commercial Retail (C-R) to a Mixed Use (MU) zoning designation.

The fourth component of this application package is to secure a Conditional Use Permit approval for alcohol sales on the parcel areas shown on the Change of Zone Map, included in the submittal package, on Parcels owned by Monroe Properties, LLC., John Damien and Gilbert Ramirez.

Monroe's intention for this Project is to create the actual visual and feel of the transition into the Vista Santa Rosa area that immediately gives motorist, bicyclist and/or pedestrians the sense and feel that they have transitioned into a unique area, hence the "Gateway." Correspondingly, the land use designations are intended to accommodate the Vista Santa Rosa Gateway Village retail/commercial and senior oriented living components that create this transition.

Currently the parcels are not under agricultural development. Due to the limited size of each of the parcels that comprise the Project, a commercial agricultural operation is not viable and could not sustain a significant commercial agricultural operation.

There are seven (7) existing structures on the Project site today, which are not economically viable to rehabilitate. These structures are proposed to be razed when a successful change of Land Use designation is achieved.

Commercial

Monroe's commercial center portion of the Project is proposed to embrace the architectural emphasis of the Vista Santa Rosa equestrian style. The Project will provide for a friendly and comfortable environment that encourages walking, shopping and dining, while making available essential and desirable services. These services will serve the senior oriented portion of the Project, as well as the residents and businesses in the immediate area.

Many uses may be included on the Project site, such as, and not limited to:

- Neighborhood Drug/Health Hub store.
- Dry Cleaners;
- Florist;
- Bike Shop;
- Local Hardware Store.
- Coffee Shop;
- Food Court;
- Gas Station;
- Other typical services that are allowed in the Zoning.

Senior Oriented Living

Monroe's Senior Oriented portion of the Project is will consist of Campus style low rise facilities, that again, are architecturally consistent with the Vista Santa Rosa equestrian style.

Some of the Senior Oriented uses proposed are, and not limited to:

- Senior Independent living units;
- Senior assisted living;
- Senior Nursing and Memory care;
- Fitness services;
- Senior recreation amenities;
- Educational amenities;
- Senior volunteering opportunities.

CVUSD Bus Drop On-Off

From the conception of the Project, Monroe has embraced the proximity and location of the CVUSD's Westside Elementary School. Through many discussions with Coachella Valley Unified School District (CVUSD) Staff, the need for a dedicated bus drop off for the Westside Elementary School (School) was determined as a benefit to the School.

As a result, Monroe is working in earnest with CVUSD to provide a dedicated bus pick up and drop off location for the School within the Monroe properties Project area.

As of recent, the Project was presented to the CVUSD Facilities Committee of the CVUSD Board and did not receive any negative comment. The direction was to work with the Staff to get down to the details of the bus drop off located on Monroe's property, work with the School and it's Principal and Parents on some outreach communication and then bring this back to the Facilities Committee prior to being presented to the CVUSD Board.

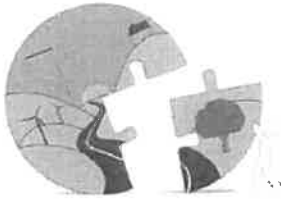
2012 Pre-Application Review (PAR) with Riverside County

Monroe had completed a significant amount of outreach in the 2011 – 2012 years when the Project was contemplated to be submitted at that time. The Project was presented to the Vista Santa Rosa Community Council in 2012 and was recommended for approval by all the members. The Project was also presented at the HOA meeting for the Village at the Palms development, located due west of the Project site within the City of La Quinta, and received enthusiastic support. Monroe also presented the Project to the neighboring City of La Quinta Planning Staff, where the Project met with support as well.

In 2012 a Pre-Application General Plan Amendment Review request for the Project was submitted by Monroe to the Riverside County Planning Department. Late in 2012 the Project was presented to the Planning Commission for comments and/or suggestions. The Project did not receive any negative comments from the Planning Commission nor public.

2018 Pre-Application Review (PAR) with Riverside County

The Project completed the PAR review process with the County in the summer of 2018. The process revealed that there were no significant obstacles in moving forward with the Project. All studies that were required by the County as outlined in the PAR process have been complete to date, October 2019, and the Project is ready for formal Parcel Map submittal as well as applications for a General Plan Amendment, Zone Change and Conditional Use Permit.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO ^{Street} CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer/Representative Name: ANCORE ASSOCIATES INTERNATIONAL, INC.

Contact Person: JOHN A. CORELLA E-Mail: ANCOREINT@AOL.COM

Mailing Address: 155 LOMA ST.
BEAUMONT ^{Street} CA 92223
City State ZIP

Daytime Phone No: (760) 404-8449 Fax No: (951) 849-7558

Property Owner Name: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
Street

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

SAN DIEGO
City

CA
State

92121
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.)

VANCE CAMPBELL MANAGER
MON ROE PROPERTIES, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] MANAGER
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): SEE ATTACHED VSR GATEWAY VILLAGE

Approximate Gross Acreage: 26.81 ASSEMBLAGE DATA SPREADSHEET

General location (nearby or cross streets): North of 58th AVE., South of

APPLICATION FOR CHANGE OF ZONE

AIRPORT BLVD. East of MONROE ST., West of JACKSON ST.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CURRENT ZONE IS AGRICULTURE W/20-ACRE LOT MIN (A-1-20)
PROPOSED: MIXED USE (MU)

Related cases filed in conjunction with this request:

PAR. NO. 180023

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

Monroe Properties, LLC

**Vista Santa Rosa Gateway Village
Assemblage Data**

Parcel		Owner	Property Address	APN #	Size	Ours
Parcel #1a	Atkins A	Monroe Properties, LLC	56300 Monroe Street	764-080-002-3	4.72	4.72
Parcel #1b	Atkins B	Monroe Properties, LLC	56300 Monroe Street	764-080-001-2 well site		
Parcel #2	Waggoner	Monroe Properties, LLC	82071 Airport Rd (AKA 56th)	764-070-003-3	4.70	4.7
Parcel #3a	Gilleland A	Monroe Properties, LLC	Vacant land	764-070-004-4 well site		
Parcel #3b	Gilleland B	Monroe Properties, LLC	Vacant land	764-080-010-0		
Parcel #3c	Gilleland C	Monroe Properties, LLC	Vacant land	764-080-011-1	9.14	9.14
Parcel #4	Castro	Monroe Properties, LLC	56180 Monroe Street	764-070-002-2	1.91	1.91
Parcel #5		John Damien	Vacant land	764-070-001-1	2.52	2.52
Parcel #6		John Damien	Vacant land	764-080-005-6	0.27	0.27
Parcel #7		John Damien	Vacant land	764-080-006-7	0.27	0.27
Parcel #8		Gilbert Ramirez	Vacant land	764-080-003-4	2.8	2.8
Parcel #9		Gilbert Ramirez	Kennedy Store & Res.	764-080-004-5	0.48	0.48
TOTAL					26.81	26.81

LEGEND	
Yellow	Parcels Owned by Monroe Properties LLC that are part of the Parcel Map
Red	Parcels Owned by Others (Damian Family) that are part of the Parcel Map
Blue	Parcels Owner by Others (Ramirez) that are part of the GP Amendment, but not the Parcel Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP TENTATIVE PARCEL MAP
 REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 AMENDMENT TO FINAL MAP VESTING MAP
 MINOR CHANGE Original Case No. PAR No. 180023
 REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer/Representative Name: ANCORE ASSOCIATES INTERNATIONAL, INC.

Contact Person: JOHN A. CORELLA E-Mail: ANCOREINT@AOL.COM

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Daytime Phone No: (760) 404-8449 Fax No: (951) 849-7558

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Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

SAN DIEGO ^{Street} CA 92121
_{City} _{State} _{ZIP}

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

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.)

VANCE CAMPBELL MANAGER
MONROE PROPERTIES, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] MANAGER
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): SEE ATTACHED VSR GATEWAY VILLAGE ASSEMBLAGE DATA SPREADSHEET
Approximate Gross Acreage: FOR PARCEL MAP = 22.99 ACRES.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of _____, South of AIRPORT BLVD., East of MONROE ST., West of _____.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: 8 Number of proposed developable lots: 7
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

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

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): INCLUDED AS PART OF THIS APPLICATION.

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. INCLUDED

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: MONROE PROPERTIES, LLC

Address: 10685 ROSELLE ST. #200, SAN DIEGO, CA 92121

Phone number: 619-884-7763

Address of site (street name and number if available, and ZIP Code): 56-180 MONROE ST., 92274


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: SEE ATTACHED ASSEMBLAGE DATA SPREADSHEET

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

Regulatory identification number: _____

Date of list: _____

Applicant:  Date 9/16/2019

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

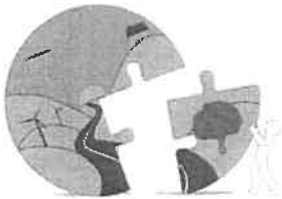
Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18

Monroe Properties, LLC

**Vista Santa Rosa Gateway Village
Assemblage Data**

Parcel		Owner	Property Address	APN #	Size	Ours
Parcel #1a	Atkins A	Monroe Properties, LLC	56300 Monroe Street	764-080-002-3	4.72	4.72
Parcel #1b	Atkins B	Monroe Properties, LLC	56300 Monroe Street	764-080-001-2 well site		
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Parcel #8		Gilbert Ramirez	Vacant land	764-080-003-4	2.8	2.8
Parcel #9		Gilbert Ramirez	Kennedy Store & Res.	764-080-004-5	0.48	0.48
TOTAL					26.81	26.81

LEGEND	
Yellow	Parcels Owned by Monroe Properties LLC that are part of the Parcel Map
Red	Parcels Owned by Others (Damian Family) that are part of the Parcel Map
Blue	Parcels Owner by Others (Ramirez) that are part of the GP Amendment, but not the Parcel Map



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: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer/Representative Name: ANCORE ASSOCIATES INTERNATIONAL, INC.

Contact Person: JOHN A. CORELLA E-Mail: ANCOREINT@AOL.COM

Mailing Address: 155 LOMA ST.
BEAUMONT CA 92223
City State ZIP

Daytime Phone No: (760) 404-8449 Fax No: (951) 849-7558

Property Owner Name: MONROE PROPERTIES, INC.

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
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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.)

VANCE CAMPBELL MANAGER
MONROE PROPERTIES, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] MANAGER
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): SEE ATTACHED VSR GATEWAY VILLAGE ASSEMBLAGE DATA SPREADSHEET
Approximate Gross Acreage: 11.28 (SHOWN ON ZONE CHANGE PLAN)
General location (nearby or cross streets): North of 58TH AVE., South of AIRPORT BLVD., East of MONROE St., West of JACKSON St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

PLEASE SEE ATTACHED:

"VISTA SANTA ROSA GATEWAY VILLAGE OVERVIEW"
 CUP SPECIFIC FOR ANY ALCOHOL SALES ON PARCELS SHOWN
 ON ATTACHED ZONE MAP.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): ARTICLE IX-F MU ZONE (MU) ORDINANCE NO. 348-AB96

Number of existing lots: 12

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				EXISTING BUILDINGS TO BE RAZED AND REMOVED.	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	8,260	27'	1	RETAIL BLDG
2	6,030	22'	1	GAS STATION PLUS C STORE
3	15,624	27'	1	PHARMACY STORE
4	2,898	15'	1	FAST FOOD BLDG
5	11,290	47'	2	ASSISTED LIVING BLDG
6				
7				
8	SEE APPLICATION PACKAGE ARCHITECTURAL RENDERINGS.			
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>	
No.*	Use/Function
1	IN CONJUNCTION WITH SENIOR ORIENTED BLDG
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): SUBMITTED WITH APPLICATION PACKAGE

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: MONROE PROPERTIES, LLC
Address: 10685 ROSELLE ST. #200, SAN DIEGO, CA 92121
Phone number: -619-884-7763
Address of site (street name and number if available, and ZIP Code): 56180 MONROE ST., 92274
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: SEE ATTACHED VSR GATEWAY VILLAGE ASSEMBLAGE DATA SPREADSHEET
Specify any list pursuant to Section 65962.5 of the Government Code: N/A
Regulatory Identification number: N/A
Date of list: [Signature]
Applicant: [Signature] MANAGER Date 9/16/2019

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) [Signature] MANAGER Date 9/16/2019
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

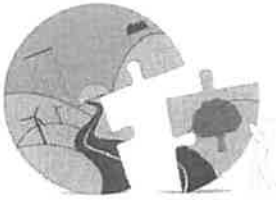
This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

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

Monroe Properties, LLC
Vista Santa Rosa Gateway Village
Assemblage Data

Parcel		Owner	Property Address	APN #	Size	Ours
Parcel #1a	Atkins A	Monroe Properties, LLC	56300 Monroe Street	764-080-002-3	4.72	4.72
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Parcel #3a	Gilleland A	Monroe Properties, LLC	Vacant land	764-070-004-4 well site		
Parcel #3b	Gilleland B	Monroe Properties, LLC	Vacant land	764-080-010-0		
Parcel #3c	Gilleland C	Monroe Properties, LLC	Vacant land	764-080-011-1	9.14	9.14
Parcel #4	Castro	Monroe Properties, LLC	56180 Monroe Street	764-070-002-2	1.91	1.91
Parcel #5		John Damien	Vacant land	764-070-001-1	2.52	2.52
Parcel #6		John Damien	Vacant land	764-080-005-6	0.27	0.27
Parcel #7		John Damien	Vacant land	764-080-006-7	0.27	0.27
Parcel #8		Gilbert Ramirez	Vacant land	764-080-003-4	2.8	2.8
Parcel #9		Gilbert Ramirez	Kennedy Store & Res.	764-080-004-5	0.48	0.48
TOTAL					26.81	26.81

LEGEND	
Yellow	Parcels Owned by Monroe Properties LLC that are part of the Parcel Map
Red	Parcels Owned by Others (Damian Family) that are part of the Parcel Map
Blue	Parcels Owner by Others (Ramirez) that are part of the GP Amendment, but not the Parcel Map




RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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* MONROE PROPERTIES, LLC  MANAGER OF
 Property Owner(s) Signature(s) and Date 101 CASCADIA INVESTORS LLC

MONROE PROPERTIES, LLC VANCE CAMPBELL MANAGER OF
 Printed Name of Owner 101 CASCADIA INVESTORS LLC
 *SEE ATTACHED OWNERSHIP CLARIFICATION MANAGER OF MONROE PROPERTIES, LLC

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.

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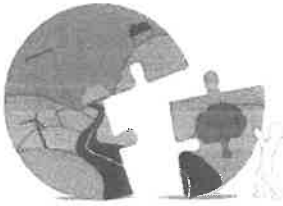
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Monroe Properties LLC, A California LLC
Ownership and Management Information

Monroe Properties LLC (Monroe) is a California LLC. The Manager, and sole Member of Monroe is 101 Coastal Investors LLC. Vance Campbell is the Manager of 101 Coastal Investors LLC (Coastal) and is authorized to sign on behalf of both Monroe and Coastal.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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Assistant TLMA Director

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[Handwritten signatures and dates]
x *[Signature]* 10/31/2019 x *[Signature]* 10/31/19

Property Owner(s) Signature(s) and Date

LETICIA DAMIAN TERAN WHO ACQUIRED TITLE AS LETICIA DAMIAN
Printed Name of Owner

AND PATRICIA DAMIAN SILVA WHO ACQUIRED TITLE AS PATRICIA DAMIAN

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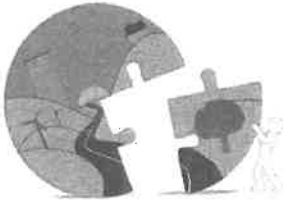
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FOR PARCEL 764-080-003-A

[Handwritten Signature]
x _____
Property Owner(s) Signature(s) and Date

10/31/19

Gilbert Ramirez Jr.

Printed Name of Owner

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x Patricia M. Ramirez
Property Owner(s) Signature(s) and Date

Patricia M. Ramirez
Printed Name of Owner

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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. 190012, CHANGE OF ZONE NO. 1900034, 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 – 27.11 Acres (GPA/CZ)/23.21 Acres (TPM/CUP) – Zoning: Existing: Light Agriculture – 20 Acre Minimum (A-1-20) – Rural Commercial (C-R) – Proposed: Mixed Use (MU) – **REQUEST: General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD-MUA) on 27.11 acres. Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture, 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. Tentative Parcel Map No. 37801 is a proposal for a Schedule “E” subdivision of 23.21 gross acres into seven (7) parcels ranging from 1.13 acres to 6.48 acres. Conditional Use Permit No. 190030 is a proposal to construct a 7,550 sq. ft. multi-tenant retail building, a 5,800 sq. ft. gas station with a convenience store including sale of beer and wine, eight (8) fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800 sq. ft. pharmacy retail building with sale of beer, wine, and liquor, a 2,400 sq. ft. fast food restaurant with a drive-thru, and a 158,800 sq. ft. two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). APN: 764-070-001 thru 004, and 764-080-001 thru 006, 010, 011.**

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	DECEMBER 16, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a 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: Tim Wheeler, P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	DECEMBER 2, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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Attn: Tim Wheeler/P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 06, 2020,

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

APN (s) or case numbers CZ1900034/GPA190012/TPM37801/CUP190030 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

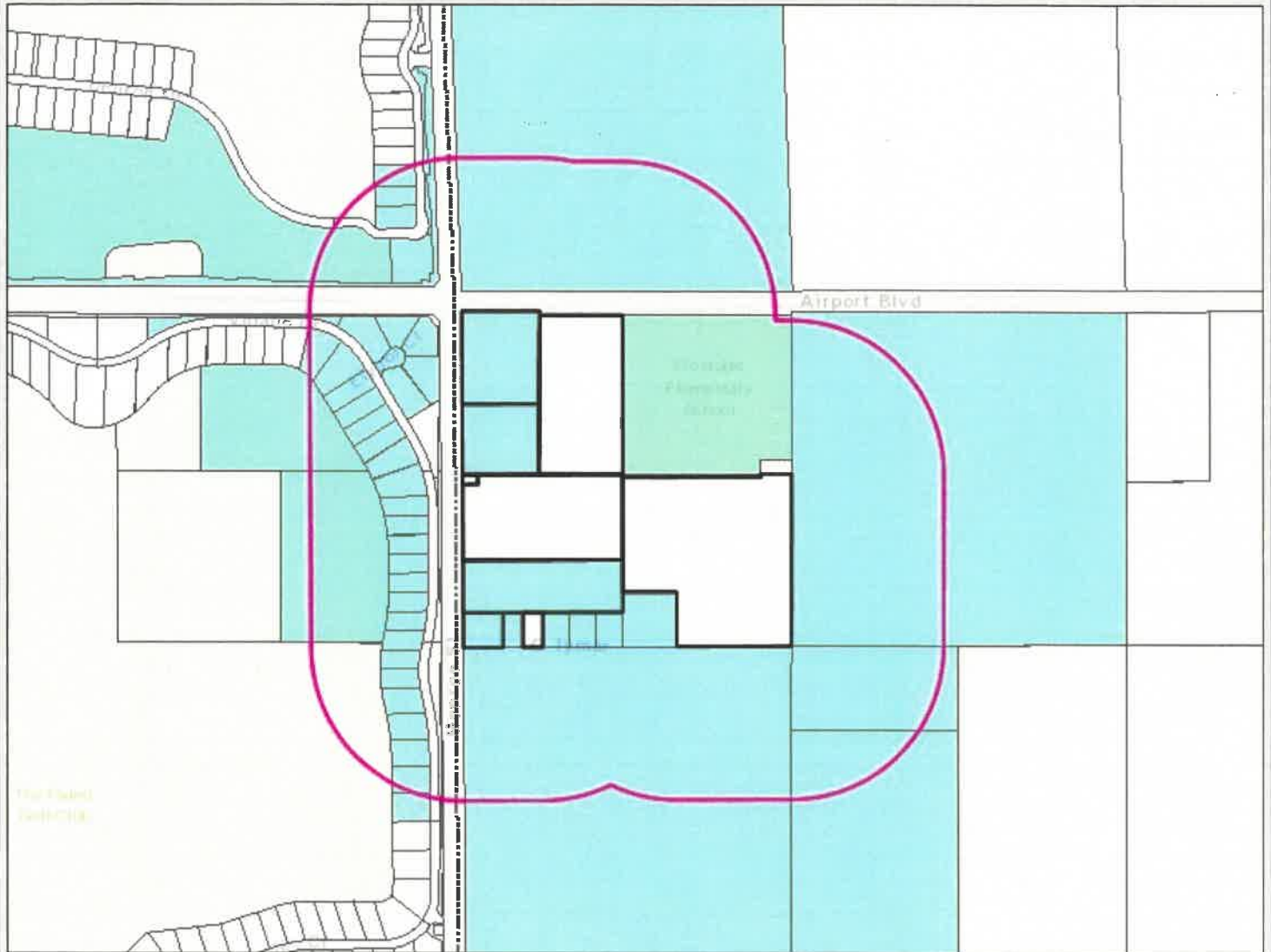
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900034 / GPA190012 / TPM37801 / CUP190030

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0

752

1,505 Feet

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

REPORT PRINTED ON... 11/6/2020 9:11:16 AM

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764040012
CLIFFORD R. CUMMINGS
3377 VALENCIA AVE
SAN BERNARDINO CA 92404

764040014
DAVIS KELVIN L TRUST DATED 10/2/2015
PO BOX 102017
FORT WORTH TX 76185

764040019
VILLAGE AT THE PALMS INC
P O BOX 1032
PALM DESERT CA 92261

764040023
CHRISTOPHER THODE
81920 ELYNOR CT
LA QUINTA CA 92253

764040026
LINDGREN DAVID H FAMILY TRUST
81945 ELYNOR CT
LA QUINTA CA 92253

764040028
VILLAGE AT THE PALMS INC
39755 BERKEY DR NO A
PALM DESERT CA 92211

764050018
JOHN B. CAHOON
56665 VILLAGE DR
LA QUINTA CA 92253

764050026
RICHMOND MCKINNISH
3253 NEW HOLLAND RD
WAGENER SC 29164

764040013
BRIAN DOYLE
697 CYPRESS HILLS DR
ENCINITAS CA 92024

764040016
STANLEY S. HERR
56545 VILLAGE DR
LA QUINTA CA 92253

764040024
HUBERT JYH REN YEN
950 ROSALIND RD
SAN MARINO CA 91108

764050017
TOROS DZHINANYAN
6409 BLEWETT AVE
LAKE BALBOA CA 91406

764050029
JACK P. WADE
6893 VIA VALVERDE
LA JOLLA CA 92037

764070001
JOHN S. DAMIAN
41 226 BROADMOOR DR
INDIO CA 92203

764070006
COACHELLA VALLEY UNIFIED SCHOOL
PO BOX 847
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RANCHO ELDA
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764010003
PALMS GOLF CLUB INC
P O BOX 29
LA QUINTA CA 92253

780310012
PARS RANCH
10990 WILSHIRE BLVD # 1200
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780170014
KSL DESERT RESORT
1 POST OFFICE SQ STE 3100
BOSTON MA 02109

764050019
JEFFREY DALE LAWHEAD
56685 VILLAGE DR
LA QUINTA CA 92253

764050020
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764070002
MONROE PROP
10685 ROSELLE ST NO 200
SAN DIEGO CA 92121

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JEROME B. BURNETT
5617 BEDFORD PINES CT
RALEIGH NC 27613

764090003
J BURTON BURNETT
82261 AIRPORT BLV
THERMAL CA 92274

780170011
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LAGO VISTA CA 78645

764050016
JEFF KORMAN
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HENDERSON NV 89011

764050027
GARY T. MORTON
4144 RIDGE RD UNIT 30
STEVENVILLE MI 49127

764050028
AFFAITATI TRUST DATED 08/15/19
38380 WILD LILAC POINT
YUCAIPA CA 92399

764080012
JESUS TORRES
82170 OTYMAR LN
THERMAL CA 92274

764040011
RICHARD A. COOMBS
9982 TROON CT
WINDSOR CA 95492

764050013
PAULA RUDIN KLUG
279 BROADWAY
COSTA MESA CA 92627

764050030
ADAM C. LIBMAN
150 N SANTA ANITA NO 740
ARCADIA CA 91006

764050001
TIMOTHY P. MURPHY
56745 VILLAGE DR
LA QUINTA CA 92253

764050002
JACK B. SNOW
PO BOX 67
ZEPHYR COVE NV 89448

764050021
JOHN KONISZEWSKI
56725 VILLAGE DR
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764080007
SANCHEZ ERASMO A REVOCABLE TRUST
P O BOX 2314
INDIO CA 92202

764080009
JAMES T. HEDGER
82120 OTYMAR LN
THERMAL CA 92274

764040015
JOHN R. MATHESON
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780170009
BRE ICONIC LQR OWNER LLC
PO BOX 3879
CHICAGO IL 60690

780280004
A VICTOR KUBBEH
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4625 W VARTIKIAN
FRESNO CA 93722

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764050014
SIRIUS
8210 SE 30TH ST
MERCER ISLAND WA 98040

764050015
JEFFREY W. JOHNSON
118 BELLA VISTA AVE
BELVEDERE CA 94920

780170004
CVWD
P O BOX 1058
COACHELLA CA 92236

780280003
ROBERT L. CHAISSON
3209 5TH ST NW
CALGARY AB T2M3E1

780280005
STEVEN S. FOUNTAIN
55915 TURNBERRY WAY
LA QUINTA CA 92253

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 30, 2020,

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

APN (s) or case numbers CZ1900034/GPA190012/TPM37801/CUP190030 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

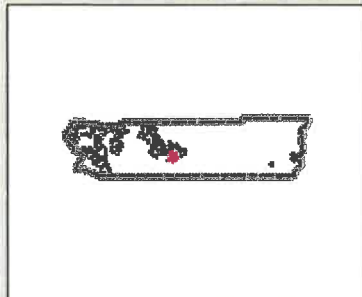
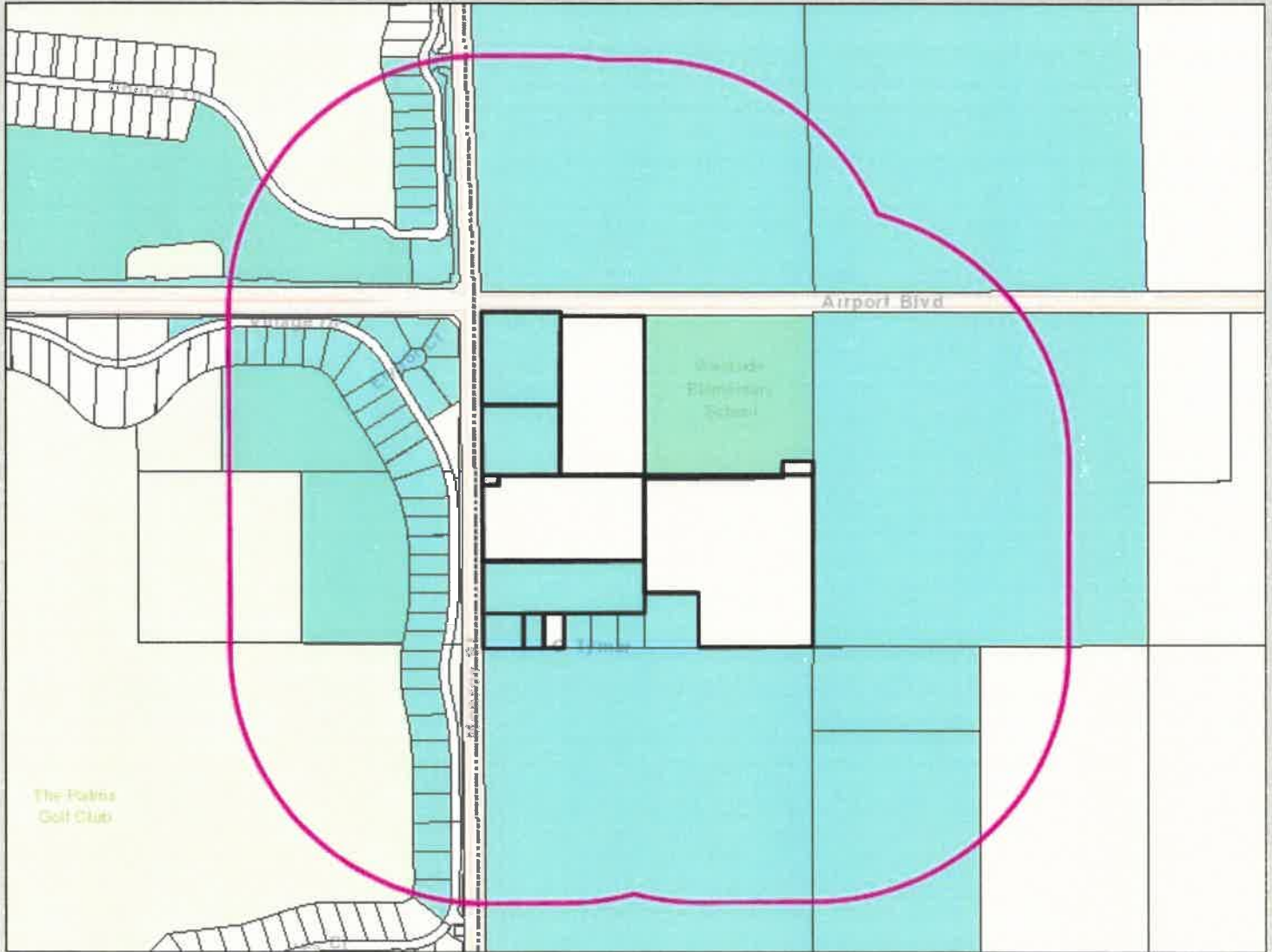
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

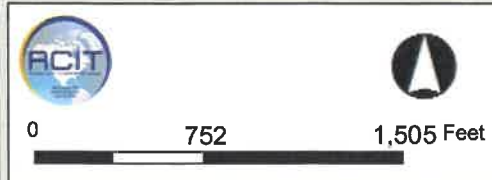
CZ1900034/GPA190012/TPM37801/CUP190030

(1000 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  Parcels
 -  World Street Map

Notes



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

REPORT PRINTED ON... 11/30/2020 1:24:21 PM

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764080007
SANCHEZ ERASMO A REVOCABLE TRUST
P O BOX 2314
INDIO CA 92202

764080009
JAMES T. HEDGER
82120 OTYMAR LN
THERMAL CA 92274

764040012
CLIFFORD R. CUMMINGS
3377 VALENCIA AVE
SAN BERNARDINO CA 92404

764040013
BRIAN DOYLE
697 CYPRESS HILLS DR
ENCINITAS CA 92024

764040008
RICHARD CHARLES ZORETIC
505 INNSBRUCK AVE
GREAT FALLS VA 22066

764040014
DAVIS KELVIN L TRUST DATED 10/2/2015
PO BOX 102017
FORT WORTH TX 76185

764040019
VILLAGE AT THE PALMS INC
P O BOX 1032
PALM DESERT CA 92261

764040005
CRAIG G. NELSON
3249 NW ONEIL PL
BEND OR 97701

764040016
STANLEY S. HERR
56545 VILLAGE DR
LA QUINTA CA 92253

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HUBERT JYH REN YEN
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CHRISTOPHER THODE
81920 ELYNOR CT
LA QUINTA CA 92253

764040026
LINDGREN DAVID H FAMILY TRUST
81945 ELYNOR CT
LA QUINTA CA 92253

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VILLAGE AT THE PALMS INC
39755 BERKEY DR NO A
PALM DESERT CA 92211

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THERMAL CA 92274

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KALLIANA R. KRISHNAN
737 RICHARDSON DR
BRENTWOOD CA 94513

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JOHN B. CAHOON
56665 VILLAGE DR
LA QUINTA CA 92253

764050026
RICHMOND MCKINNISH
3253 NEW HOLLAND RD
WAGENER SC 29164

764080003
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LOS ANGELES CA 90024

764040006
PATRICIA REILLY
448 EUCALYPTUS
REDLANDS CA 92373

764050001
TIMOTHY P. MURPHY
56745 VILLAGE DR
LA QUINTA CA 92253

780280004
A VICTOR KUBBEH
55885 TURNBERRY WAY
LA QUINTA CA 92253

780260014
TURNER FAMILY TRUST DTD 11/01/2004
24422 AVENIDA DE LA CARLATA STE 400
LAGUNA HILLS CA 92653

780310013
MAJID FAMILY LTD PARTNERSHIP
81709 DR CAREON BLV
INDIO CA 92201

780260013
SAM TORBATI
5016 N PARKWAY CALABASAS # 200
CALABASAS CA 91302

780260015
PERKINS CAROLE L FAMILY TRUST DATED
24 ANACAPA LN
ALISO VIEJO CA 92656

780260016
LAURENCE H. WAYNE
55765 TURNBERRY WAY
LA QUINTA CA 92253

780280001
PETER HENRICSSON
55795 TURNBERRY WAY
LA QUINTA CA 92253

780280003
ROBERT L. CHAISSON
3209 5TH ST NW
CALGARY AB T2M3E1

780280005
STEVEN S. FOUNTAIN
55915 TURNBERRY WAY
LA QUINTA CA 92253

780280002
CHARLES G. COLBY
59 ESTABAN DR
CAMARILLO CA 93010

Ancore Associates International, Inc.
155 Loma Street
Beaumont, CA 92223
Attn: John A. Corella

Christiansen & Company
5225 Canyon Crest Drive, Suite 251
Riverside, CA 92507
Attn: Keith A. Christiansen

Monroe Properties, LLC.
10685 Roselle Street #200
San Diego, CA 92121
Attn: Vance Campbell

City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253
Attn: Carlos Flores, Senior Planner

Agua Caliente Band Of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

Torres Martinez Desert Cahuilla Indians
P.O. Box 969
66725 Martinez Rd.
Thermal, CA 92274

Native American Heritage Commission
Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

GPA190012 / CZ1900034 / TPM37801 / CUP190030 / CEQ190110
Project Title/Case Numbers

Tim Wheeler (951) 955-6060
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Monroe Properties, LLC 10685 Roselle Street, #200, San Diego, CA 92121
Project Applicant Address

The Project site is within the Eastern Coachella Valley Area Plan, and is located north of 58th Avenue, south of Airport Boulevard, east of Monroe Street, and west of Jackson Street.
Project Location

General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD: MUA) on 27.11 acres. Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture – 20-Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. Tentative Parcel Map No. 37801 is a proposal for a Schedule "E" subdivision of 23.21 gross acres into seven parcels ranging from 1.13 acres to 6.48 acres. Conditional Use Permit No. 190030 is a proposal to construct a 7,550-square-foot multi-tenant retail building, a 5,800-square-foot gas station with a convenience store including sale of beer and wine, 8 fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800-square-foot pharmacy retail building with sale of beer, wine, and liquor, a 2,400-square-foot fast food restaurant with a drive-thru, and a 158,800-square-foot two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces, including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School).
Project Description

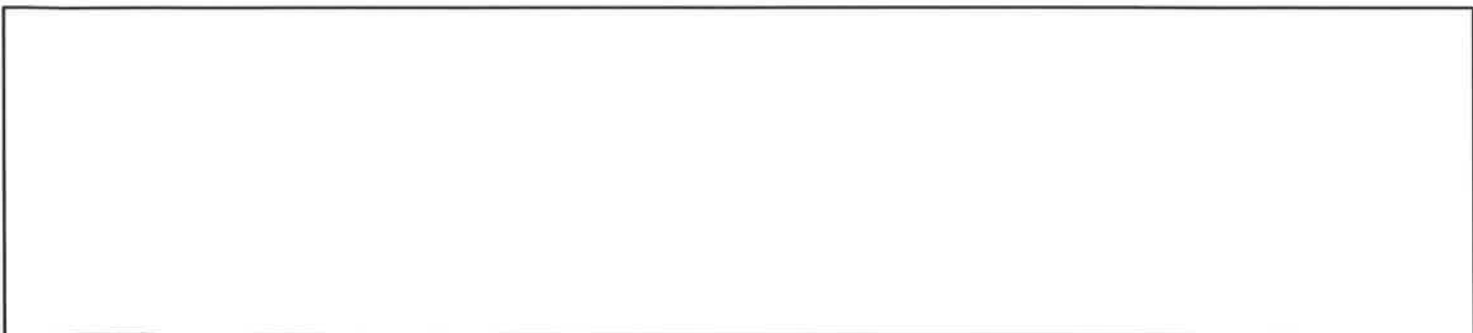
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Project Planner _____
Title _____
Date _____

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZCEQ190110 ZCFG .

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

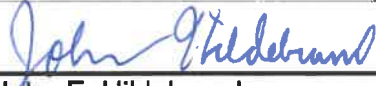
4.1

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Numbers: CZ No. 1900012
CEQA No.: CEQ 180084
Area Plan: Countywide
Zoning Area/District: Countywide
Supervisory District: All districts
Project Planner: Peter Hersh
 Advance Planning
Project APN(s): Countywide

Applicant: County of Riverside


 John E. Hildebrand
 TLMA Deputy Director – Interim
 Planning Director

PROJECT DESCRIPTION

Change of Zone (CZ) No. 1900012 is a text amendment to Ordinance No. 348 (Land Use Ordinance) that (1) adds a new article establishing regulations for Single-Room Occupancy units (“SROs”); (2) adds a new article establishing regulations for Tiny Homes and Container Housing; (3) updates existing regulations and definitions related to Supportive and Transitional Housing, Employee Housing and Family Day Care Homes; (4) modifies the existing R-3 Zone (General Residential), R-6 Zone (Residential Incentive), R-7 Zone (Highest Density Residential), and the MU Zone (Mixed Use); (5) adds a new section providing allowances for density bonus and other incentives, and (6) makes clarifying revisions to ensure consistency with Ordinance No. 348.

CZ No. 1900012 and the associated text amendment to Ordinance No. 348, attached hereto, is hereinafter referred to as the “Project.”

The Project, as proposed, affects and applies only to all unincorporated areas of the County of Riverside.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT the NEGATIVE DECLARATION for **CEQA ANALYSIS NO. CEQ 180084, 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,**

APPROVE Change of Zone No. 1900012 and the associated text amendment to Ordinance No. 348, attached to this staff report, that modifies Ordinance No. 348 by adding new regulations and modifying existing regulations related to housing, zoning and family day care homes in compliance with state law and the County's 2013-2021 Housing Element and its Eight Year Action Plan.

PROJECT BACKGROUND AND ANALYSIS

Background:

The Board of Supervisors approved the 2013-2021 Housing Element of the General Plan in December 2016 and a Mid-Cycle Update of the Housing Element in October 2017. Both approvals were deemed by the State Department of Housing and Community Development (HCD) to be in compliance with State housing element law (Article 10.6 of the Government Code) on April 27, 2017 and January 11, 2018, respectively. The HCD determination of compliance was based on "the County completing various zoning amendments such as amending zoning for employee housing and transitional and supportive housing and adopting a density bonus ordinance in compliance with Government Code Section 65915." The purpose of the Project is to contribute to the conditions set forth by HCD and help promote affordable and special needs housing as required by State housing element law. The amendment to Ordinance No. 348, as described below, has been prepared in furtherance of this direction by HCD when the Housing Element was certified by HCD in 2017 and 2018, and it has been further updated by legislation passed in 2018 and 2019.

The Board of Supervisors initiated an order and directed the Planning Department and County Counsel to prepare and process an amendment to Ordinance No. 348 on April 24, 2018.

In furtherance of providing additional opportunities for affordable housing, included in this amendment to Ordinance No. 348, are provisions for the construction of container housing and tiny homes, which can be built individually or in clusters and as accessory dwelling units, as well as technical amendments to certain "R" (residential) zones or the MU (Mixed-Use) zone to facilitate the construction of both single family and higher density housing.

Project Analysis:

Single Room Occupancy Units (SROs)

State law encourages jurisdictions to allow for Single Room Occupancy Units ("SROs") - a form of housing in which one or two occupants are housed in individual permanent resident rooms within a multiple tenant building. Due to the need to house lower income households, SROs would be allowed in the unincorporated areas of Riverside County. In order to appropriately regulate SROs to ensure compatibility with surrounding uses, private properties and minimize impacts associated with such uses to a community, the Project proposes to add "Article XIXn Single Room Occupancy Units" to Ordinance No. 348. The article would allow SROs in the C-1/C-P and MU Zones with a Conditional Use Permit and establish development standards for the use. Allowing SROs in these zones would maximize the potential for compatibility as SROs are typically high density residential products which can resemble extended stay hotels.

Housing Alternatives

In order to increase the availability of a greater variety of potentially affordable housing products in the unincorporated areas, the construction and installation of tiny homes (500 sq. feet or less) or the placement of shipping containers, adapted for residential, would be allowed on all lots that permit the construction of a conventional single family dwelling and accessory dwelling unit (ADU), and in a clustered manner on lots in the an R-7 or MU zones. These housing alternatives would be added as new Article XIXo in Ordinance No.348.

Tiny homes and shipping container housing can be constructed off-site or on-site. When a tiny home or a shipping container residential structure is provided in lieu of a single family dwelling or accessory dwelling unit, it would be permitted by right. In the event that these housing alternative products are constructed in a clustered manner in the R-7 or MU zone, a plot plan approval would be required.

Supportive and Transitional Housing

Two new housing types would be defined and recognized through this amendment as new Section 18.55 of Article XVIII of Ordinance No. 348.

In accordance with Section 50675.14 of the California Health and Safety Code, “supportive housing” consists of rental housing with no limit on length of stay that is occupied by persons with disabilities, homeless families, or homeless youth, in association with onsite or offsite services related to obtaining housing, improving health, or obtaining work. Supportive housing would be permitted where one family dwellings or multiple family dwellings are allowed, according to the same terms that that these latter uses are allowed. However, if supportive housing meets specific criteria, set forth in Government Code Section 65651, such use would be allowed by right where one family dwellings, multiple family dwellings, and mixed uses are allowed.

In accordance with Section 50675.2 of the California Health and Safety Code, “transitional housing” consists of rental housing provided to eligible recipients on an interim basis, not less than six months. Transitional housing would be allowed in all zone classifications where one family dwellings or multiple family dwellings are allowed, subject to the General Plan density, permitting process, and development standards applicable to that zoning classification.

Density Bonus

The Project would add Section 18.54 to Article XVIII of Ordinance No. 348 to address density bonuses to codify allowances in state law. A density bonus is proposed to be defined as an “increase over the maximum allowable residential density set forth in the Riverside County General Plan land use designation for a Housing Development...,” typically to enable the construction of affordable housing. The bonus could be applied to any project of five or more dwelling units. The allowable bonuses are as specified in State law and would be calculated above the maximum General Plan density on a site. Applicants meeting the requirements for the density bonus may also request incentives, such as modifications to site development standards and architectural design requirements, if such modifications would result in identifiable enumerated cost reductions that would increase housing affordability or if the development standard has the effect of physically precluding the construction of the affordable housing development. The applicant may also request a reduction in parking ratios to the minimum set by State law. An additional bonus or incentive is available if the applicant includes a child care facility as part of the project.

The density bonus or other incentives are usually requested to reduce development costs in order to provide affordable housing pursuant to formulaic considerations provided in Government Code Section 65915 et seq. Additionally, in order to ensure long term affordability for rental or for-sale products, long term affordability would be deed restricted and with residents being income qualified for subsequent rentals or sales.

Employee Housing

New state law recognizes the need to provide adequate and safe employee housing, particularly in agricultural communities. Pursuant thereto, this amendment to Ordinance No. 348 would add a definition of "Employee Housing" (new Section 21.32c of Article XXI) as including "housing accommodations provided by an employer for five or more employees that are maintained or connected with any work or place where work is performed" and "housing accommodations or property located in a rural area provided by someone other than an agricultural employer for five or more agricultural employees that are not maintained or connected with work or workplace." The "housing accommodations" may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, and maintenance of way car, mobilehome, manufactured home, recreational vehicle, travel trailer, or other accommodations maintained in one or more buildings or one or more sites." The location of employee housing is generally in the more intense agricultural zones where agriculture is typically a commercial activity. Allowances for employee housing is also extended to zones which allow larger industrial activity. Smaller employee housing approval is typically permitted through staff review with the Planning Commission involved if there are outstanding issues remaining after staff review. Larger employee housing is processed through discretionary review as required by the underlying zone.

General Residential (R-3) and Planned Residential (R-6) Zoning

To further promote affordable housing opportunities, the Project proposes refinements to the existing R-3 and R-6 Zone classifications. A plot plan approval for a one-family dwelling would no longer be required with the one family dwelling considered a "by-right" use. Development standards for the R-6 Zone regarding minimum lot areas for single family detached developments would be reduced to 3,000 square feet from the existing 5,000 square feet for greater flexibility in the development of affordable housing.

Highest Density Residential (R-7) and Mixed Use (MU) Zoning

The Project proposes refinements to the existing MU and R-7 Zones that clearly define the purpose and intent of the MU and R-7 Zones, further specifies uses permitted within the MU and R-7 Zones, and further clarifies development standards. The purpose of the MU Zone is to promote a mix of land uses and facilitate development of areas that offer a combination of housing, employment, and commercial opportunities, which encourages "active transportation" such as walking, biking, use of transit, in addition to traditional vehicular modes of transportation. The intent of the MU Zone is to implement the Mixed-Use Area (MUA) land use designation of the General Plan. The purpose of the R-7 Zone is to establish a residential zone that allows the highest residential densities in the unincorporated areas of the County. Additionally, the R-7 Zone allows for a density range to match the Highest Density Residential (HHDR) land use designation of the General Plan. Both zones will also allow one family dwellings by right on an existing legal lots.

Family Day Care Homes

Pursuant to recent state law enactments, the Project proposes refinements to the existing section of Family Day Care Homes to allow both small family day care homes and large family day care homes, with the latter allowing up to 14 children, including children under 10 years of age in a lawfully occupied detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling as a use by right without requiring any approval permit. The intent of the state law is to increase allowances for such licensed facilities to make daycare opportunities more available, cost less, and easier to establish.

Airport Land Use Commission

Change of Zone No. 1900012 amending the Land Use Ordinance was reviewed by the Riverside County Airport Land Use Commission (ALUC) on July 11, 2019. ALUC determined that the project was consistent with Airport Land Use Compatibility Plans provided that employee housing in Airport Influence Areas are referred to ALUC staff for statements as to consistency or inconsistency with applicable compatibility plans prior to acceptance of building plans.

Subsequent to the ALUC action on July 11, 2019, staff did not pursue the approval of the project, pending further changes to the Project. Those changes, including a proposal to allow tiny homes and container housing in the unincorporated area along with changes to the R-3 and R-6 zones were not previously reviewed by ALUC. Therefore, ALUC staff determined that a second review by ALUC for land use compatibility plan consistency was necessary. Such review was conducted at an ALUC public hearing held on September 10, 2020. The Commission unanimously found that the ordinance amendments were consistent with the 2004 Riverside County Airport Land Use Compatibility Plan and all other Compatibility Plans applicable to the unincorporated area provided that proposals for employee housing and supportive housing in Airport Influence areas are referred to ALUC staff for statements as to consistency or inconsistency with applicable Compatibility Plans prior to acceptance of building permits. Changes have been made to the building permit application form to ensure that this additional level of review by ALUC staff occurs for use by right applications.

Assembly Bill 52

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a CEQA project compliance document, pursuant to Assembly Bill (AB) 52. AB 52 compliant letters were sent to all Tribes in Riverside County on January 28, 2019. AB 52 consultation was required, since an IS/ND was prepared for the Project. In response to the letters sent, one (1) Native American Tribe requested consultation (the Soboba Band of Luiseno Indians). However, consultation between the aforementioned tribe was not held because the project was delayed. As a result, a new round of AB 52 consultation letters were sent to the Native American Tribes on July 9, 2020 with a request for consultation due by August 14, 2020. No request for consultation were received by the due date of August 14, 2020. The Soboba Band of Luiseno Indians did not renew its request for consultation in response to the second letter likely because with the additional information contained in the second letter, this Native American Tribe understood that its interests would not be affected by the Land Use Ordinance Amendment.

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. A Notice of Intent to Adopt an ND was prepared, and the documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 and Executive Order No. N-54-20, which allowed for unique noticing options during the current situation (see compliance information below). While the IS/ND identifies potentially significant impacts relating to transportation, mitigation measures have been incorporated into the Project to reduce those impacts to a level of less than significant. Accordingly, the Project as proposed will not result in any potentially significant environmental impacts.

Posting/Availability of IS/ND and the amendment to Ordinance No. 348

- IS/ND and ordinance amendment was posted on the Planning Department's public website and noticed on the County's Twitter account on November 16, 2020.
- Planning Commission Public Hearing Notice / CEQA Notice of Intent to recommend adoption of the IS/ND as described below.
- Notice of Intent was filed with the County Clerk/Recorder.
- SCH #2020110251 -- IS/ND circulated for public review and comment from November 16, 2020 through December 16, 2020.

OUTREACH AND NOTIFICATION

The Project was noticed in the Press Enterprise on November 16, 2020 and the in Desert Sun on December 15, 2020, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348. The project is scheduled to be presented to the Planning Commission on December 16, 2020 as a public hearing item on the Agenda. If comments are received after the release of this report to the Planning Commission, Advance Planning staff will update the Commission at the Public Hearing. Otherwise, comments and responses will be included with this staff report packet.

Any member of the public is welcome to provide comments or concerns during the Planning Commission public hearing.

FINDINGS AND CONCLUSIONS

1. The County's 2013-2021 Housing Element was approved by HCD contingent on the County establishing ordinances for density bonuses, single room occupancy units, transitional housing, supportive housing, and employee housing.
2. The County's Housing Element was part of a comprehensive update to the General Plan which was completed in 2015 and 2016. The Housing Element covers an 8 year cycle between 2013 and 2021. Its goals, policies, and actions are contained in Housing Element Eight Year Action Plan. The requirement for density bonus allowances single room occupancies, employee housing, supportive housing, and transitional housing emanated from the Eight Year Action Plan.

- a. Policy 1.1 encourages housing developers to produce affordable housing by providing incentives in order to reduce housing production costs. Adding density bonus provisions to Ordinance No. 348, as required by Action 1.1g. provides multiple incentives which can reduce housing costs, thereby making housing more affordable. Therefore, the density bonus provisions are consistent with Housing Element Policy 1.1.
- b. Policy 1.3 commits the County to provide assistance in development of new farm worker housing. Associated Action 1.3b broadens the land use districts where such housing is permitted and concurrently broadens the definition to include all employee housing. Employee housing amendments to Ordinance No. 348, facilitate locating small and large employee housing in agricultural land use classifications and reduces or eliminates discretionary processing requirements, thereby providing further opportunities for locating employee housing where needed, consistent with Policy 1.3.
- c. Policy 1.5 commits the County to assist in the development of supportive and transitional housing with Action 1.5c. requiring the placement of supportive and transitional housing to be no more complicated than other residential uses. Amendments to Ordinance No. 348 allow supportive housing by right in zoning classifications where single family and multifamily units are allowed. Further, supportive housing is also allowed by right in mixed use zoning classifications if certain state law findings can be made. Transitional housing is allowed wherever single family and multifamily uses are allowed according to the process that allows these latter uses. By expanding allowed for supportive housing and transitional housing, the amendments to Ordinance No. 348 are consistent with Policy 1.5.
- d. Policy 3.5 commits the County to expanding the availability of affordable housing. Associated Action 3.5b. requests that the County consider converting older hotels to single room occupancy units (SRO), among other types of potentially affordable housing. While there have been no requests for such conversion, nevertheless Ordinance No. 348 is proposed to include a new SRO provision. SRO units are self-contained small efficiencies for single or double occupancy which support lower cost rents thereby providing affordable units consistent with Policy 3.5.
- e. Policy 1.1 and Policy 3.5 focus on establishing parameters for the production of affordable housing. In addition to facilitating affordable housing as discussed in subsections a. through e., as discussed above, Ordinance No. 348 is proposed to include requirements for building tiny homes and container housing. Because the raw materials associated with construction of such housing and the high density being allowed, including being built as accessory dwelling units, tiny homes and container housing can typically be built for less than traditional single family or multifamily housing making them more affordable to the owner or tenant. Therefore, construction of tiny homes and container housing is consistent with Policy 1.1 and Policy 3.5.
- f. The most substantive change to the R-3 and R-6 zoning classifications in Ordinance No.348 is the allowance for single family homes to be built by right primarily on legal lots and with respect to the R-6 zoning classification to reduce the minimum lot size to 3000 square feet with the idea that smaller lower cost lots would reduce the cost of housing, thereby making housing more affordable. With respect to the R-7 and MU zoning classifications, requirements were clarified with minor adjustments to development requirements, particularly pertaining to multiple family housing.

According to state law, Ordinance No. 348 must be consistent with the General Plan. The changes above are to existing zoning classifications of Ordinance No.348. But, none of the changes discussed create an inconsistency between the General Plan and Ordinance No.348. Therefore, the latter ordinance remains consistent with the General Plan because no inconsistencies are created by changes to the above zoning classifications.

3. The Government Code allows the County to establish regulations by ordinance for the development of Single Room Occupancy Units (Section 65583(c)(1), and allowances for a Density Bonus (Sections 65915-65918). The Health and Safety Code addresses local ordinance needs for Employee Housing (Section 17008), Supportive Housing (Section 50675.14), Transitional Housing (Section 50675.2), and Family Day Care Homes (1597.30 – 1597.622), within the unincorporated area of Riverside County.
4. Ordinance No. 348 may be amended pursuant to its Article XX. Pursuant to Article XX, the text amendment to Ordinance No. 348 establishes or amends requirements and development standards for allowing Single Room Occupancy units (SRO's), Tiny Homes and Container Housing, Supportive and Transitional Housing, Density Bonus, Employee Housing, changes to the R-7, MU, R-3 and R-6 Zone Classifications, and Family Day Care Homes.
5. The clarifying text changes to the Land Use Ordinance as part of the Project will assure internal consistency within Ordinance No. 348.

CONCLUSIONS:

Based on the above, the Project is in conformance with the Riverside County General Plan; is consistent with the zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348; protects the public's health, safety, and general welfare; and, pursuant to the IS/ND prepared for the project, it will not have a significant effect on the environment.

REPORT:

Prepared by Peter Hersh
Reviewed by Robert Flores
Reviewed by Shellie Clack and Aaron Gettis
Approved by John Hildebrand

ATTACHMENTS:

Attachment A: Initial Study/Negative Declaration and Appendix 1, Draft Amendment to Ordinance No. 348 (for CZ No. 190012)

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 190036

Project Case Type (s) and Number(s): CZ 1900012

Lead Agency Name: Riverside County Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside CA, 92503

Contact Person: Peter Hersh (Project Planner)

Telephone Number: (951) 955-1195

Applicant's Name: Riverside County Planning Department

Applicant's Address: 4080 Lemon St. 12th Floor, Riverside CA 92507

I. PROJECT INFORMATION

Project Description:

CZ 1900012 ("Project") Project proposes to make focused housing-related updates to Riverside County Ordinance No. 348 (the Land Use Ordinance). The update to the Land Use Ordinance would consist of the addition of a new article and section to the Land Use Ordinance, as well as the refinement of existing sections and articles of the ordinance. The proposed new article includes regulations that address Single-Room Occupancy Units (SROs) and the proposed new sections of the Ordinance addresses Density Bonuses, Supportive, Transitional, and Employee Housing, Tiny Homes, Container Homes, and Family Day Care Homes. The proposed modifications to existing sections and articles include refinements to the Mixed Use (MU) Zone (Article IXf), General Residential (R-3) Zone, Residential Incentive (R-6) Zone, and the Highest Density Residential (R-7) Zone (Article VIIIg) classifications. Additionally, refinements have been made to Article XXI ("Definitions") to include "supportive housing" and "transitional housing," as defined in Government Code Section 65582, under the definitions of "Dwelling, One Family" and "Dwelling, Multiple Family." By adding supportive/transitional housing to the definition of dwelling units, they would be allowed wherever such dwelling units are allowed.

The revisions to the Land Use Ordinance are being undertaken to implement the County of Riverside Housing Element programs and changes to state law requirements.

Project Background:

In 2016, the County of Riverside adopted a 2013-2021 General Plan Housing Element (Housing Element). As a component of the Housing Element a number of policies and programs were developed to implement the Housing Element. These implementation actions were carried forward by the Mid-Cycle Update approved in Fall 2017. These implementation actions include the following:

- **Single- Room Occupancy Units**

Action 3.5b: Assist with available housing for extremely low and lower income households by:
(1) Process an amendment to Ordinance No. 348 (Land Use Ordinance) to define SROs and

allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit. Additionally, supportive housing meeting specific criteria listed in Government Code Section 65651 would be allowed by right and can also be built in the mixed use zone.

- **Supportive and Transitional Housing**

Action 3.5b: The County would allow Supportive and Transitional Housing in all zone classifications where one family or multiple family dwellings are allowed, and shall be subject to the permit process and development standards which governs the category in which the supportive or transitional housing falls.

- **Employee Housing:**

Action 1.3 e: The County would amend the Zoning Ordinance, to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing would not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. The permitted occupancy for employee housing in an agricultural zone would include agricultural employees who do not work on the property where the employee housing is located.

- **Family Day Care Homes:**

Action 4.1b: The County would amend Section 18.29a of the Land Use Ordinance to include Family Day Care Homes, pursuant to the California Child Day Care Facilities Act (Chapters 3.4, 3.5 and 3.6) of the Health and Safety Code. The use of a lawfully occupied dwelling unit in the form of a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling as a small family day care home for up to eight (8) children, or a large family day care home for up to fourteen (14) children, including children under ten (10) years of age who reside at the home, would be a permitted use in all zones where such dwelling unit types are permitted, and would not require any permit pursuant to the Land Use Ordinance.

- **Density Bonus:**

Action 1.1g: "Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law."

Additionally, the Land Use Ordinance has been modified with respect to the following areas:

- **Revisions to the R-3 and R-6 Zones**

The proposed updates to these zones have been developed to allow one family dwellings within the R-3 zone and allow one family dwellings, including mobilehomes on permanent foundations, in the R-6 zone. Minor revisions have also been made to the text of the R-3 and R-6 zone descriptions.

- **Revisions to the R-7 and MU Zones**

The R-7 and MU zones were created with the adoption of the 2013-2021 Housing Element. The proposed updates to these zones have been developed to clarify the uses and development standards for these zones, as well as to make minor revisions to the text of the zone descriptions.

- **Housing Alternatives Ordinance:**

Action 1.7a: Continue to provide for greater flexibility in the design of single-family development to allow for varying lot sizes and development standards than normally required in residential districts.

II. PROJECT DESCRIPTION

In response to the summaries noted above, the County is undertaking a number of modifications to the County Land Use Ordinance. This includes a number of new ordinances, as well as modifications to existing ordinances within the County Land Use Ordinance. The proposed update to the Land Use Ordinance includes two types of modifications, the inclusion of new articles and sections into the Land Use Ordinance, as well as modifications to existing articles, sections, and zones. As outlined previously, the articles and sections developed for inclusion into the Land Use Ordinance include a SROs Article, Density Bonus Section, and Supportive and Transitional Housing Section. Section 19.11 would include new standards, specifically, for Tiny Homes, and Container Housing. Additionally, changes to Section 18.29a would amend current Family Day Care Homes standards. Lastly, refinement to the articles addressing the MU, R-3, R-6, and R-7 Zones would be incorporated.

New Articles/Sections Proposed for Inclusion into the Land Use Ordinance

Proposed Single-Room Occupancy (SROs) Units Article

In order to address state provisions (Government Code Section 65583(c)(2)), the purpose of the new SROs Article is to allow for the development of SROs, while providing regulations for SROs to ensure compatibility with surrounding uses and properties and minimize impacts associated with such uses. SROs are a housing type in which one or two people are housed in individual permanent resident rooms within a multiple tenant building. The SRO Article would permit this housing type in General Commercial (C-1/ C-P) and MU zones subject to approval of a Conditional Use Permit (CUP).

SROs developed in these zones would be required to meet the development standards of the respective zone, as well as additional standards outlined in the proposed SROs Article. The proposed SROs Article incorporates a number of development standards including:

- A minimum separation of 300-feet between SRO units to avoid over-concentration;
- Compatibility with existing development and consistency with County Design Guidelines;
- Inclusion of Bicycle Parking and Storage; as well as communal space;
- Unit minimum requirements for laundry, kitchen, and bathroom facilities;
- Management plan and full-time on-site manager requirements;
- Income restrictions for units;
- Annual review of Management Plan; and,
- Handicap Access for units consistent with State Law.

In addition to the requirements included in the SROs Article, as listed above, SROs would be subject to the site location, operation, and development standards included in the General Commercial Zone (Article IX) or Mixed Use Zone (Article IXf). Additional conditions may be required on a project level basis dependent on the conditions required under the Conditions of Approval developed by County Planning Staff and the Riverside County Planning Commission.

Proposed Density Bonus Section

In order to address state provisions (Government Code Sections 65915 through 65918), the purpose of the new Density Bonus Section is to incentivize the production of housing, particularly for very low income and low income households, and senior households. The Density Bonus Section allows for the

development of residential units within a housing development beyond what would be allowed by General Plan residential densities, given that units are made available for very low income, low income, senior, or other special needs households.

The Density Bonus Section defines a Density Bonus as a process which allows for an increase in the density within a Housing Development by a percentage established by State density bonus law. The intent of the Density Bonus is to offer economic incentives in return for guarantees that affordable housing would be preserved for qualifying households. State law allows for the following concessions or incentives: reduction in site development standards or modification of zoning code requirements including reduced lot sizes and setbacks, and others proposed by the applicant which the County finds would result in actual cost reductions.

Incentives pursuant to State density bonus law would not be granted unless a Housing Development provides a combination of affordable housing units as defined respectively in Government Code Sections 65915(b)(1)(B), 65915(b)(1)(A) and 65915(b)(1)(D), thereby constituting a Housing Development's inclusionary housing dwelling units.

In addition to identifying basic implementation procedures, development standards, and development incentives, the Density Bonus Section establishes and defines the Planning Department's application requirements and review process, as well as execution and recordation procedures for the density bonus housing agreement providing long long-term affordability for qualifying households. Any future development that utilizes the Density Bonus provisions noted above would be required to undergo a project level California Environmental Quality Act (CEQA) analysis except in instances where residential development is permitted by right.

Proposed Supportive and Transitional Housing Section

The Supportive and Transitional Housing section would allow supportive housing in all zone classifications where one family dwellings or multiple family dwellings are allowed, subject to General Plan density requirements, the development standards provided in the zone classification, and the zoning permit process for the permit category in which supportive housing falls. Supportive housing meeting the requirements set forth in Government Code Section 65651 would be allowed by-right (e.g., would not require a discretionary review) in all zone classifications where multiple family and mixed uses are allowed, subject to General Plan density requirements.

Transitional housing would be allowed in all zone classifications where one family or multiple family dwellings are allowed, subject to General Plan density requirements, the development standards provided in the zone classification, and the zoning permit process which governs the category in which the transitional housing falls.

Proposed Employee Housing Section

As currently drafted, the Land Use Ordinance allows for farm labor camps in agricultural zoning classifications subject to discretionary review. Due to new State law requirements, Employee Housing would be allowed in agricultural zones in two forms, small scale and larger scale. The County defined small-scale Employee Housing as consisting of no more than 36 beds in group quarters of 12 units or spaces designed for use by single family or household. The County defines larger scale Employee Housing as consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use by single family or household. The larger scale employee housing designation would replace the existing "farm labor camp" designation currently in the Land Use Ordinance. The revised Employee Housing section allows for small scale employee housing in the agricultural zones by-right (e.g., would not require a discretionary review) except to allow for a review of staff determination as needed pursuant

to Health and Safety Code Section 17021.8, while larger scale employee housing would require a discretionary review.

Future employee housing development would be required to undergo a project level CEQA analysis with the exception of small employee housing, as defined above, which does allow development by-right without a project level CEQA analysis. While small employee housing developments would be allowed in the Agriculture zone by-right, these developments would be required to meet County building standards.

Further, to account for any potential employee housing developments located in Riverside County Airport Land Use Commission (ALUC) compatibility zones, the amended building permit application form would identify:

- Whether a project is being proposed as employee housing pursuant to Ordinance No. 348 as revised, and
- Whether the site is located in an Airport Influence Area.

If the answer to both is “yes,” the proponent would be referred to ALUC staff for a determination regarding the project’s consistency with the applicable Compatibility Plan. If not consistent, the proponent would be notified before officially submitting an application or paying any associated fees. This process would be limited to proposed employee housing developments.

Proposed Tiny Homes Section

To increase the variety and supply of housing products permitted in the unincorporated area and thereby potentially increase housing affordability, the Tiny Homes Section would incentivize housing production by allowing for a smaller housing product while at the same time considering the preservation of property values, and protecting the public health, safety and welfare.

It is the intent of the Board of Supervisors to allow for the construction and installation of tiny homes in order to increase the variety and supply of housing products permitted in the unincorporated area and thereby potentially increase housing affordability by allowing for a smaller housing product while at the same time considering the preservation of property values, and protecting the public health, safety and welfare. A tiny home is a detached structure built and designed to resemble a single family home with analogous architectural features which cannot exceed 500 square feet in size (excluding patios, porches, garages, and similar structures), with a first floor living space of at least 150 square feet for split level structures, for permanent year round occupancy by one household with functional areas that support normal daily routines including cooking, sleeping and sanitation. A tiny home would be installed on a concrete slab foundation on any lot in the unincorporated area of the County of Riverside within the affected zone.

Housing units would be prohibited in locations where a development moratorium is imposed by the County or another public agency with authority to impose such a development moratorium due to a deficient water supply or inadequate sewer/septic capacity.

Proposed Container Homes Section

In order to increase the variety and supply of housing products permitted in the unincorporated area and thereby potentially increase housing affordability, the purpose of the Container Homes Section is to incentivize housing production by allowing for a smaller housing product while at the same time considering the preservation of property values, and protecting the public health, safety and welfare.

It is the intent of the Board of Supervisors to allow for the construction and installation of container homes in order to increase the variety and supply of housing products permitted in the unincorporated

area and thereby potentially increase housing affordability by allowing for a smaller housing product while at the same time considering the preservation of property values, and protecting the public health, safety and welfare. A shipping container residential structure is a dwelling made from a steel shipping container. The shipping container residential structure is adapted from either a 20 foot by 8 foot or 40 foot by 8 foot container with a height of either 8.5 feet or 9.5 feet for permanent year round occupancy by one household with functional areas that support normal daily routines including cooking, sleeping and sanitation. A shipping container residential structure can consist of multiple shipping containers, but cannot exceed 1200 square feet in size (excluding patios, porches, garages, and similar structures) and is for permanent year round occupancy by one household with functional areas that support normal daily routines including cooking, sleeping and sanitation. A shipping container residential structure is limited to either a pier foundation, concrete slab foundation, or a piling/platform foundation on any lot in the unincorporated area of the County of Riverside within the affected zone.

Housing units would be prohibited in locations where a development moratorium is imposed by the County or another public agency with authority to impose such a development moratorium due to a deficient water supply or inadequate sewer/septic capacity.

Before a shipping container is considered for adaptation for use as a residential structure, certification must be provided to document its construction pursuant to ISO standards, documentation in the form of a manifest or other form that the container was new or single use, and documentation that its use as a residential structure is not compromised in any way including but not limited to because of physical or structural integrity, use of hazardous material for coating or fumigating, or having been used to transport hazardous material. Determinations by the Department of Environmental Health and the Fire Department regarding these criteria are absolute.

Proposed Revisions to Existing Articles and Sections in the Land Use Ordinance

Proposed Family Day Care Homes Section

Pursuant to the California Child Day Care Facilities Act (Chapters 3.4, 3.5 and 3.6) of the Health and Safety Code, the California Legislature has declared that it is the public policy of the State of California to locate family day care homes for children in normal residential surroundings so as to give children a home environment which is conducive to healthy and safe development. It is the declared public policy of the State to provide children the same environment as would be found in a dwelling unit.

The Project proposes that the use of a lawfully occupied dwelling unit in the form of a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling as a small family day care home for up to eight (8) children, or a large family day care home for up to fourteen (14) children, including children under ten (10) years of age who reside at the home, would be a permitted use in all zones where such dwelling unit types are permitted, and would not require any permit pursuant to the Land Use Ordinance.

Revisions to the R-3 and R-6 Zones

The Project proposes revisions to the R-3 and R-6 zones to allow one family dwellings within the R-3 zone and allow one family dwellings, including mobilehomes on permanent foundations, in the R-6 zone. Minor revisions have also been made to the text of the R-3 and R-6 zone descriptions.

Proposed Revisions to the Mixed Use (MU) and Highest Density Residential (R-7) Zones

The Project proposes refinements to the existing MU and R-7 Zones to clearly define the purpose and intent of the MU and R-7 Zones, further specify uses permitted within the MU and R-7 Zones and clarify

development standards in the MU and R-7 Zones . The purpose of the MU Zone is to promote a mix of land uses and facilitate development of areas that offer a combination of housing, employment, and commercial opportunities, which encourages “active transportation” such as walking, biking, use of transit, in addition to traditional vehicular modes of transportation. The intent of the MU Zone is to implement the Mixed-Use Area (MUA) land use designation of the General Plan. The purpose of the R-7 Zone is to establish a residential zone that allows the highest residential densities in the unincorporated areas of the County. Additionally, the R-7 Zone allows for a density range to match the Highest Density Residential (HHDR) land use designation of the General Plan. The MU and R-7 Zones are intended to assist the County in accommodating its required share of the Regional Housing Needs Assessment (RHNA) allocation pursuant to the Housing Element.

Other Revisions

In addition to the items noted above, the proposed Project includes definitions related to the Project components. The full text of the revised Land Use Ordinance is included as Appendix 1, Proposed Ordinance Revisions, of this document.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: The proposed revisions to Ordinance No. 348 would affect all unincorporated portions of the County (approximately 4.1 Million acres).

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor’s Parcel No(s): Various.

D. Street References: Various.

E. Section, Township & Range Description or reference/attach a Legal Description: N/A

F. Brief description of the existing environmental setting of the project site and its surroundings: Riverside County encompasses 7,295 square miles that stretch across 200 miles of California, from the eastern edge of the Los Angeles metropolitan basin to the Colorado River. The County is bounded by San Bernardino County to the north, the State of Arizona to the east, San Diego and Imperial Counties to the south, and Orange County to the west. Riverside County is one of the most diverse counties in the State, and supports well-established urban, suburban, and rural communities. It also includes an extensive array of agricultural lands, lands devoted to mineral resources extraction, and recreational areas. The western portion of the County contains most of the County’s non-desert and urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond the Coachella Valley is the northern half of the Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the County’s desert regions. The revisions to the Land Use Ordinance would apply to the entire unincorporated areas of the County of Riverside which are primarily rural and agricultural with a limited number of suburban communities.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/policies:

1. **Land Use:** The proposed revisions to the Land Use Ordinance would not amend or introduce any new land uses into the Planning Area. Changes would not be made to the text of the General Plan or any of the County's 19 Area Plans.
 2. **Circulation:** The proposed revisions to the Land Use Ordinance would not involve any changes to the existing General Plan circulation network.
 3. **Multipurpose Open Space:** The proposed revisions to the Land Use Ordinance are consistent with the policies included in the General Plan Multipurpose Open Space Element. The proposed revisions to the Land Use Ordinance would not prevent compliance with the Multi-Species Habitat Conservation Plan (MSHCP).
 4. **Safety:** The proposed revisions to the Land Use Ordinance are consistent with the policies included in the General Plan Safety Element. The proposed revisions to the Land Use Ordinance do not propose any land use changes that would introduce new development or intensify a use that was not already considered as part of Certified EIR No. 521.
 5. **Noise:** The proposed revisions to the Land Use Ordinance are consistent with the policies included in the General Plan Noise Element. The proposed revisions to the Land Use Ordinance would not change development standards that regulate and mitigate potential noise impacts. Further, the proposed revisions to the Land Use Ordinance would not encourage new noise sources that were not already considered as part of Certified EIR No. 521.
 6. **Housing:** The proposed revisions to the Land Use Ordinance do not propose the addition or removal of housing units within the County. The proposed revisions to the Land Use Ordinance would not introduce a new use or increase density beyond those considered as part of Certified EIR No. 521. The proposed revisions to the Land Use Ordinance are intended to implement certain components of the action plan contained within the County's Housing Element.
 7. **Air Quality:** The proposed revisions to the Land Use Ordinance is consistent with the policies included in the General Plan Air Quality Element. The proposed revisions to the Land Use Ordinance would not introduce new uses or increase intensity of a use beyond those considered as part of Certified EIR No. 521.
 8. **Healthy Communities:** The proposed revisions to the Land Use Ordinance are consistent with the policies included in the General Plan Healthy Communities Element.
- B. General Plan Area Plan(s):** The proposed revisions to the Land Use Ordinance would apply within all 19 Area Plans of the General Plan.
- C. Foundation Component(s):** The proposed revisions to the Land Use Ordinance do not propose to change the Foundation Component of any site.
- D. Land Use Designation(s):** The proposed revisions to the Land Use Ordinance would not alter or create new Land Use designations.
- E. Overlay(s), if any:** The proposed revisions to the Land Use Ordinance would apply within all Overlays areas.
- F. Policy Area(s), if any:** The proposed revisions to the Land Use Ordinance would apply within all Policy Areas.

G. Adjacent and Surrounding:

- 1. **General Plan Area Plan(s):** N/A
- 2. **Foundation Component(s):** N/A
- 3. **Land Use Designation(s):** N/A
- 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: Various.

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Various.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

V. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project (Land Use Ordinance No. 348 amendments) **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.
- I find that although the proposed project could have a significant effect on the environment, there would 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** would 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 would not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project would 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 would 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 would 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 would 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 would have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined would 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.

John Hildebrand
Signature

11/16/20
Date

John Hildebrand
Printed Name

For: John Hildebrand
TLMA Deputy Director – Interim
Planning Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with 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 the proposed amendments to Land Use Ordinance No.348. 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, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

Impact Analysis Methodology

In order to develop a succinct analysis and avoid repetition within the environmental document, the Land Use Ordinance amendments that would result in similar impacts were grouped together for each impact threshold. Generally, the new uses allowed and refinements to existing sections of the Land Use Ordinance (SROs Article, Density Bonus Section, Supportive, Transitional, and Employee Housing, Tiny Homes, and Container Homes Section, and the revisions to the MU, R-3, R-6, and R-7 Zones, as well as the changes to the current Family Day Care Homes standards) were grouped and analyzed together due to similar impact types. In instances where specific project components require individual analysis, subheadings have been included to assist the reader in understanding which components are being discussed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, 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;” Ordinance No. 460, *Regulating the Division of Land*; Ordinance No. 461, *Road Improvement Standards and Specifications*; Riverside County Design Guidelines; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Have a substantial effect upon a scenic highway corridor within which it is located?

The County of Riverside has a limited number of officially designated scenic highways, including Highway 74, Highway 243, and a portion Highway 62. The County also has a limited number of State Eligible (but not officially designated scenic highways), including Interstate 15, Highway 111, a portion of Highway 62, and small portions of State Route 91 and State Route 71.

The County has a number of existing ordinances and General Plan policies that specifically address potential impacts to scenic highways. Ordinance No. 460, regulates the division of land for unincorporated Riverside County and promotes the preservation of visual resources by requiring that subdivisions comply with “Street Tree” provisions as well as installation requirements for electrical and communication facilities, specifically when located next to scenic highways. Ordinance No. 461, requires that rights-of-way be kept clear for the travelling public. General Plan Policy LU 14.3 would ensure the design and appearance of new development within designated or eligible State and County scenic highway corridors is compatible with the surrounding scenic setting or environment. Policy LU 14.4 would ensure a 50-foot setback is maintained from the edge of right-of-way for new development adjacent to designated and eligible State and County scenic highways. Policy OS 22.1 would ensure development within scenic highway corridors balances the objectives of maintaining scenic resources via compatible land uses, while Policy OS 22.4 would impose conditions on development within scenic highway corridors requiring the dedication of scenic easements consistent with the Scenic Highways Plan when it is necessary to preserve unique or special visual features.

The proposed revisions to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the revised Land Use Ordinance would occur in areas where development is already anticipated. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. If it is determined that future development has the potential to impact scenic highway corridors, impacts would be evaluated at the project level through the CEQA and project entitlement process, at which time mitigation measures and/or conditions of approval would be identified as required.

Compliance with existing County of Riverside ordinances and General Plan policies, future development that may result from proposed revisions to the Land Use Ordinance would result in less than significant impacts to scenic highway corridors.

Determination: As determined in the analysis above, the revisions to the Land Use Ordinance would result in less than significant impacts to scenic highway corridors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

Scenic resources include areas that are visible to the general public and considered visually attractive, such as hillsides and ridges that rise above urban or rural areas or highways, or places accessible to the general public that provide a view of the countryside. Riverside County contains many scenic resources, such as the Santa Rosa National Monument.

The County has a number of existing ordinances and General Plan policies that specifically address potential impacts to scenic resources. Policy OS 21.1 calls for the County to identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. Ordinance No. 460 regulates the division of land for unincorporated Riverside County and promotes the preservation of visual resources around natural scenic and historic sites, recreation areas, wildlife refuges, national and state monuments or other unique natural resources. Policy LU 9.1 provides for the permanent preservation of open space lands that contain scenic value. Additionally, potential impacts to scenic resources would also be less than significant through compliance with existing General Plan policies, including Policy OS 9.3 and Policy OS 9.4, which call for the conservation of trees and native vegetation to protect visual resources within Riverside County from the effects of future development.

The proposed revisions to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to impact scenic resources and vistas, impacts would be evaluated at the project level through the CEQA and project entitlement process, at which time mitigation measures and/or conditions of approval would be identified as required.

Upon compliance with existing County of Riverside ordinances and General Plan policies, future development that may result from the administrative changes to the Land Use Ordinance would result in less than significant impacts to scenic resources.

Determination: As determined in the analysis above, the revisions to the Land Use Ordinance would result in less than significant impacts to scenic resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

A scenic vista is a view of an area that is visually and aesthetically pleasing and is generally associated with rural open spaces. The proposed revisions to the Land Use Ordinance are generally related to areas where there is existing development, or where development is already anticipated by the General Plan and Land Use Ordinance.

The County has a number of existing ordinances and General Plan policies that specifically address potential impacts to scenic resources. General Plan Policies including Policy OS 9.3 and Policy OS 9.4, which call for the conservation of trees and native vegetation to protect visual resources within Riverside County from the effects of future development.

The proposed revisions to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to impact public views, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Upon compliance with existing County of Riverside ordinances and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to the scenic quality of public views.

Determination: As determined in the analysis above, the revisions to the Land Use Ordinance would result in less than significant impacts to the scenic quality of public views.

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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AESTHETICS Would the project:

2. Mt. Palomar Observatory

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source(s) Ordinance No. 655, *Regulating Light Pollution*; Riverside County Design Guidelines; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

The Mt. Palomar Observatory is located in northern San Diego County, immediately south Riverside County. Light pollution in the vicinity of the observatory can reduce the effectiveness of the facility. To protect the operation of the observatory, Riverside County Ordinance No. 655 has been adopted to help mitigate the effects of light and glare surrounding Mt. Palomar.

The revisions to the Land Use Ordinance would not involve revisions to Ordinance No. 655, and all future development occurring within Lighting Policy Area Zone A and Zone B would be subject to the light pollution controls enforced through Ordinance No. 655. Any impacts to the nighttime use of the Mt. Palomar Observatory would be less than significant through compliance with existing regulations and processing procedures, such as the Riverside County Design Guidelines, as well as General Plan Policy LU 4.1, which provides mitigation for potential impacts associated with the Mt. Palomar Observatory.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to impact nighttime use of the Mt. Palomar Observatory, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Following compliance with existing Ordinance No. 655, the Riverside County Design Guidelines, and General Plan policies, future implementing projects under the revised Land Use Ordinance would result in less than significant impacts related to nighttime use of the Mt. Palomar Observatory.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to nighttime use of the Mt. Palomar Observatory.

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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AESTHETICS Would the project:

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): Ordinance No. 915, *Regulating Outdoor Lighting*; Ordinance No. 461, *Road Improvement Standards and Specifications*; Ordinance No. 655, *Regulating Light Pollution*; Riverside County Design Guidelines; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

The presence of artificial light or new sources of glare can have a significant impact on the aesthetics of an area during both daytime and nighttime hours. Future implementing projects under the revised Land Use Ordinance would be subject to compliance with Ordinance No. 915, which generally prohibits light trespass, Ordinance No. 461, which includes residential lighting standards, as well as lighting standards for highways, roadways, intersections and traffic signage, and Ordinance No. 655; refer to Response 2(a) above. Policy LU 4.1 requires that new developments be located and designed to visually enhance, not degrade the character of the surrounding area, including mitigation of potential lighting impacts to other properties, while policy LU 7.4 expresses the desire to maintain the integrity of existing developed and open space areas by protecting them from undue impacts, including lighting and glare impacts.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in light and glare impacts, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Any residual impacts to light or glare would be reduced through compliance with existing regulations and processing procedures, such as the Riverside County Design Guidelines, as well as General Plan policies (i.e., General Plan Policy LU 4.1), which provides mitigation for potential impacts associated with light and glare. Thus, future development that may result from implementation of the revised Land Use Ordinance would have less than significant impacts related to light and glare.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to related to light and glare.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Expose residential property to unacceptable light levels?

Refer to Response 3(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to unacceptable light levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*; Ordinance No. 509, *Establishing Agricultural Preserves*; Ordinance No. 625, *Right to Farm*; and County of Riverside Certified EIR No. 521.

Findings of Fact:

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?

As depicted on General Plan Figure OS-2, Riverside County includes 105,390 acres of Prime Farmland, 32,360 acres of Unique Farmland, 36,660 acres of Farmland of Statewide Importance, and 162,410 acres of Farmland of Local Importance.

The County implements several existing regulations and General Plan policies to prevent or reduce impacts resulting in the conversion of State-designated farmlands to non-agricultural use. Ordinance No. 509 would protect agricultural uses from incompatible uses by limiting what types of development and uses may occur within an agricultural preserve. Ordinance No. 625, protects existing agricultural uses from nuisance complaints often generated by encroaching non-agricultural uses. A number of General Plan policies specifically address development in agricultural areas including Policy OS 7.1, which encourages the maintenance of updated agricultural resource maps to reflect current conditions, Policy OS 7.3, which encourages conservation of productive agricultural lands, and Policy OS 7.5, which encourages agricultural operations through allowing some agricultural uses by right.

The revised Land Use Ordinance would not permit development within new areas of the County; any future implementing projects under the revised Land Use Ordinance would occur in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts related to the conversion of farmland to non-agricultural uses, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations and General Plan policies; future development that may result from implementation of the revised Land Use Ordinance would result in no impacts related to the conversion of farmland to non-agricultural uses.

Determination: As determined in the analysis above, the revised Land Use Ordinance would not result in any impacts related to farmland conversion.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

According to County of Riverside Certified EIR No. 521, Riverside County lands encompass a number of Williamson Act contracts and thousands of acres lie within agricultural preserves within the County.

The County implements several existing regulations and General Plan policies to prevent the potential for land use conflicts with existing agricultural zoning or land uses. As discussed in Response 4(a) above, implementation of Ordinance No. 509 and Ordinance No. 625 would prevent potential conflicts with existing agricultural zoning, agricultural uses, and other related changes. In compliance with the County's rules and regulations governing agricultural preserves, any future diminishment or disestablishment of agricultural preserves would be reviewed by the County's Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC), who in turn would provide a recommendation to the County Board of Supervisors. General Plan policies OS 7.1, OS 7.3, and OS 7.5, among others, address potential impacts resulting from the conversion of designated farmland to non-agricultural uses. In conformance with General Plan Policy LU 20.5, the County would continue its participation in the California Land Conservation Act of 1965 (Williamson Act).

The revised Land Use Ordinance would accommodate potential future development which may involve physical impacts that could conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. The revised Employee Housing section of the Land Use Ordinance allows for small scale Employee Housing in the agricultural zone by-right, with an opportunity for further review in certain

instances, while larger scale Employee Housing would require a discretionary review and would undergo a project-level CEQA analysis. While small Employee Housing developments would be allowed in the agriculture zone by-right, these developments would be required to meet County building standards. No conflicts with existing agricultural zoning would occur in this regard.

Following compliance with existing Riverside County regulations and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in no impacts related to conflicts with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in no impacts related to agricultural zoning or land uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?

According to County of Riverside Certified EIR No. 521, urban encroachment of development into areas in agricultural production, particularly if within 300 feet, increases the likelihood of conflicts between urban and agricultural land uses. The proposed revisions to the Land Use Ordinance would not involve revisions to Ordinance No. 625, and all future development accommodated through implementation of the revised Land Use Ordinance would be subject to the agricultural protection controls enforced through Ordinance No. 625. All future development would be subject to compliance with existing County regulations and General Plan policies in place to prevent the potential for conflict with existing agricultural zoning or land uses; refer to Responses 4(a) and 4(b) above.

The revised Land Use Ordinance would accommodate future development which may involve physical impacts that could develop a non-agricultural use within 300 feet of agriculturally zoned property. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to Ordinance No. 625, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in no impacts related to Ordinance No. 625.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in no impacts related to Ordinance No. 625.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Refer to Response 4(a) and 4(c) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in no impacts related to the conversion of Farmland to non-agricultural use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project:

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas;" Riverside County General Plan Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas;" Ordinance No. 559, *Regulating the Removal of Trees*; and County of Riverside Certified EIR No. 521.

Findings of Fact:

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))?**

According to County of Riverside Certified EIR No. 521, Riverside County does not have any lands zoned forest land, timberland, or Timberland Production. Thus, the proposed revisions to the Land Use Ordinance would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impacts would occur in this regard.

Determination: As determined in the analysis above, the revised Land Use Ordinance would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) **Result in the loss of forest land or conversion of forest land to non-forest use?**

According to County of Riverside Certified EIR No. 521, although no lands within the County are formally zoned forest land, timberland, or Timberland Production, forest lands do occur within scattered areas of the County.

The County implements several existing regulations and General Plan policies to prevent the loss of forest land or conversion of forest land to non-forest use. Most notably, Ordinance No. 559, *Regulating the Removal of Trees*, protects forest and timber resources within the County by requiring the review and issuance of a permit for the removal of living native trees on parcels or properties greater than 0.5-acre and located above 5,000 feet elevation. General Plan policies OS 8.1 and OS 8.2, among others, address potential adverse impacts to forest lands and uses by requiring development proposals cooperate with the appropriate Federal and State agencies to achieve sustainable conservation of forest land and support conservation programs to reforest privately held forest lands.

The revised Land Use Ordinance would accommodate future development which may involve physical impacts that could result in the loss of forest land or the conversion of forest land to non-forest use. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to the loss or conversion of forest land, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

With compliance with existing Riverside County regulations and General Plan policies, any future development that may result from implementation of the revised Land Use Ordinance would result in no impacts related to loss of forest land or conversion of forest land to non-forest use.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in no impacts related to the loss of forest land or conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Refer to Responses 5(a) and 5(b) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): SCAQMD CEQA Air Quality Handbook; Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 706, *Mobile Source Air Pollution Reduction Programs (Funding)*; and Ordinance No. 726, *Transportation Demand Management for New Development*.

Findings of Fact:

a) Conflict with or obstruct implementation of the applicable air quality plan?

According to County of Riverside Certified EIR No. 521, Riverside County spans three different air basins: South Coast, Salton Sea, and Mojave Desert. The areas of the County located within the South Coast and Salton Sea Air Basins are regulated by the South Coast Air Quality Management District (SCAQMD), while the Mojave Desert Air Basin is regulated by the Mojave Desert Air Quality Management District (MDAQMD). Any future developments would still be required to comply with the respective air districts' applicable rules and regulations.

Implementation of the revised Land Use Ordinance would not introduce new uses or increase intensity of a use beyond those considered as part of the County's General Plan. As a result, the revised Land Use Ordinance would not increase vehicle miles traveled (VMT) or construction-related air quality impacts as compared to County of Riverside Certified EIR No. 521. Nonetheless, the County enforces several existing regulations, ordinances, and General Plan policies to prevent the potential for conflict with applicable Air Quality Management Plans (AQMPs). For example, Ordinance No. 706, and Ordinance No. 726, act to reduce motor vehicle emissions of criteria pollutants through reduction of VMT. The Land Use Element, Circulation Element, and Air Quality Element of the General Plan incorporate several policies that address impacts with respect to AQMP compliance.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where

development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Further, future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.7.A-N1 and 4.7.A-N2, which would minimize air pollution by reducing energy use and VMT to comply with applicable AQMPs. Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation measures; the potential for future development that may result from implementation of the proposed revisions to the Land Use Ordinance to conflict with or obstruct implementation of the applicable AQMP would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to conflicting with or obstructing implementation of the applicable AQMP.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Refer to Response 6(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts involving a cumulatively considerable net increase of any criteria pollutant for which the County is in non-attainment under an applicable Federal or State ambient air quality standard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

According to the County of Riverside Certified EIR No. 521, sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. According to the SCAQMD and MDAQMD, sensitive receptors include children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. Many of these individuals reside in the County of Riverside, which has built-out urban as well as rural communities.

The County enforces several existing regulations and General Plan policies to reduce emission exposures to sensitive receptors. For example, it is the County's policy to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources (General Plan Policy AQ 2.2, among others). Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.5.1A through 4.5.1C, which would

reduce impacts to air quality by minimizing fugitive dust during construction and reducing pollution resulting from construction equipment. County of Riverside Certified EIR No. 521 Mitigation Measures 4.6.D-N1, 4.6.D-N2, 4.6.B-N1, 4.6.B-N2, and 4.6.B-N3 would further reduce construction or operational emissions, which in turn would further reduce the concentration of air pollutants sensitive receptors would be exposed to within the County.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts to sensitive receptors, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to emissions exposures to sensitive receptors.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the exposure of sensitive receptors to substantial point source emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

According to County of Riverside Certified EIR No. 521, land uses known to have odor-emitting potential include agriculture, chemical plants, composting operations, dairies, fiberglass-molding operations, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants.

The construction of future development could result in temporary airborne odors that would be limited to the duration of construction and the immediate site vicinity. Implementation of the revised Land Use Ordinance is not anticipated to result in any of the odor-emitting land uses identified by County of Riverside Certified EIR No. 521. Nonetheless, the County of Riverside enforces several existing regulations and policies to reduce emission exposures to sensitive receptors. For example, General Plan Policy AQ 2.1 and AQ 2.2 address potential odor impacts through the use of distance, site design, and barriers between odor emitting sources and receptors. Further, future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.6.E-N1, 4.6.E-N2, and 4.6.E-N3, which act to lessen potential odor impacts by affecting the location and design of odor-generating uses.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development

accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to objectionable odors, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts associated with the creation of objectionable odors.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts involving the creation of objectionable odors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation	<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. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Western Riverside County Multi-Species Habitat Conservation Plan; Coachella Valley Multi-Species Habitat Conservation Plan; Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 663; Ordinance No. 810, *Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance*; Ordinance No. 875, *Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community*

Findings of Fact:

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

Future implementing projects under the revised Land Use Ordinance and occurring within the boundaries of an adopted HCP would be subject to applicable HCP requirements. All projects occurring within MSCHP criteria cells must undergo the Habitat Assessment and Negotiation Strategy (HANS) process to determine if potential future development would be consistent with the conservation requirements of the MSHCP. Future development involving a discretionary action and occurring outside criteria cells (non-MSHCP areas) may still require habitat assessments and focused surveys to verify biological resources within the area proposed for development pursuant to County of Riverside Certified EIR No. 521 Mitigation Measures 4.8.A-N1 and 4.8.A-N2. Any residual impacts to adopted HCPs would be reduced through compliance with existing regulations and processing procedures, such as Ordinance No. 663, which requires development projects within the SKR HCP to pay a development mitigation fee to establish Stephens' kangaroo rat reserves, administer the plan, and otherwise meet the requirements of the SKR HCP. Ordinance No. 810 and Ordinance No. 875 would require land use projects within the coverage areas of those plans to pay a development impact fee to establish reserves and implement the respective conservation plans. The Open Space Element and Circulation Element of the General Plan include several policies that would further reduce impacts with respect to HCPs.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to conflict with adopted conservation plans, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Implementation of the County's two MSHCPs, as well as existing County regulations, General Plan policies, and County of Riverside EIR No. 521 mitigation would ensure that future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to adopted conservation plans.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts involving approved local, regional, or state conservation plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

The revised Land Use Ordinance would accommodate future development which has the potential to, either directly or through habitat modifications, impact endangered or threatened species.

Species included within the WRC-MSHCP and CV-MSHCP would be adequately covered by these plans to reduce impacts to these species and their habitats. Remaining impacts to sensitive and protected species within the 1,141 acres of non-MSHCP areas in Riverside County would be reduced through compliance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.8.A-N1 and 4.8.A-N2 and existing General Plan policies; refer to Response 7(a).

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts to endangered or threatened species, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Implementation of the County's two MSHCPs, as well as existing County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would reduce the impacts to endangered or threatened species from future development that may result from implementation of the proposed revisions to the Land Use Ordinance to a less than significant level.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to endangered or threatened species.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?

According to County of Riverside Certified EIR No. 521, approximately 349 species in Riverside County are identified as candidate, sensitive, or special status under the Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), the California Native Plant Protection Act (CNPPA), or by the California Department of Fish and Wildlife (CDFW). Of these species, 146 are covered by the WRC-MSHCP and 27 are covered by the CV-MSHCP. Further, the Migratory Bird Treaty Act prohibits the disturbance of active nests of any native bird and requires avoidance measures for nesting birds during the breeding seasons.

Species included within the WRC-MSHCP and CV-MSHCP would be adequately covered by these plans to reduce impacts to these species and their habitats for projects located within the MSHCP. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with the FESA and CESA, Federal Clean Water Act, the California Fish and Game Code (CFGC), as well as the WRC-MSHCP and CV-MSHCP. Remaining impacts to candidate, sensitive, or special status species within the 1,141 acres of non-MSHCP areas in Riverside County would be reduced through compliance with County of Riverside Certified EIR No. 521 Mitigation

Measures 4.8.A-N1 and 4.8.A-N2 (for projects involving a discretionary action), and existing County policies as noted in Response 7(a) above.

Future implementing projects under the revised Land Use Ordinance may 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 CDFW or USFWS. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Implementation of the County's two MSHCPs, as well as existing Federal, State, and County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would reduce impacts to candidate, sensitive, or special status species from future development that may result from implementation of the proposed revisions to the Land Use Ordinance to less than significant levels.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to candidate, sensitive, or special status species.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Both the WRC-MSHCP and CV-MSHCP establish a system of corridors and linkages to accommodate wildlife within the open areas of Riverside County. Intensified development within these areas would have the potential to result in direct or indirect impacts to wildlife movement.

Future implementing projects under the revised Land Use Ordinance would be subject to compliance with the FESA, Migratory Bird Treaty Act, CESA, Federal Clean Water Act, CFGC, as well as the WRC-MSHCP, CV-MSHCP, and SKR HCP. All projects occurring within MSCHP criteria cells must undergo the HANS process, which outlines a methodology for permittees to utilize in order to negotiate for, set-aside, or purchase areas needed for conservation. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.8.D-N1, which would require consultation with a Riverside County Ecological Resources Specialist (ERS) if a wildlife nursery site or native resident or migratory wildlife corridor is uncovered through a project-specific biological resources assessment, as well as existing County policies.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development

accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Implementation of the County's two MSHCPs, as well as existing Federal, State, and County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would ensure that any impacts to wildlife movement from future development as a result of implementation of the revised Land Use Ordinance would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to wildlife movement.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

According to the County of Riverside Certified EIR No. 521, the WRC-MSHCP supports nine sensitive habitat types, the CV-MSHCP supports 25 sensitive habitat types, and non-MSCHP areas within the County support eight habitat types.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS. However, future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with the Federal Clean Water Act, CFGC, as well as the WRC-MSHCP, and CV-MSHCP. All projects occurring within MSCHP criteria cells must undergo the HANS process, which would ensure that sensitive habitats and riparian habitats are conserved. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action and occurring within the 1,141 acres of non-MSHCP areas in Riverside County would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.8.A-N1 and 4.8.A-N2 and existing General Plan Land Use Element, Open Space Element, and Circulation Element policies.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, implementation of the County's two MSHCPs, as well as existing Federal, State, and County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would ensure that any impacts to riparian habitats or other sensitive natural communities as a result of implementation of the revised Land Use Ordinance would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to riparian habitats or other sensitive natural communities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

According to County of Riverside Certified EIR No. 521, Riverside County supports approximately 470,800 acres of (broadly defined) wetlands.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could have a substantial adverse effect on Federally protected wetlands. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with the Federal Clean Water Act, CFGC, as well as the WRC-MSHCP and the CVMSHCP. All projects occurring within the WRC-MSCHP or CV-MSHCP would require assessment of potentially significant effects on any riparian/riverine areas or vernal pools. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action and occurring within the 1,141 acres of non-MSHCP areas in Riverside County would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.8.C-N1, which would require preparation of a jurisdictional assessment to determine if a site supports Federally protected wetlands and, where impacts to such wetlands are unavoidable, require a 404 permit to be obtained from the US Army Corps of Engineers (USACE). Similarly, County of Riverside Certified EIR No. 521 Mitigation Measure 4.8.C-N2 would address State protected wetlands pursuant to CFGC Section 1600 et seq.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, implementation of the WRC-MSHCP, CV-MSHCP, as well as existing Federal, State, and County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would ensure that impacts to Federally protected wetlands that may result from implementation of the revised Land Use Ordinance would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to Federally protected wetlands.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The County implements several existing regulations and policies to prevent potential conflicts with local biological resource regulations. Riverside County's Oak Tree Management Guidelines address the treatment of oak woodlands in order to reduce potential adverse development impacts to oak trees and their protected zones. Ordinance No. 559 regulates the removal of native trees from lots that are at a

minimum one-half acre in size and that are located above 5,000 feet in elevation in unincorporated Riverside County. General Plan policies OS 9.3 and OS 9.4 would prevent significant conflicts with policies and regulations protecting biological resources such as oak trees and timberlands.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to conflict with local policies or ordinances protecting biological resources, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to potential conflicts with local biological resource regulations.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to local biological resource 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
CULTURAL RESOURCES Would the project:				
8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 578, *Historic Preservation Districts*.

Findings of Fact:

a) Alter or destroy an historic site?

According to County of Riverside Certified EIR No. 521, Riverside County has a significant number of historic structures, sites and ruins, along with other historic resources that have yet to be identified.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could alter or destroy a historic site. However, the County implements several existing procedures, regulations, and General Plan policies to prevent the alteration or destruction of historic sites. Vacant parcels within areas of the County known to have historic resources would require preparation of a Phase I Cultural Resources Study. Similarly, any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present would require preparation of a Phase I Cultural Resources Study. Future development would be subject to compliance with the National Historic Preservation Act (NHPA), Native American Graves Protection and Repatriation Act (NAGPRA), Government Code Section 65352.3 (Traditional Tribal Cultural Places Act), Public Resource Code Section 5097, and CEQA requirements. Ordinance No. 578 prevents the construction or alteration of any building or structure within an adopted Historic Preservation District, except in strict compliance with the plans approved in conjunction with the issuance of a Certificate of Historic Appropriateness by the Riverside County Planning Director. General Plan policies OS 19.2 to OS 19.5, among others, would ensure that future development projects are adequately reviewed for historic resources prior to approval; that appropriate mitigation measures are developed and incorporated into project design and project conditions of approval; and projects are appropriately reviewed for archeological resources and conditioned to comply with applicable State and Federal regulations. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.7.1B, which stipulates that avoidance is the preferred treatment for cultural resources.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and

Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing Riverside County procedures, regulations, policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to historic sites.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to historic sites.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Refer to Response 8(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project:				
9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 578, *Historic Preservation Districts*.

Findings of Fact:

a) Alter or destroy an archaeological site?

According to County of Riverside Certified EIR No. 521, significant archeological resources exist within Riverside County, based on what is known from histories of local Native American and other descendant communities, and archeological and historic surveys conducted by archeologists and historians. Further, it is expected that a large number of currently undiscovered archeological resources occur within Riverside County. This is particularly true for resources that are located below the ground's surface.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could alter or destroy an archaeological site. However, the County implements several existing procedures, regulations, and General Plan policies to prevent the alteration or destruction of archaeological sites. Development of vacant parcels within areas of the County known to have historic or prehistoric resources would require preparation a Phase I Cultural Resources Study pursuant to Riverside County Planning Department procedures. Similarly, any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present would require preparation of a Phase I Cultural Resources Study. Future development would be subject to compliance with the NHPA, NAGPRA, Government Code Section 65352.3 (Traditional Tribal Cultural Places Act), Public Resource Code Section 5097, and CEQA requirements. Ordinance No. 578, along with General Plan policies OS 19.2 to OS 19.5, described above, would further lessen the potential for future development proposals accommodated through implementation of the revised Land Use Ordinance to alter or destroy an archaeological site. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.7.1B; refer to Response 8(a) above.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development

accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Riverside County procedures, regulations, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to archaeological sites.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to archaeological sites.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

Refer to Response 9(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to archaeological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Disturb any human remains, including those interred outside of formal cemeteries?

According to County of Riverside Certified EIR No. 521, Riverside County has a long history of occupation by Native American peoples and likely includes areas of prehistoric habitation where human remains may be interred.

The County implements several existing procedures, conditions of approval, and policies to prevent disturbance to human remains. Development of vacant parcels within areas of the County known to have historic or prehistoric resources would require a Phase I Cultural Resources Study pursuant to Riverside County Planning Department procedures. Similarly, any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present would require preparation of a Phase I Cultural Resources Study. Additionally, for every project subject to CEQA not otherwise categorically exempt, the County of Riverside reviews said project and implements conditions of approval. The project conditions are designed specifically to address land use projects with potential for disturbing or uncovering historical or archeological resources associated with Native American history or prehistory. Remaining impacts related to the potential to disturb human remains would be reduced through compliance with General Plan policies OS 19.2 to OS 19.5, along with County of Riverside Certified EIR No. 521 Mitigation Measure 4.7.1B, and Mitigation Measure 4.7.1A (for projects involving a discretionary action), which would ensure that development which encounters human remains follows Health and Safety Code Section 7050.5 directives.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could disturb human remains, including those interred outside of formal cemeteries. However, the

proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Riverside County procedures, conditions of approval, and policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to human remains.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to human remains.

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
ENERGY Would the project:				
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) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could result in increased energy consumption. Implementation of the revised Land Use Ordinance would not introduce new uses or increase intensity of a use beyond those considered as part of the County’s General Plan. As a result, the proposed revisions to the Land Use Ordinance would not increase VMT or construction-related air quality impacts as compared to County of Riverside Certified EIR No. 521. Nonetheless, the County enforces several existing regulations, ordinances, and General Plan policies to prevent the potential for wasteful, inefficient, or unnecessary consumption of energy resources.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Further, future implementing projects under the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.8.1B, which requires the County of Riverside to review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and incorporated into the design of future development proposals. Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation measures, impacts would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to wasteful, inefficient, or unnecessary energy consumption.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Implementation of the revised Land Use Ordinance would comply with applicable County, State, and Federal energy conservation measures. Many of the regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, promoting sustainability through energy conservation measures as well as reducing water consumption and vehicles miles traveled. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.5.1C, which would reduce construction vehicle and exhaust emissions, Mitigation Measure 4.7.A-N1, which would require new development projects to reduce their individual project emissions, and Mitigation Measure 4.7.A-N2, which would require future discretionary projects to incorporate Implementing measures from the County's CAP into project designs.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Federal, State, and SCAQMD and MDAQMD regulations, as well as existing County ordinances, General Plan policies, County of Riverside Certified EIR No. 521 mitigation measures, and the County's CAP, future implementing projects under the revised Land Use Ordinance would be consistent with the goals and policies of the County's General Plan and the County CAP.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of improving renewable energy or energy efficiency.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

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): County of Riverside Certified EIR No. 521; Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Ordinance No. 457, *Riverside County Building and Fire Codes*; and Ordinance No. 547, *Implementation of the Alquist-Priolo Earthquake Fault Zoning Act*.

Findings of Fact:

a) **Be subject to rupture of a known earthquake fault, as described 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?**

According to County of Riverside Certified EIR No. 521, Alquist-Priolo Earthquake Fault Zone have been designated by the California Geologic Survey for the Elsinore, San Jacinto, and San Andreas Fault Zones in Riverside County. Additionally, the County of Riverside has developed and applied special studies zone criteria for the Agua Caliente Fault Zone between the Elsinore and San Jacinto faults in southwestern Riverside County.

Future implementing projects under the revised Land Use Ordinance occurring within the Elsinore, San Jacinto, San Andreas, and Agua Caliente Fault Zones would have the potential to expose people or structures to substantial adverse effects due to fault hazards. The County implements several existing ordinances, policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce the potential to expose people or structures to substantial adverse effects due to fault hazards. Ordinance No. 457 is adapted from the California Building Standards Codes and establishes site-specific investigation requirements, construction standards, and inspection procedures to ensure that development authorized by the County of Riverside does not pose a threat to the health, safety, or welfare of the public. Ordinance No. 547 establishes the regulations for construction, including for grading, slopes, and compaction, erosion control, retaining wall design and earthquake fault zone setbacks. General Plan Policy S 2.1 would ensure that future development complies with the Alquist-Priolo Earthquake Fault Zoning Act through the provisions of a geologic study for any project within one-half mile of any Quaternary through historic faults shown on the Earthquake Fault Studies Zones map. Based on the study, development projects may be required to adhere to specific setbacks from faults, engineer structures to specific tolerances, engineer soils, etc. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to fault hazards. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR

No. 521 Mitigation Measure 4.10.1A, which would require geotechnical studies in areas that are within fault zones and that no habitable structures are constructed on an active or potentially active fault.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.1A, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to fault rupture hazards.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fault rupture hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction;" County of Riverside Certified EIR No. 521; County of Riverside Certified EIR No. 521 Figure 4.12.3, *Liquefaction Zones*, and Ordinance No. 547, *Implementation of the Alquist-Priolo Earthquake Fault Zoning Act*.

Findings of Fact:

a) Be subject to seismic-related ground failure, including liquefaction?

Areas within Riverside County that are susceptible to liquefaction are illustrated on County of Riverside Certified EIR No. 521 Figure 4.12.3, *Liquefaction Zones*. According to County of Riverside Certified EIR No. 521, there are a total of roughly 150,000 acres of "very high" and 123,500 acres of "high" liquefaction susceptibility within unincorporated Riverside County.

Future implementing projects under the revised Land Use Ordinance occurring within these areas would have the potential for seismic-related ground failure, including liquefaction. The County implements several existing ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce the potential for seismic-related ground failure. Ordinance No. 547, along with policies S 2.2 through S 2.7, would reduce seismic-related ground failure, including liquefaction, by requiring specific grading standards for those development projects that involve grading. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to seismic-related ground failure. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.3A and Mitigation Measure 4.10.3B, which would ensure that areas subject to liquefaction are studied by a qualified geologist and that the resultant study recommendations are implemented as part of project conditions of approval.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Riverside County ordinances, General Plan policies, and County of Riverside EIR No. 521 Mitigation Measures 4.10.3A and 4.10.3B, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts associated with seismic-related ground failure and liquefaction.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to seismic-related ground failure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

13. Ground-Shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Riverside County General Plan Figures S-13 through S-21 (showing General Ground Shaking Risk); County of Riverside Certified EIR No. 521; and Riverside County Municipal Code Chapter 15.60, *Earthquake Fault Area Construction Regulations*.

Findings of Fact:

a) Be subject to strong seismic ground shaking?

Riverside County, like the rest of Southern California, is situated within a seismically active region as the result of being located near the active margin between the North American and Pacific tectonic plates. Thus, future development occurring throughout the County would be subject to the effects of strong seismic ground shaking.

The County implements several existing ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce potential hazards related to strong seismic ground shaking. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with California Building Standards Code (CBSC), as well as Municipal Code Chapter 15.60, *Earthquake Fault Area Construction Regulations*, which would ensure new construction adheres to necessary seismic standards to protect against ground shaking. General Plan Policy S 7.7 would ensure that development standards, designs and construction practices are implemented to reduce ground shaking risk to tolerable levels for projects involving critical facilities, large-scale residential development and major commercial and industrial development. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to seismic ground shaking. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.10.2A, 4.10.2B, and 4.10.2C, which would ensure the design and construction of structures adheres to the CBSC and preparation of a site-specific ground shaking assessment as determined necessary by the County Geologist.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Riverside County ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 Mitigation Measures 4.10.2A through 4.10.2C, future development that

may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to strong seismic ground shaking.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to strong seismic ground shaking.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): County of Riverside Certified EIR No. 521 and Riverside County General Plan Figure S-5, "Regions Underlain by Steep Slope."

Findings of Fact:

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?

According to County of Riverside Certified EIR No. 521, unstable geologic units and soils occur throughout Riverside County. Areas highly susceptible to landslides and rockfall occur in and adjacent to mountainous areas throughout the County. Approximately 94,700 acres of unincorporated Riverside County is recognized as having "very high" landslide potential, while 301,700 acres is recognized as having a "high" potential. Areas susceptible to lateral spreading are found throughout the County. Future development occurring within these areas of the County would be subject to the effects of landslide and rockfall hazards.

The County implements several existing regulatory standards and General Plan policies to reduce potential hazards related to lateral spreading and landslide and rockfall hazards. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan policies S 3.1 through S 3.7 would require landslide potential hazard management zones, including geotechnical and geologic investigations, site stability evaluations and design recommendations, as well as adequate mitigation, against potentially hazardous slope conditions. General Plan policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing regulations and General Plan policies, the proposed revisions to the Land Use Ordinance would result in less than significant impacts related to unstable geologic units or soils.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to unstable geologic units or soils.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

15. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): County of Riverside Certified EIR No. 521 and Riverside County General Plan Figure S-7, "Documented Subsidence Areas Map."

Findings of Fact:

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?**

According to County of Riverside Certified EIR No. 521, unstable geologic units and soils occur throughout Riverside County. Documented subsidence has occurred in the San Jacinto Valley, the Elsinore Trough, and the southern Coachella Valley.

The County implements several existing regulatory standards and General Plan policies to reduce potential hazards related to ground subsidence. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to ground subsidence, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing regulations and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to ground subsidence as a result of unstable geologic units or soils.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to ground subsidence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project:				
16. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

According to County of Riverside Certified EIR No. 521, several lakes and large bodies of water are capable of subjecting life and property to the effects of seiche. Mudflow could occur in any area, especially after alternating occurrences of wildfires and rain; however, there is a high potential for mudflows to occur in some areas of unincorporated Riverside County which contain areas with steep slopes. No areas of known volcanic hazards are known to affect Riverside County.

The County implements several existing regulatory standards and General Plan policies to reduce potential hazards related to seiche and mudflow. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such. In areas where steep slopes occur that are susceptible to mudflow hazards, implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing regulations and Riverside County policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to geologic hazards, such as seiche, mudflow, and volcanic hazards.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to seiche, mudflow, and volcanic hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project:				
17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riv. Co. 800-Scale Slope Maps.

Findings of Fact:

a) Change topography or ground surface relief features?

As depicted on County of Riverside Certified EIR No. 521 Figure 2.12.4, *Steep Slopes*, a considerable portion of Riverside County supports slope angles of 30 percent or greater. Development occurring within these areas would have the potential to substantially change existing topography or ground surface relief features.

Future implementing projects under the revised Land Use Ordinance would be required to demonstrate conformance with State regulations in place to mitigate the effects of surface grading, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to a change in topography or ground surface relief features, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with such measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to existing topography or ground surface relief features.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to changes in topography or ground surface relief features.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

Refer to Response 17(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the creation of cut or fill slopes greater than 2:1 or higher than 10 feet.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Result in grading that affects or negates subsurface sewage disposal systems?

Refer to Response 17(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to grading that affects subsurface sewage disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project:				
18. SOILS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 484, *Blowing Sand Control*.

Findings of Fact:

a) Result in substantial soil erosion or the loss of topsoil?

Future implementing projects under the revised Land Use Ordinance could result in soil erosion or loss of topsoil. The County implements several existing laws, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce soil erosion impacts. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to Ordinance No. 484, *Blowing Sand Control*, which establishes requirements for the control of blowing sand within County-designated Agricultural Dust Control Areas. General Plan policies S 3.5 and S 3.6 minimize the effects of soil erosion by identifying and encouraging mitigation of onsite and offsite slope instability, debris flow and erosion hazards on land undergoing substantial improvements. General Plan policies S 3.11, S 3.13, and S 3.14 require site-specific studies to determine the potential of hazardous impacts from wind erosion and identify the necessary best management practices to prevent the erosion.

Future implementing projects under the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.9A, which states that the County would require contractors to implement best management practices during implementation of the revised Land Use Ordinance, and Mitigation Measure 4.10.9B, which states that a grading plan would be submitted prior to project development that addresses erosion control measures. Following compliance with existing regulations, Riverside County policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to soil erosion and loss of topsoil.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to soil erosion and loss of topsoil.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

According to County of Riverside Certified EIR No. 521, expansive soils are widely dispersed throughout Riverside County and can be found in hillside areas as well as low-lying alluvial bases.

The proposed revisions to the Land Use Ordinance would accommodate future development which could be located on expansive soil. However, the County implements several existing regulatory standards and General Plan policies to reduce potential hazards resulting from expansive soils. Pursuant to the CBSC, all projects to be located on expansive soils would require a registered geologist to prepare a site-specific geotechnical investigation. As a condition of approval, the County of Riverside would require all grading plans satisfactorily address the site-specific geotechnical investigation's recommendations. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.7A, which would ensure proponents of new development adhere to applicable policies and standards contained in the most recent version of the CBSC related to the construction of structures and facilities on expansive soils. Following compliance with existing regulations, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to expansive soils.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to expansive soils.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

According to County of Riverside Certified EIR No. 521, soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems are likely to include those outside of existing water and sewer service providers.

Future implementing projects under the revised Land Use Ordinance could be sited on soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems. However, the County implements several existing regulatory standards and General Plan policies to ensure the effects of unsuitable soils on septic systems and alternative wastewater disposal systems are avoided or minimized to less than significant levels. Pursuant to the CBSC, all projects proposing alternative waste water disposal systems would require a registered geologist to prepare a site-specific geotechnical investigation to ensure that a site's soil type, permeability, structural loads, design and integrity, as well as overall acceptability for a septic or alternative waste water system are sufficiently established and verified prior to project approval. General Plan Policy S 3.3 would further reduce the impact associated with wastewater disposal systems since it would require the Riverside County Building Official to verify that individual Project sites have soils capable of supporting septic or other wastewater systems prior to building permit issuance. Following compliance with existing regulations and Riverside County policies, future development that may result from implementation of the revised

Land Use Ordinance would result in less than significant impacts related to septic tanks or alternative wastewater disposal systems.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to septic tanks or alternative wastewater disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

19. Wind Erosion and Blowsand From Project Either On Or Off Site

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 457, *Building Codes and Fees*.

Findings of Fact:

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could result in wind erosion or blowsand. Future development with the potential to be impacted by or result in an increase in wind erosion or blow sand would be required to comply with Ordinance No. 484, which provides requirements intended to reduce the potential for blowing sand within areas designated as Agricultural Dust Control Areas. Ordinance No. 484 identifies certain restrictions on land disturbance activities within these areas and identifies procedures necessary to obtain a valid permit. As needed, an erosion control plan would be prepared and submitted to the County to identify methods by which potential soil run-off during rain events and erosion hazards would be minimized to ensure that no adverse effects on water quality occur to downstream properties or water bodies. Whenever a division of land is proposed in an area that is subject to wind erosion, the soil erosion control requirements identified in Ordinance No. 460 would apply. In addition, if it is determined that future development has the potential to result in impacts relative to wind erosion and blowsand, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with Ordinance No. 484 and Ordinance No. 460, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to wind erosion or blowsand.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to wind erosion or blowsand.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Riverside County Climate Action Plan (“CAP”); Ordinance No. 706, *Mobile Source Air Pollution Reduction Emissions*; Ordinance No. 726, *Transportation Management Requirements: New Development projects*; Ordinance No. 748, *Mitigate Traffic Congestion Through Signalization*; Ordinance No. 782, *Establishing the Golf Cart Transportation Plan*; Ordinance No. 824, *Western Riverside County Transportation Uniform Mitigation Fee Program*; Ordinance No. 659, *Establishing a Development Impact Fee Program*; Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee*; Ordinance No. 875, *Establish a Local Development Mitigation Fee for Funding the Preservation of Natural Ecosystems in Accordance with the Coachella Valley Multiple Species Habitat Conservation Plan*; Ordinance No. 655, *Regulating Light Pollution*; Ordinance No. 559, *Regulating the Removal of Trees*; and Ordinance No. 695, *Requiring the Abatement of Hazardous Vegetation*.

Findings of Fact:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

According to County of Riverside Certified EIR No. 521, Riverside County currently generates greenhouse gas (GHG) emissions associated with electricity use, natural gas consumption, solid waste, area sources (i.e., landscaping and woodburning emissions), water use, agriculture, and transportation.

In addition to existing Federal, State, and SCAQMD and MDAQMD regulations, the County has a number of ordinances, General Plan policies, County of Riverside Certified EIR No. 521 mitigation measures, and the County’s CAP to reduce GHG emissions. Ordinance No. 706 establishes air pollution reduction programs for mobile source pollution, Ordinance No. 726 establishes transportation demand management requirements. Further, the General Plan Land Use Element, Circulation Element, Multipurpose Open Space Element, and Air Quality Element include several policies which would reduce development impacts related to greenhouse gas emissions. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.5.1C, which would reduce construction vehicle and exhaust emissions, Mitigation Measure 4.7.A-N1, which would require new development projects to reduce their individual project emissions,

and Mitigation Measure 4.7.A-N2, which would require future discretionary projects to incorporate Implementing Measures from the County's CAP into project designs.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing Federal, State, and SCAQMD and MDAQMD regulations, as well as existing County ordinances, General Plan policies, County of Riverside Certified EIR No. 521 mitigation measures, and the County's CAP, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to GHG emissions.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to GHG emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Refer to Response 20(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/> |

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 615, *Hazardous Waste: Storing, Treating, Recycling*, and Ordinance No. 651, *Disclosure of Hazardous Materials & Formulation of Emergency Response Plans*; Ordinance No. 718, *Generation, Storage, Transportation of Medical Waste*; Ordinance No. 348, *Land Use Ordinance*; Riverside County Emergency Operations Plan; Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan; Ordinance No. 617, *Underground Storage Tanks Containing Hazardous Substances*; Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan; and County of Riverside Hazardous Waste Management Plan.

Findings of Fact:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

The routine transport, use, or disposal of hazardous materials are highly regulated by Federal, State, and local regulations and policies, as well as by the Riverside County Department of Environmental Health (RCDEH) and fire departments. Ordinance No. 615 and Ordinance No. 651 establish programs and procedures for the County to monitor facilities that handle hazardous materials, pursuant to applicable State and Federal laws and regulations. The Land Use Ordinance also regulates the

allowable locations and expansions of hazardous materials facilities. General Plan Policy S 7.3 requires all entities that handle hazardous materials take the necessary actions to prepare for possible hazardous materials accidents. General Plan policies S 6.1, S 7.1, and S 9.1 would further reduce impacts associated with the routine transport, use, and disposal of hazardous materials.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Further, the proposed revisions to the Land Use Ordinance would not alter the allowable locations and expansions of hazardous materials facilities. In addition, if it is determined that future development has the potential to result in impacts relative to the routine transport, use, or disposal of hazardous materials, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing regulatory programs, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts involving the routine transport, use, or disposal of hazardous materials.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the routine transport, use, or disposal of hazardous materials.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Refer to Response 21(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the release of hazardous materials into the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

According to County of Riverside Certified EIR No. 521, the County's Emergency Operations Plan (EOP) addresses planned responses to extraordinary emergency situations, such as natural disasters, technological incidents and national security emergencies in or affecting Riverside County. The Riverside County Operational Area also developed the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), which identifies and analyzes the natural and technical hazards faced by the County of Riverside.

The County of Riverside enforces several existing laws and regulatory programs to ensure development does not interfere with implementation of or physically interfere with the County's EOP or LHMP. Ordinance No. 787 adopts the Uniform Fire Code standards and requires that future development include adequate emergency access for fire safety personnel, equipment and apparatus, and do not hinder evacuation from fire, including potential blockage of stairways or fire doors. General Plan Policy S 5.12 requires the County of Riverside to conduct and implement long-range fire safety planning, including improved mutual aid agreements with the private and public sector that assist with evacuation of residents as well as access for emergency responders. General Plan Policy S 5.14 requires a review of inter-jurisdictional fire response agreements, and improvements to fire reporting and response times as recommended in the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to the impairment or interference with adopted emergency response or evacuation plans, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing laws and regulatory programs, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to interference with an adopted emergency response plan or emergency evacuation plan.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to interference with an adopted emergency response plan or emergency evacuation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

According to County of Riverside Certified EIR No. 521, there are 25 separate school districts for primary grades (K-12), four Community College Districts, and a number of public and private colleges and universities within Riverside County.

The County of Riverside enforces several existing laws and regulatory programs to ensure development does not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. In addition to all relevant State and Federal regulations, future development would be subject to compliance with Ordinance No. 617, which requires hazardous substances stored in underground tanks to be done in a manner that prevents contamination.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where

development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to hazardous emissions or substances within one-quarter mile of an existing or proposed school, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing laws and regulations, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to the emission or handling of hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to hazardous materials impacts related to the emission or handling of hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Future implementing projects under the revised Land Use Ordinance may be located on sites which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 ("Cortese List"). According to County of Riverside Certified EIR No. 521, there are 19 sites within Riverside County that are on the Cortese List.

The County of Riverside enforces several existing laws and regulatory programs to reduce potential risks of public exposure to Cortese Listed hazardous materials sites. In addition to all relevant State and Federal Regulations, General Plan Policy S 7.3 would reduce the impacts of future development as it relates to hazardous material sites through reinforcement of the County of Riverside Hazardous Waste Management Plan. This plan ensures the coordination of regional hazardous waste facility responsibilities and requires those businesses that handle hazardous materials. Policy S 7.6 ensures the continued improvement of emergency information dispersal through technology that tracks locations and types of hazardous materials. Policy S 7.14 also requires that emergency evacuation plans for hazardous materials release events are reviewed on a regular basis. Through regular review of evacuation plans, necessary updates can be made in order to maintain the efficiency of the plan, thereby further reducing potential hazardous impacts. policies S 6.1 and S 7.1 would further prevent significant impacts related to hazardous materials sites as they would reinforce the County's Hazardous Waste Management Plan, require the continued strengthening of Riverside County's Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan, and ensure the continued coordination of various agencies in order to assist in a number of activities including hazardous materials response.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development

accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to Cortese Listed sites, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing laws and regulations, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to Cortese Listed sites.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to Cortese Listed sites.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Riverside County General Plan Figure S-20 "Airport Locations," *Riverside County Airport Land Use Compatibility Plan*; Ordinance No. 269, *Height Limits, March Air Field*, and Ordinance No. 448, *Airport Operations*.

Findings of Fact:

a) Result in an inconsistency with an Airport Master Plan?

In 2004, the Riverside County Airport Land Use Commission (ALUC) adopted the *Riverside County Airport Land Use Compatibility Plan* policy document that establishes land use compatibility planning and policies near airports throughout Riverside County. The ALUC would review future development projects near airports to verify consistency with the Riverside County Airport Land Use Compatibility Plan. In addition, the County has a number of ordinances addressing airport land use consistency, including Ordinance No. 448, which establishes airport operating areas and regulates height limitations therein, and Ordinance No. 269, which addresses safety of both air operations at and people and property surrounding March Air Reserve Base through the establishment of maximum height limits around the air base.

Future implementing projects under the revised Land Use Ordinance may result in an inconsistency with an Airport Master Plan. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to an inconsistency with an Airport Master Plan, impacts would be evaluated

at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Future development accommodated by the proposed revisions to the Land Use Ordinance would be required to include or incorporate by reference specific development standards to regulate the height of new development. It should be noted that the ALUC has reviewed the proposed revisions to the Land Use Ordinance and has determined that the proposed revisions are consistent with all compatibility plans with potential further review by the ALUC for Supportive and Employee Housing. Impacts related to inconsistencies with an Airport Master Plan would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to inconsistencies with an Airport Master Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Require review by the Airport Land Use Commission?

Refer to Response 22(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to Airport Land Use Commission review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?

According to County of Riverside Certified EIR No. 521, Riverside County is host to municipal airports, a military air base and an aerial gunnery range, as well as a number of private fields and airstrips; refer to County of Riverside Certified EIR No. 521 Figure 4.13.2, *Airport Locations*. Most of the twelve public-use airports in Riverside County (including incorporated cities) are small and serve the needs of local residents for civilian light aircraft flights.

Future implementing projects under the revised Land Use Ordinance within an airport land use plan or within two miles of a public airport or public use airport may result in a safety hazard for people residing or working in the County. However, the ALUC would review future development projects near airports to make sure they are consistent with the Riverside County Airport Land Use Compatibility Plan. In addition to Ordinance No. 448 and Ordinance No. 269, General Plan Policy LU 1.8 reduces airport-related safety hazards by requiring review of land use proposals around airports involving general plan or zoning amendments, etc., to ensure that potential airport safety hazard concerns are addressed.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Further, it would be noted that the proposed revisions to the Land Use Ordinance includes or

incorporates by reference specific development standards to regulate the height of new development. The ALUC has reviewed the proposed revisions to the Land Use Ordinance and has determined that the proposed revisions are consistent with all compatibility plans with potential further review by the ALUC for Supportive and Employee Housing. Impacts related to airport safety hazards would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to a public airport-related safety hazard for people residing or working in the County.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Refer to Response 22(c) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to a private airport-related safety hazard for people residing or working in the County.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 457, *Building Codes and Fees*; Ordinance No. 754, *Stormwater/Urban Runoff Management and Discharge Controls*; and Ordinance No. 458, *Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program*.

Findings of Fact:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The County enforces several existing Federal and State regulations, County ordinances, and General Plan policies to reduce potential impacts to water quality. Most notably, the Federal Clean Water Act and one of its implementing programs, the National Pollution Discharge Elimination System (NPDES) protect water quality by regulating sources of runoff that could pollute waterbodies. The County has a number of ordinances and General Plan policies that specifically address water quality and waste discharge standards, including Ordinance No. 457 and Ordinance No. 754, described in Response 24(a) above, in addition to General Plan policies OS 3.1 and OS 3.3 which address wastewater treatment and protection of water quality through compliance with various pollution discharge standards. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.17.5B, which requires point source pollution reduction programs to adhere to Federal, State, and local programs, Mitigation Measure 4.17.5D, which requires project review by the County and Regional Water Quality Control Board, and Mitigation Measure 4.17.5E, which provides example measures to protect water quality for development projects.

Future implementing projects under the revised Land Use Ordinance may violate water quality standards or waste discharge requirements. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to a violation of water quality standards, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing regulatory controls, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to violation of a water quality standard or waste discharge requirements.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to violating any water quality standards or waste discharge requirements.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management.

Future implementing projects under the revised Land Use Ordinance would introduce new impervious surfaces which could interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. Compliance with existing General Plan policies and County of Riverside Certified EIR No. 521 mitigation measures would reduce potential impacts to groundwater recharge. General Plan policies OS 1.1 and OS 1.3 address water supply issues at the County level and for individual development projects. General Plan policies OS 4.1 through OS 4.3 address programs to support aquifer recharge which is necessary to prevent excessive draw-down of groundwater basins. Future development accommodated through implementation of the revised Land

Use Ordinance involving a discretionary action and occurring in groundwater recharge areas would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.17.2A, which requires that water harvesting, and recharge facilities are built within the same groundwater basin in which the recharge area is lost.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to a decrease in groundwater supplies, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing regulatory programs, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to substantially depleting groundwater supplies or interfering with groundwater recharge.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river through the addition of impervious surfaces?

According to County of Riverside Certified EIR No. 521, the conversion of undeveloped, natural areas to urbanized uses throughout the County's watersheds have increased flooding potential by increasing the rate and amount of runoff in watersheds and altering drainage patterns.

Future implementing projects under the revised Land Use Ordinance may substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. However, the County enforces several existing regulations and General Plan policies to reduce potential impacts related to erosion or siltation. These include, but are not limited to, the Federal Clean Water Act, the NPDES program and various Riverside County ordinances and General Plan policies. In particular, Ordinance No. 457 includes requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP) for construction sites, implementation of year-round best management practices (BMPs) on such sites and the monitoring and maintaining of the BMPs to ensure they continue to provide adequate stormwater flow/runoff protections, erosion protection and sediment controls, both during and after construction activities on a site. Ordinance No. 754 requires that all discharges to storm drain systems be confined to stormwater runoff discharged pursuant to a NPDES permit or as otherwise authorized by the Santa Ana, San Diego, or Colorado River Basin RWQCB or the SWRCB in compliance with the Federal Clean Water Act. General Plan Policy S 4.5 prohibits substantial modification to watercourses unless modification does not increase erosion or adjacent sedimentation.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to alteration of existing drainage patterns, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following conformance with existing regulatory controls, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to substantially altering an existing drainage pattern of the site or area.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to substantially altering the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Result in substantial erosion or siltation on- or off-site?

According to County of Riverside Certified EIR No. 521, the conversion of undeveloped, natural areas to urbanized uses throughout the County's watersheds have increased flooding potential by increasing the rate and amount of runoff in watersheds and altering drainage patterns.

Future implementing projects under the revised Land Use Ordinance may substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. However, the County enforces several existing regulations and General Plan policies to reduce potential impacts related to erosion or siltation. These include, but are not limited to, the Federal Clean Water Act, the NPDES program and various Riverside County ordinances and General Plan policies. In particular, Ordinance No. 457 includes requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP) for construction sites, implementation of year-round BMPs on such sites and the monitoring and maintaining of the BMPs to ensure they continue to provide adequate stormwater flow/runoff protections, erosion protection and sediment controls, both during and after construction activities on a site. Ordinance No. 754 requires that all discharges to storm drain systems be confined to stormwater runoff discharged pursuant to a NPDES permit or as otherwise authorized by the Santa Ana, San Diego, or Colorado River Basin RWQCB or the SWRCB in compliance with the Federal Clean Water Act. General Plan Policy S 4.5 prohibits substantial modification to watercourses unless modification does not increase erosion or adjacent sedimentation.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General

Plan. In addition, if it is determined that future development has the potential to result in impacts relative to erosion or siltation, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following conformance with existing regulatory controls, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to substantially altering erosion or siltation on- or off-site.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to substantially altering the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Refer to Response 23(c) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to altering surface runoff in a manner which would result in flooding on-site or off-site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Refer to Response 23(c) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

g) Impede or redirect flood flows?

Future implementing projects under the revised Land Use Ordinance may place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. However, compliance with existing laws and regulatory programs, including Ordinance No. 458 and General Plan policies, would be sufficient to ensure that this impact is less than significant. Ordinance No. 458 implements the National Flood Insurance Program and places strict conditions on acceptable levels of development in floodplains. In compliance with General Plan Policy S 4.1, the County of Riverside would review new development accommodated

through implementation of the revised Land Use Ordinance to ensure that new development would have a minimum level of acceptable risk to flood hazards. Further, the proposed revisions to the Land Use Ordinance would not involve amendments to the “Watercourse, Watershed & Conservation Areas” (W-1) zone of Ordinance No. 348, which mitigates potential flood impacts by preventing permanent occupancy or residency in areas potentially at risk for flooding.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Impacts would be less than significant in this regard.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to placing within a 100-year flood hazard area structures which would impede or redirect flood flows.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

Riverside County a seismically active area and contains a number of topographical features and bodies of water which could result in potential seiche impacts if development is unregulated. With regard to tsunami risk, the Pacific Ocean is located more than 25 miles from Riverside County and as such, does not represent an inundation risk for the County.

Furthermore, future implementing projects under the revised Land Use Ordinance located within potential flooding areas or on unstable slopes would be subject to existing regulations as well as development review from the County, as noted in the “Geology and Soils” discussion, above. Compliance with these existing regulations would ensure the proposed revisions to the Land Use Ordinance related to mudflow inundation are less than significant.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to flood hazards, tsunami, seiche, or mudflow, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following conformance with existing regulatory controls, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to flood hazards, tsunamis, seiche, or mudflow.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to flood hazards, tsunamis, or seiche.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Refer to Responses 23(a) and 23(c) above.

Determination: The proposed revisions to the Land Use Ordinance would not conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan. Compliance with policies, regulations, and programs in place to protect water quality are assured through conditions of approval issued by the County of Riverside for implementing projects. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project:				
24. Land Use	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The revised Land Use Ordinance does not modify any General Plan Land Use designations. Further, no development is proposed with the modifications included in the proposed revisions to the Land Use Ordinance. The revised Land Use Ordinance does not allow development to occur in new areas within the County.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to land use conflicts, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Therefore, less than significant impacts would occur related to alteration of the present or planned land use of an area.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the substantial alteration of the present or planned land use of an area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Refer to Response 24(a) above. The revised Land Use Ordinance does not propose any modifications to the General Plan or General Plan Land Use Designations. The revised Land Use Ordinance would not disrupt or divide the physical arrangement of an established community. If it is determined that future development has the potential to result in impacts relative to disruption or division of an established community, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Therefore, impacts concerning the disruption or division of the physical arrangement of an established community would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the disruption or division of the physical arrangement of an established community.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project:				
25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riverside County General Plan Figure OS-6 "Mineral Resources Area."

Findings of Fact:

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?

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could 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. In order to address potential impacts to mineral resources, future development accommodated through implementation of the revised Land Use Ordinance would be subject to the number of existing General Plan policies that address protection of mineral resource areas, including policies LU 27.2 and 27.3, which protect the land and access to land for mineral resource uses, as well as Policy OS 14.2, which restricts the development of incompatible uses near existing or potential surface mining areas.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. If it is determined that future development has the potential to result in impacts relative to the loss of availability of a known mineral resource, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Due to the limited modifications proposed for the Land Use Ordinance, and the limit of the modifications to areas already zoned for future development, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to the loss of availability of a known mineral resource.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to results in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

As depicted on General Plan Figure 4.14.1, *Mineral Resource Zones*, Riverside County does not contain any locally delineated important mineral recovery sites. Therefore, the proposed revisions to the Land Use Ordinance would not impact a locally-important mineral recovery site.

Determination: As determined in the analysis above, no impact would occur related to the loss of availability of a locally important mineral recovery site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Refer to Responses 11(a) and 11(b) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to exposure of people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE Would the project:				
26. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Riverside County General Plan Figure S-20 "Airport Locations"

Findings of Fact:

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?

Refer to Response 22(a) above. Future implementing projects under the revised Land Use Ordinance could generate excessive noise levels for people residing or working within two miles of a public or public use airport; however, no specific development is proposed as part of the proposed revisions to the Land Use Ordinance. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Further, any future development accommodated by the proposed revisions to the Land Use Ordinance would be subject to review by the Riverside County ALUC, which would address the compatibility of the proposed development with the adjacent airport. The ALUC has reviewed the proposed revisions to the Land Use Ordinance and has determined that the proposed revisions are consistent with all compatibility plans with potential further review by the ALUC for Supportive and Employee Housing. Less than significant impacts would occur in relation to excessive noise levels for people residing or working within two miles of a public or public use airport.

Determination: As determined in the analysis above, less than significant impacts would occur in relation to excessive noise levels for people residing or working within two miles of a public or public use airport.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Refer to Responses 22(a) through 22(c) above.

Determination: As determined in the analysis above, less than significant impacts related to excessive noise levels for people within the vicinity of a private airstrip 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
NOISE Would the project:				
27. Noise Effects by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Riverside County General Plan, Ordinance No. 847, and Table N-1 (“Land Use Compatibility for Community Noise Exposure”).

Findings of Fact:

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?**

Ordinance No. 847 regulates noise levels throughout the County and addresses both short-term construction impacts as well as long-term operational impacts related to excessive noise levels. The General Plan has a number of policies that have been developed specifically to restrict noise levels, including Policy N 1.1, Policy N 1.3, and Policy N 2.3, described in Response 30.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Future development would be subject to project level review and entitlement, which includes a site-specific review of each future implementing project. All future development would be required to be compliant with Ordinance No. 847. At that time, project level measures can be imposed as needed. Therefore, the proposed revisions to the Land Use Ordinance would have less than significant impacts related to the impacts due to increases in ambient noise levels.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to increases in ambient noise levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Refer to Response 27(a) above.

Determination: Impacts related to ground-borne noise levels would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PALEONTOLOGICAL RESOURCES Would the project:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

a) **Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?**

The General Plan has a number of policies that have been developed specifically to protect paleontological resources, including, but not limited to, Policy OS 19.3, which states that all development would be reviewed for potential cultural resource sensitivity, Policy OS 19.6, which states that for any site that existing data shows may contain paleontological resources, a Paleontological Resource Impact Mitigation Program (PRIMP) would be filed with the County Geologist prior to grading, and Policy OS 19.8, which states that any site with unknown paleontological sensitivity would be studied to determine the sensitivity of the site in coordination with the County Geologist.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Therefore, the proposed revisions to the Land Use Ordinance would have less than significant impacts to paleontological resources and unique geologic features.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to paleontological resources and unique geologic features.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project:				
29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riverside County General Plan Housing Element.

Findings of Fact:

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Future implementing projects under the revised Land Use Ordinance may involve physical impacts due to future development accommodated under the revised Land Use Ordinance articles and modified MU and Highest Density Residential Zones. The proposed modifications to the Land Use Ordinance would allow for future development; however, no development is proposed as part of the proposed revisions to the Land Use Ordinance.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to the displacement of substantial numbers of existing housing, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

As such, the proposed revisions to the Land Use Ordinance would not displace housing, requiring replacement housing to be constructed, and revised Land Use Ordinance would have less than significant impacts related to the displacement of residential units.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the displacement of residential units.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

Refer to Response 29(a) above. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Additionally, the proposed modifications to the Land Use Ordinance are intended to aid the development of future residential development and would not result in additional demand for housing. The revisions have been developed to assist in the implementation of the General Plan Housing Element and are intended to provide increasingly affordable housing options within the County.

Determination: Impacts would be less than significant in regard to demand for additional housing.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Induce substantial 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)?

Refer to Response 29(a) above.

Determination: Less than significant impacts related to inducing population growth 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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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 and Riverside County General Plan EIR No. 521.

Findings of Fact:

Future implementing projects under the revised Land Use Ordinance may involve physical impacts due to future development accommodated under the revised Land Use Ordinance articles and modified MU and R-7 Zones. Future development would be required to have or be served by fire services. Riverside County is served through a contract with the California Department of Forestry and Fire Protection (CalFire). Since the proposed development would include residential units, increased demand for CalFire services may occur with future development. However, the Riverside County General Plan has a number of General Plan policies that specifically address fire services capacity, including Policy LU 5.2, which states that development would be monitored to ensure that fire service capacity can serve proposed development, as well as a number of policies that require individual development projects to incorporate fire prevention measures. To further offset impacts to fire services, future development would be subject to project level review and entitlement, which includes the payment of development impact fees to support development and operation of fire services and facilities.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

31. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County General Plan EIR No. 521

Findings of Fact:

Riverside County is served by the Riverside County Sheriff's Department (RCSD). Since the proposed development would include residential units, increased demand for RCSD services may occur with future development. The General Plan has a number of policies developed in order to address sheriff services, including Policy LU 10.1, which states that new development would pay a fair share fee for sheriff services, as well as Policy LU 5.1, which states that development capacity would be monitored to ensure development does not exceed sheriff capacity. To further offset future demand increases, future development would be subject to project level review and entitlement, which includes the payment of development impact fees to support sheriff services. Any proposed development that may occur under the proposed ordinance modifications would be served by the RCSD and would be required to pay development impact fees to the RCSD.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to sheriff services.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to sheriff services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

32. Schools

Source(s): Riverside County General Plan, Riverside County General Plan EIR No. 521

Findings of Fact:

Numerous school districts are present throughout the County. Since future development accommodated by the proposed revisions to the Land Use Ordinance could include future residential units, increased demand for school services may occur with future development. Thus, future implementing projects under the revised Land Use Ordinance may involve physical impacts due to future development accommodated under the revised Land Use Ordinance articles and modified MU and R-7 Zones. However, the General Plan has policies in place that specifically address school capacity. For example, Policy LU 5.2 states that the County would monitor development and projected development capacity to ensure that public services have adequate capacity to serve future demands. To further offset future demand increases, any potential future development would be subject to project level review and entitlement, which includes the payment of development impact fees to support school services. Development impact fees would be paid to the applicable school district.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to school capacity.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to school capacity.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

33. Libraries

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 659.

Findings of Fact:

Future implementing projects under the revised Land Use Ordinance may involve physical impacts due to future development accommodated under the revised Land Use Ordinance articles and modified MU and R-7 Zones. Future development would be required to have or be served by public services including libraries. However, the County has a number of policies and ordinances that specifically address library services. Riverside County Ordinance No. 659 requires development impact fees to be paid for development to fund library facilities operations and expansions. Relevant General Plan policies include, but are not limited to, Policy LU 5.2 which states that the County would monitor development and projected development capacity to ensure that public services have adequate capacity to serve future demands. To further offset future demand increases, future development would be subject to project level review and entitlement, which includes the payment of development impact fees to support development and operation of library facilities.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing County ordinances, General Plan policies, and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related library facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to library facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

34. Health Services

Source(s): Riverside County General Plan

Findings of Fact:

The revised Land Use Ordinance does not propose any modifications to existing or proposed health care facilities or services centers and would not result in the modification of existing or proposed health care services within the County. No impact would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), and Ordinance No. 659 (Establishing Development Impact Fees).

Findings of Fact:

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Throughout Riverside County, recreational facilities are provided by a number of agencies including Federal and State park lands, Riverside County parks, as well as parks provided by local parks districts. Although no specific development is proposed under the revised Land Use Ordinance, future development accommodated by the proposed revisions to the Land Use Ordinance would include residential units, and increased demand for parks and recreational facilities may occur with future development.

A number of County ordinances and General Plan policies specifically address parks and recreational facilities. Riverside County Ordinance No. 460 addresses park and recreation fees and dedications related to Quimby Act and requires development to provide 3 acres of parkland per 1,000 residents or pay fees in-lieu of such dedication. The revenues generated through the Quimby Act, however, cannot be used for the operation and maintenance of park facilities. Relevant General Plan policies include, but are not limited to, Policy OS 20.3, which discourages the removal of parks for non-recreational uses, Policy OS 20.5, which requires new development to include recreational areas within proposed development areas, and Policy OS 20.6, which requires the development to provide funding for active and passive recreational areas. To further offset future demand increases, future development would be subject to project level review and entitlement, which includes meeting County Open Space requirements for new development as well as the payment of development impact fees to fund future park development (Section 4.60.070 “Development Impact Fee” of the County’s Municipal Code).

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing County ordinances, General Plan policies, and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to parks and recreational facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to parks and recreational facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Refer to Response 35(a), above. Future development would be subject to project level review and entitlement, which includes meeting County Open Space requirements for new development as well as the payment of development impact fees to fund future park development. Construction of park facilities within proposed developments when required by the County, or the payment of development impact fees for park facilities, would offset any potential physical impacts to existing parks. Less than significant impacts would occur related to the deterioration of parks and recreational facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the deterioration of existing parks and recreational facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Refer to Response 35(a) above. Future development would be subject to project level review and entitlement, which includes meeting County Open Space requirements for new development as well as the payment of development impact fees to fund future park development. Therefore, the dedication of parkland or payment of in-lieu of dedication fees required during the entitlement process would reduce impacts associated with this issue area. As such, less than significant impacts would occur related to development within a Community Service Area.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the location of development within a Community Service Area.

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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RECREATION Would the project:

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include the construction or expansion of a trail system?

Source(s): Riv. Co. 800-Scale Equestrian Trail Maps; Open Space and Conservation Map for Western County trail alignments; Riverside County General Plan; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Include the construction or expansion of a trail system?

The revised Land Use Ordinance does not directly involve the construction or expansion of a trail system; however, future implementing projects under the revised Land Use Ordinance includes the potential for development. Future residential development facilitated by the revised Land Use Ordinance would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated through implementation of the revised Land Use Ordinance would provide adequate trail facilities. The construction of proposed trail facilities would be subject to CEQA, and developers would be required to conduct further environmental analysis to determine whether the construction of these trails would result in an environmental impact. Future trail construction/development would be subject to a separate environmental review process, as well as the above-mentioned Riverside County policies and ordinances, and would be required to mitigate any potential environmental impacts identified at that time. For these reasons, impacts would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would have no impacts related to the construction or expansion of the trail system.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, County of Riverside Certified EIR No. 521, Ordinance No. 461, Ordinance No. 659, Ordinance No. 824.

Findings of Fact:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Future implementing projects under the revised Land Use Ordinance may have the potential to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. However, the General Plan includes a number of policies that specifically address traffic and circulation, including Policy C 1.1, which states that transportation systems would be designed to respond to concentrations of population and employment activities, Policy C 1.5, which states that the County would encourage development of projects that facilitate alternative transportation methods and encourage mixed use projects, Policy C 2.1, which establishes Level of Service requirements for County Roadways, and Policy C 2.2, which requires new development to prepare a traffic impact analysis as warranted by the County Traffic Impact Analysis Preparation Guidelines. Further, future development would be subject to project level review and entitlement, which would verify compliance with relevant General Plan policies, County ordinances, and the payment of applicable County fees, including development impact fees and Transportation Uniform Mitigation Fee (TUMF) fees. Ordinance No. 659, which established mitigation fees for residential development, Ordinance No.

461, which includes road improvement standards and specifications, and Ordinance No. 824, which established the Western Riverside County TUMF program. On September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, which initiated a process to change transportation impact analyses completed in support of CEQA documentation. SB 743 eliminates Level of Service as a basis for determining significant transportation impacts under CEQA and provides a new performance metric, vehicle miles travelled (VMT). The County of Riverside is currently establishing a policy related to VMT to achieve the State's goals of reducing GHG emissions, encouraging infill development, and improving public health through active transportation.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Therefore, impacts related to conflicts with existing plans or policies that establish measures of effectiveness for transportation facilities would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to conflicts with existing plans or policies that establish measures of effectiveness for transportation facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Refer to Response 37(a) above. Future implementing projects under the revised Land Use Ordinance could conflict with an applicable congestion management program. As noted in County of Riverside Certified EIR No. 521, the Riverside County Congestion Management Program is administered by the Riverside County Transportation Commission. Under the program, Riverside County Transportation Commission monitors congestion throughout the County through a traffic monitoring system. If an area of the County experiences congestion beyond acceptable levels, a deficiency plan is required. In order to maintain the County roadways, it is the responsibility of local agencies, when reviewing and approving development proposals, to consider the traffic impacts on the CMP. Any future development accommodated under the proposed revisions to the Land Use Ordinance would be subject to a project level review by the County including an analysis of traffic impacts. Therefore, impacts related to conflicting with a Congestion Management Plan would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to conflicting with an applicable congestion management plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

The revised Land Use Ordinance does not include any roadway redesign, nor does it include changing the use of roadways for a new use. Any future development would be required to undergo the design review process, which would include a review of proposed circulation infrastructure. Impacts related to an increase in hazards due to roadway design or incompatible uses would be less than significant in this regard.

Determination: As determined in the analysis above, less than significant impacts would occur related to an increase in hazards due to roadway design or incompatible uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Cause an effect upon, or a need for new or altered maintenance of roads?

Refer to Responses 37(a) and 37(b) above. The revised Land Use Ordinance does not propose the development of new roadways or additional roadway maintenance requirements. Any implementing development accommodated by the proposed revisions to the Land Use Ordinance would be required to pay development impact fees to support the development and maintenance of new roadways. Impacts would be less than significant related to the need for new or altered maintenance of roads.

Determination: As determined in the analysis above, less than significant impacts would occur related to the need for new or altered maintenance of roads.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Cause an effect upon circulation during the project's construction?

Refer to Responses 37(a) and 37(b) above. The revised Land Use Ordinance does not propose development at this time. Any future development would be subject to a project level review, which would include reviewing potential circulation issues during project review. Less than significant impacts would occur in relation to circulation issues caused by construction.

Determination: As determined in the analysis above, less than significant impacts would occur in relation to circulation issues caused by construction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Result in inadequate emergency access or access to nearby uses?

Refer to Responses 37(a) and 37(b) above. Future implementing projects under the revised Land Use Ordinance would be required to undergo a project level review. This would include an evaluation of any potential impacts related to emergency access to each implementing project site by the County Transportation and Planning Departments. Further, as noted in Responses 37(a) and 37(b) above, the proposed revisions to the Land Use Ordinance would not result in impacts related to emergency access or access to nearby uses. Impacts would be less than significant.

Determination: As determined in the analysis above, less than significant impacts would occur related to emergency access or access to nearby uses.

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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TRANSPORTATION Would the project:

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

The revised Land Use Ordinance does not propose any modifications to bike trails and would not result in the modification of existing or proposed bike trails within the County. No impact would occur in this regard.

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

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 would consider the significance of the resource to a California Native American tribe.)

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) **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, 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: 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)?**

The County General Plan has a number of policies that address tribal cultural resources. Policy OS 19.2 ensures that cultural resources are reviewed, and Native Americans Tribes are consulted following SB 18 and Section 15064.5(d) of the State CEQA Guidelines. Policy OS19-5 requires compliance with all applicable laws related to human remains. In addition, existing General Plan EIR No. 521 contains Mitigation Measure 4.9.B-N1, which requires consultation with local tribes if discoveries are made. Future development would be subject to project level review and entitlement, which would include formal AB 52 tribal consultation, and a review of potential tribal cultural resources, including those 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.

In compliance with AB 52, the Riverside County Planning Department distributed letters notifying each tribe that requested to be on the County's list for the purposes of AB 52 of the opportunity to consult with the County regarding the proposed project. No tribes responded to the County requesting

notification or consultation, and as such consultation has concluded. Nonetheless, future implementing projects under the revised Land Use Ordinance could cause a substantial adverse change in the significance of a Tribal Cultural Resource. However, for any implementing projects developed under the Land Use Ordinance, site-level review would include analyzing the subject site for tribal cultural resources. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and Certified EIR No. 521 mitigation, as well as project level review and entitlement, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to tribal cultural resources.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to Tribal Cultural Resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) 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, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a 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?

Refer to Response 39(a) above.

Determination: Less than significant impacts would occur related to Tribal Cultural Resources that are significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

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
UTILITIES & SERVICE SYSTEMS Would the project:				
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): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

As noted in Table 4.19-A of the County of Riverside Certified EIR No. 521, the County of Riverside is served by a number of water and wastewater providers, depending on the location within the County. To ensure that adequate water capacity is available, the County General Plan has a number of policies that specifically address wastewater treatment capacity. General Plan Policy OS 1.1, which states that the county would balance consideration of water supply requirements among various land needs (urban, agricultural, and environmental), Policy LU 5.3, which states that all projects would be reviewed for consistency with individual urban water management plans, and Policy LU 28.3, which requires that adequate water infrastructure is available for future residential land uses.

Future implementing projects under the revised Land Use Ordinance would be required to be served by a water supplier and would be subject to project level review and entitlement, which includes obtaining a will-serve letter from the applicable local water provider. It should be noted that the revised Land Use Ordinance would prohibit the construction of Tiny Homes and Container Homes in areas that are constrained by water availability and water quality concerns. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and project level review; future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to water treatment facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to water treatment facilities.

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Refer to Response 40(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to water supplies.

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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UTILITIES & SERVICE SYSTEMS Would the project:

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): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) **Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**

As noted in Table 4.19-A of the County of Riverside Certified EIR No. 521, the County of Riverside is served by a number of wastewater providers, depending on the location within the County. To ensure that adequate wastewater capacity is available, the County General Plan has a number of policies that specifically address wastewater treatment capacity. These include, but are not limited to Policy LU 28.3, which requires that adequate water and sewer infrastructure is available for future residential land uses.

Future implementing projects under the revised Land Use Ordinance would be required to be served by a wastewater treatment provider, and would be subject to project level review and entitlement, which includes obtaining a will-serve letter from the applicable local wastewater provider. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. It should be noted that the revised Land Use Ordinance would prohibit the construction of Tiny Homes and Container Homes in areas that are constrained by sewage disposal and other health and safety concerns. Following conformance with existing General Plan policies and project level review, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to wastewater treatment facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to wastewater treatment facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Refer to Response 41(a) above. The proposed revisions to the Land Use Ordinance would not result in a substantial increase in the need for wastewater treatment capacity. Less than significant impacts would occur in this regard.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to wastewater treatment capacity.

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; County of Riverside Certified EIR No. 521; and Riverside County Waste Management District Integrated Waste Management Plan.

Findings of Fact:

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

According to Table 4.17K of County of Riverside Certified EIR No. 521, Riverside County has a number of landfills, transfer stations, and hazardous waste facilities that serve the County. According to Table 4.17-L of the County of Riverside Certified EIR No. 521, the County of Riverside includes an existing landfill capacity of approximately 49 million tons, with landfills having capacity extending beyond 2040. The County General Plan has a number of policies addressing the capacity of local landfills. These include, but are not limited to, Policy LU 5.2, which specifically states that the County would monitor landfill capacity in conjunction with local landfill providers.

Any future development would be required to coordinate with the local solid waste provider for landfill service to ensure that solid waste service is available. If it is determined that future development has the potential to result in impacts relative to landfill capacity, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and coordination with local solid waste providers, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to landfill capacity.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to permitted landfill capacity to accommodate future development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Does the project comply with Federal, State, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

The proposed modifications to the Land Use Ordinance, and any future development that it may accommodate, do not propose any modifications to regulations related to solid waste disposal.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. If it is determined that future development has the potential to result in impacts relative to Federal, State, and local statutes and regulations related to solid waste, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Future development would be required to comply with all Federal, State, and local solid waste regulations. Therefore, any future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to compliance with applicable solid waste regulations.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to compliance with 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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UTILITIES & SERVICE SYSTEMS Would the project:

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): Utility Companies, County of Riverside Certified EIR No. 521

Findings of Fact:

Future implementing projects under the revised Land Use Ordinance could impact electricity, natural gas, telecommunications, storm water, street lights, public facilities, and other applicable governmental services. Any future development would be required to be served by utility providers including electricity, natural gas, telecommunications, storm water, street lights, public facilities, and other applicable governmental services. The General Plan provides a number of policies developed to reduce potential impacts related to utility requirements including Policy LU 5.1, which states that development would not exceed the ability to adequately provide supporting infrastructure and services for development, Policy LU 5.2, which states that the County must monitor capacity of infrastructure and services in coordination with local utility and service providers to ensure growth does not exceed capacity, and Policy LU 10.1, which states that new development must contribute a fair share payment to fund future development of infrastructure. Further, future developments would be required to undergo a project-specific design review and analysis, such as the availability and expansion of utility infrastructure.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and project level CEQA review, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to construction of new or expanded utilities infrastructure.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to construction of new or expanded utilities infrastructure.

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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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, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials, County of Riverside No. 521, Ordinance No. 695, and Ordinance No. 787.

Findings of Fact:

a) **Substantially impair an adopted emergency response plan or an emergency evacuation plan?**

The *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan* includes a plan for facility, service, and equipment needs, as well as evacuation routes and access routes for emergency routes.

Ordinance No. 787 adopts the Uniform Fire Code standards and requires that future development include adequate emergency access for fire safety personnel, equipment and apparatus, and do not hinder evacuation from fire, including potential blockage of stairways or fire doors. General Plan Policy S 5.12 requires the County of Riverside to conduct and implement long-range fire safety planning, including improved mutual aid agreements with the private and public sector that assist with evacuation of residents as well as access for emergency responders. General Plan Policy S 5.14 requires a review of inter-jurisdictional fire response agreements, and improvements to fire reporting and response times

as recommended in the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan.

Future implementing projects under the revised Land Use Ordinance may impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to impact emergency response plans, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing laws and regulatory programs, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to interference with an adopted emergency response plan or emergency evacuation plan.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to interference with an adopted emergency response plan or emergency evacuation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose product occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?

According to the *Riverside County Map My County* GIS database, portions of the County directly border undeveloped hillsides, and contains areas of Very High fire hazard risk. While the proposed revisions to the Land Use Ordinance would allow development adjacent to and within Very High fire hazards zones, the County of Riverside Building and Safety Department has developed a number of protocols and regulations in order to protect development and reduce fire hazard impacts within these areas.

These regulations include Riverside County Ordinance No. 787, which adopts the Uniform Fire Code that requires future development to adhere to standards developed to reduce loss of life and property due to fire risk, and Riverside County Ordinance No. 695, which requires the abatement of hazardous vegetation. As noted in Response 44(a) above, the *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Plan* also provides facility, service, and equipment planning in order to reduce potential loss due to fire risk. All development applications are sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified prior to approval to ensure compliance with fire department requirements which ensure that future development under the proposed revisions to the Land Use Ordinance would not exacerbate wildfire risks due to slope, prevailing winds, or other factors, and thereby, would not expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

Future implementing projects under the revised Land Use Ordinance may expose occupants to pollutant concentrations from wildfires. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing laws and regulatory programs, impacts related to exposing occupants to pollutant concentrations from a wildfire would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the exposure of occupants to pollutant concentrations from a wildfire.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Refer to Response 30(b) above. All applications for future development would be sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified prior to approval to ensure compliance with Fire Department requirements which ensure that future development under the revised Land Use Ordinance would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, impacts would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Refer to Response 30(b) above. All applications for future development would be sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified prior to approval to ensure compliance with Fire Department requirements which ensure that future development under the proposed revisions to the Land Use Ordinance would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment.

Following compliance with existing laws and regulatory programs; future development that may result from implementation of the revised Land Use Ordinance would have a less than significant risk of exposing people or structures to hazards. Specifically, implementation of existing County of Riverside

Certified EIR No. 521 Mitigation Measures 4.9.1A, 4.9.1B, 4.9.1C, 4.9.1D, 4.9.2A, 4.9.2B, 4.9.2C, and 4.9.D would ensure that future development projects in the County would not expose people or structures to significant flood risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be reduced to a less than significant level.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Refer to Response 30(b) above. All applications for future development would be sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified prior to approval to ensure compliance with Fire Department requirements which ensure that future development under the proposed revisions to the Land Use Ordinance would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, impacts would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Potential impacts to biological resources were addressed in Section 7 above. Less than significant impacts related to the reduction of the habitat for 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 would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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 Materials

Findings of Fact:

As noted above, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Since the anticipated buildout due to the proposed revisions to the Land Use Ordinance would be within the anticipated General Plan buildout, impacts would be less than significant and would not be considered cumulatively considerable.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

47. Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Refer to the responses provided above. The revised Land Use Ordinance would have a less than significant impact relative to substantial adverse effects that affect human beings as noted in the analysis above. The revised Land Use Ordinance would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VII. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion would identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VIII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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Appendix 1

Proposed Ordinance Revisions

1 Safety Code section 17021.8.(c).”

2 Section 4. A new subsection C.2. is added to Section 6.50 of Ordinance No. 348 to
3 read as follows:

4 “2. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 5. Subsection A. of Section 8.1 of Ordinance No. 348 is amended to read as
8 follows:

9 “A. The following use shall be permitted in the R-3 Zone: One-family dwellings.”

10 Section 6. The existing Subsection 1. of Section 8.1.A. of Ordinance No. 348 is
11 deleted in its entirety.

12 Section 7. The existing Subsections A., B., and C. of Section 8.1 of Ordinance No. 348
13 are relettered B., C., and D. respectively.

14 Section 8. The existing Subsections 2. through 28 of Section 8.1.A of Ordinance No.
15 348 are renumbered 1. through 27 respectively.

16 Section 9. Section 8.202 of Article VIII of Ordinance No. 348 is amended in its
17 entirety to read as follows:

18 “SECTION 8.202 USES PERMITTED.

19 A. The following use shall be permitted in the R-6 zone: One family dwellings,
20 including mobilehomes on permanent foundations.

21 B. The following uses are permitted provided a plot plan has been approved in
22 accordance with the provisions of this article:

- 23 1. Two-family dwellings and multiple family dwellings.
- 24 2. Planned residential development.
- 25 3. Apartment houses.
- 26 4. Accessory buildings, provided there is a main building on the lot.
- 27 5. Home occupations.
- 28 6. Temporary real estate offices located within a subdivision, to be used only

1 for and during the original sale of the subdivision.

2 7. Community recreation facilities as a part of a development.

3 8. Child day care center.

4 C. The following uses are permitted provided a public use permit has been approved
5 pursuant to Section 18.29 of this ordinance: churches, temples and other places of
6 religious worship.

7 D. The following use is permitted provided a conditional use permit has been
8 approved pursuant to Section 18.28 of this ordinance: mobilehome parks developed
9 pursuant to Section 19.92 of this ordinance.”

10 Section 10. Article VIIIg of Ordinance No. 348 is amended in its entirety to read as
11 follows:

12 “ARTICLE VIIIg R-7 ZONE (HIGHEST DENSITY RESIDENTIAL)

13 SECTION 8.301. PURPOSE AND INTENT.

14 The purpose of this article is to establish the Highest Density Residential (R-7) Zone. The
15 intent of the R-7 Zone is to implement the Highest Density Residential land use
16 designation of the General Plan in an effort to accommodate the County’s Regional
17 Housing Needs Assessment (RHNA) allocation.

18 SECTION 8.302. PERMITTED USES.

19 A. The following uses shall be permitted in the R-7 Zone:

- 20 1. One family dwelling on an existing legal lot
21 2. Home occupations
22 3. Multiple family dwellings
23 4. Community gardens

24 B. The following uses shall be permitted provided a plot plan has been approved
25 pursuant to the provisions of Section 18.30 of this ordinance:

- 26 1. Boarding, rooming and lodging houses
27 2. Child day care centers
28 3. Churches, temples and other places of religious worship

1 4. Libraries, museums and art galleries

2 5. Public and private parks and playgrounds

3 C. The following uses shall be permitted provided a conditional use permit has been
4 approved pursuant to the provisions of Section 18.28 of this ordinance:

5 1. Mobile home parks

6 D. Any use not specifically listed in subsections B. or C. may be considered a
7 permitted or conditionally permitted use provided that the Planning Director finds
8 that the proposed use is substantially the same in character and intensity as those
9 listed in the designated subsections. Such a use is subject to the permit process
10 which governs the category in which it falls.

11 SECTION 8.303. DEVELOPMENT STANDARDS IN THE R-7 ZONE.

12 A. LOT SIZE. There is no minimum lot size.

13 B. LOT WIDTH. There is no minimum lot width.

14 C. LOT DEPTH. There is no minimum lot depth.

15 D. FRONTAGE. There is no minimum frontage.

16 E. HEIGHT. The maximum height of any buildings or structures shall be no greater
17 than seventy-five (75) feet.

18 F. SCREENING. All roof-mounted equipment, excluding solar panels, shall be
19 screened from the ground elevation view to a minimum sight distance of six
20 hundred sixty (660) feet for residential buildings and one thousand three hundred
21 twenty (1,320) feet for non-residential buildings.

22 G. LOT COVERAGE. There is no maximum lot coverage.

23 H. FRONT SETBACK. There is no front setback requirement, except for one family
24 dwellings or associated structure(s), which shall have a minimum front setback of
25 no less than twenty-five (25) feet.

26 I. SIDE SETBACK. There is no side setback requirement, except for the following:

27 1. One family dwellings or associated structure(s) shall have a minimum side
28 setback of no less than five (5) feet.

1 2. For lots zoned R-7 that abut lots zoned R-R, R-A, R-1 and R-1-A, the
2 minimum side setback shall be no less than five (5) feet.

3 J. **REAR SETBACK.** There is no rear setback requirement, except for the following:

4 1. One family dwellings or associated structure(s) shall have a minimum rear
5 setback of no less than fifteen (15) feet.

6 2. For lots zoned R-7 that abut lots zoned R-R, R-A, R-1 and R-1-A, the
7 minimum rear setback shall be no less than fifteen (15) feet.

8 K. **OPEN SPACE.**

9 1. Any development with more than ten (10) multiple family dwelling units
10 shall provide at least one hundred (100) square feet of common use area
11 (CUA) for each unit above ten (10) units. A CUA is a recreational open
12 space area, such as a park, sport field, pool, gym, or passive recreational
13 area, associated with and located on the same lot or lots as the primary use.

14 A reduction in this requirement may be applied pursuant to the following:

15 a. A five percent (5%) reduction for developments that provide more
16 than two hundred (200) dwelling units.

17 b. A five percent (5%) reduction for developments that provide
18 housing for very low, low or moderate income households, as
19 defined in the Riverside County's General Plan Housing Element,
20 with applicable affordability restrictions.

21 2. Any development with multiple family dwelling units shall provide at least
22 fifty (50) square feet of private open space (POA) per unit. A POA is a
23 private usable open space area, such as a patio or balcony, which is not
24 encumbered with structures and is attached to the primary dwelling unit.

25 L. **SITE REQUIREMENTS.**

26 1. **REFUSE AND RECYCLABLE MATERIAL STORAGE AREA.** A refuse
27 and recyclable material storage area shall be provided for any new
28 development, or existing development that will add thirty percent (30%) or

1 more units or floor area. This area must be fully enclosed and have
2 adequate separation from any habitable areas. This area shall be screened
3 using landscape or architectural features.

4 2. ENCROACHMENTS. No setback or yard encroachments are permitted,
5 except as provided in Section 18.19 of this ordinance.

6 3. LIGHTING. All onsite lighting shall be focused, directed, or arranged to
7 prevent glare or direct illumination on adjacent residential uses.

8 4. PARKING. Off-street parking shall be provided pursuant to Section 18.12
9 of this ordinance.

10 5. LANDSCAPE. There is no minimum landscape area requirement.

11 SECTION 8.304. DEVELOPMENT DESIGN AND PHASING.

12 A. PHASING PLAN. For phased developments, a site development phasing plan
13 shall be submitted with the land use application or design review application and
14 include maps, exhibits and a description of the following: phasing for development
15 and infrastructure, and the development of multi-modal transportation connectivity
16 with the neighborhood and adjoining community areas.

17 B. DESIGN REVIEW. For multiple family dwellings, a site design plan shall be
18 submitted to the Planning Director for review and shall include the following:

- 19 1. Site plan with building footprint
- 20 2. Floor plans
- 21 3. Landscape plan, as necessary
- 22 4. Wall and fencing plan
- 23 5. Elevation plan
- 24 6. Architectural design
- 25 7. Photometric plan, as necessary
- 26 8. Traffic analysis

27 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
28 provided prior to the Planning Director considering the site design plan submitted

1 for multiple family dwellings. Notice of the public review period shall be given in
2 the same manner as provided in Section 18.26.c. subsections (2),(4), (5),(6) and (7)
3 of this ordinance. The notice shall include the mailing address to send comments
4 to, the dates for the public review period, location where the site design plan may
5 be reviewed, and explain that the public may comment on the site design plan for
6 the multiple family dwellings.

7 D. DESIGN APPROVAL. The above referenced site design plan shall be approved
8 by the Planning Director if the site design plan is consistent with all of the
9 following:

- 10 1. The Riverside County General Plan;
- 11 2. This ordinance;
- 12 3. The Countywide Design Guidelines;
- 13 4. There is no specific, adverse impact upon the public health or safety. A
14 specific adverse impact means a significant, quantifiable, direct, and
15 unavoidable impact, based on objective, identified written public health or
16 safety standards, policies or conditions as they existed on the date the
17 application was deemed complete; or
- 18 5. If there is a specific adverse impact upon the public health or safety, the
19 development has been conditioned to develop at a lower density which
20 removes the specific adverse impact.

21 E. APPROVAL PERIOD. An applicant of a site design plan shall obtain building
22 permits within two (2) years of the site design approval for any multiple family
23 dwellings, pursuant to this section. The Planning Director may grant a request for a
24 one-year extension of time of this requirement, if the request is submitted by the
25 applicant at least six (6) months prior to the expiration of the original time limit
26 with the appropriate fee. If an extension is granted, the total time allowed for a site
27 design plan approval shall not exceed three (3) years.”
28

1 Section 11. Article IXf of Ordinance No. 348 is amended in its entirety to read as

2 follows:

3 "ARTICLE IXf MU ZONE (MIXED USE)

4 SECTION 9.85. PURPOSE AND INTENT.

5 The purpose of this article is to establish the Mixed Use (MU) Zone to promote a mix of
6 land uses and to facilitate development that offers a combination of housing, employment,
7 and commercial opportunities, which encourages active transportation, such as walking,
8 biking, use of transit, while still allowing for other modes of transportation. The intent of
9 the MU Zone is to implement the Mixed-Use Area (MUA) land use designation of the
10 General Plan, which assists the County in accommodating its share of the regional housing
11 needs assessment (RHNA) allocation pursuant to the Riverside County Housing Element.
12 The MU Zone shall apply to land designated MUA in the General Plan and may apply to
13 land within an approved Specific Plan.

14 SECTION 9.86. USES PERMITTED.

15 A. The following uses shall be permitted in the MU Zone:

- 16 1. One family dwelling on an existing legal lot
- 17 2. Multiple family dwellings that only include a residential use
- 18 3. Home occupations
- 19 4. Public parks, playgrounds, and plazas
- 20 5. Community gardens

21 B. The following uses shall be permitted provided a plot plan has been approved
22 pursuant to provisions of Section 18.30 of this ordinance. In the event a
23 development includes a combination of uses that are permitted with a plot plan and
24 conditional use permit, the development shall be processed in accordance with
25 Section 9.86.C. of this Article.

- 26 1. Animal hospitals, not including any outdoor facilities
- 27 2. Antique shops
- 28 3. Art Supply shops and studios

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4. Artisan or novelty stores
5. Bakery shops, including baking only when incidental to retail sales on the premises
6. Banks and financial institutions
7. Barber and beauty shops
8. Book stores
9. Business and Professional Schools
10. Cellular telephone sales and service
11. Check Cashing Business
12. Churches, temples, and other places of religious worship
13. Clothing Dry Cleaners
14. Clothing stores
15. Community and Civic Centers
16. Computer sales and service
17. Day care centers
18. Delicatessens
19. Drug stores
20. Florist shops
21. Gift shops
22. Grocery stores
23. Hardware stores
24. Health and fitness facility, indoor
25. Household furniture and appliance stores
26. Internet cafes and internet gaming facilities
27. Jewelry store with incidental repairs
28. Laundries and laundromats
29. Medical offices

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- 30. Multiple family dwellings combined with non-residential uses listed in this subsection B
 - 31. Museums and libraries
 - 32. Nurseries and garden supply stores
 - 33. Paint and wall paper stores
 - 34. Pet shops ad pet supply shops
 - 35. Photography shops and studios and photo engraving
 - 36. Plumbing shops, not including plumbing contractors
 - 37. Post services
 - 38. Restaurant and other eating establishments
 - 39. Shoe stores and repair shops
 - 40. Sporting goods stores
 - 41. Tailor shops
 - 42. Tobacco or Hookah shops; but not lounges
 - 43. Tourist information centers
 - 44. Toy stores
- C. The following uses shall be permitted provided a conditional use permit has been approved pursuant to the provisions of Section 18.28 of this ordinance:
- 1. Animal hospitals and veterinary office, with outdoor facilities
 - 2. Bars and cocktail lounges
 - 3. Billiard and pool halls
 - 4. Catering services
 - 5. Convenience stores
 - 6. Film, dental medical, research, and testing laboratories
 - 7. Hotels, resort hotels and motels
 - 8. Indoor entertainment and recreation facility
 - 9. Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance.

- 1 10. Mobilehome parks pursuant to Section 19.91 of this ordinance.
- 2 11. Multiple family dwellings combined with non-residential uses listed in this
- 3 subsection C.
- 4 12. Private Academic Facility
- 5 13. Theaters and Auditoriums

6 D. **SAME CHARACTER AND INTENSITY.** Any use that is not specifically listed in
7 subsections B. or C. may be considered a permitted or conditionally permitted use
8 provided that the Planning Director finds that the proposed use is substantially the
9 same in character and intensity as those listed in the designated subsections. Such a
10 use is subject to the permit process which governs the category in which it falls.

11 **SECTION 9.87. DEVELOPMENT STANDARDS IN THE MU ZONE.**

- 12 A. **LOT SIZE.** There is no minimum lot size.
- 13 B. **LOT WIDTH.** There is no minimum lot width.
- 14 C. **LOT DEPTH.** There is no minimum lot depth.
- 15 D. **FRONTAGE.** There is no minimum lot frontage.
- 16 E. **HEIGHT.** The maximum height of any buildings or structures shall be no greater
17 than seventy-five (75) feet. Ground floor commercial retail shall have a minimum
18 ceiling height of eleven (11) feet, measured from foundation to finished ceiling.
- 19 F. **SCREENING.** All roof-mounted equipment, excluding solar panels, shall be
20 screened from the ground elevation view to a minimum sight distance of six
21 hundred sixty (660) feet for residential buildings and one thousand three hundred
22 twenty (1,320) feet for non-residential buildings, including mixed-use buildings.
- 23 G. **LOT COVERAGE.** There is no minimum lot coverage.
- 24 H. **FRONT SETBACKS.** There is no front setback requirement, except for one family
25 dwellings or associated structure(s), which shall have a minimum front setback of
26 no less than twenty-five (25) feet.
- 27 I. **SIDE SETBACKS.** There is no side setback requirement, except for the following:
28 1. One family dwellings or associated structure(s) shall have a minimum side

1 setback of no less than five (5) feet.

- 2 2. For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the
3 minimum side setback shall be no less than five (5) feet.

4 J. REAR SETBACKS. There is no rear setback requirement, except for the
5 following:

- 6 1. One family dwellings or associated structure(s) shall have a minimum side
7 setback of no less than fifteen (15) feet.
8 2. For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the
9 minimum rear setback shall be no less than fifteen (15) feet.

10 K. OPEN SPACE.

- 11 1. Any development with one or more non-residential building(s) with thirty
12 thousand (30,000) square feet or greater of floor area each shall provide at
13 least one (1) public use area (PUA) that is adjacent to public streets or
14 ground floor retail or ground floor commercial uses. A PUA is an urban and
15 public open space area, such as a plaza, square or court, located on the same
16 lot(s) as the primary use and used as a gathering place or a pedestrian
17 linkage between buildings.
18 2. Any development with more than ten (10) multiple family dwelling units
19 shall provide at least one hundred (100) square feet of common use area
20 (CUA) for each unit above ten (10) units. A CUA is a recreational open
21 space area, such as a park, sport field, pool, gym, or passive recreational
22 area, associated with and located on the same lot or lots as the primary use.
23 A PUA may be used to fulfill the CUA.
24 requirement. A reduction in this requirement may be applied pursuant to
25 the following:

- 26 a. A ten percent (10%) reduction for developments that provide more
27 than two hundred (200) dwelling units.
28 b. A twenty-five percent (25%) reduction for developments that

1 provide housing for very low, low or moderate income households
2 as defined in the Riverside County Housing Element with applicable
3 affordability restrictions.

- 4 3. PRIVATE OPEN AREA. A private open area (POA) is a private usable
5 open area, such as a patio or balcony, which is not encumbered with
6 structures and is attached to the primary dwelling unit. A development with
7 multiple family units shall provide at least fifty (50) square feet of POA per
8 unit.

9 L. SITE REQUIREMENTS.

- 10 1. Any mixed-use buildings shall provide ground floor retail or commercial
11 uses for at least fifty percent (50%) of ground floor units that front a public
12 street, sidewalk, or public use area at the time of development.

- 13 2. Any ground floor retail or commercial units shall have transparent walls on
14 at least fifty percent (50%) of the wall area that fronts a public street,
15 sidewalk, or public use area.

- 16 3. REFUSE AND RECYCLABLE STORAGE AREA. A refuse and
17 recyclable material storage area shall be provided for any new multiple
18 family, mixed-use, or commercial development, or existing multiple family
19 mixed-use, or commercial development that will add thirty percent (30%) or
20 more units or floor area. This area must be fully enclosed and have
21 adequate separation from any habitable areas. This area shall be screened
22 using landscape or architectural features.

- 23 4. ENCROACHMENTS. No setbacks or yard encroachments are permitted,
24 except as provided in Section 18.19 of this ordinance.

- 25 5. LIGHTING. All onsite lighting shall be focused, directed or arranged to
26 prevent glare or direct illumination on adjacent residential uses.

- 27 6. PARKING. Off-street parking shall be provided pursuant to Section 18.12
28 of this Ordinance.

1 7. LANDSCAPE. There is no required minimum landscape area.

2 SECTION 9.88. DEVELOPMENT DESIGN AND PHASING.

3 A. PHASING PLAN. For phased developments, a site development phasing plan
4 shall be submitted with the land use application or design review application and
5 include maps, exhibits and a description of the following: phasing for development
6 and infrastructure, and the development of multi-modal or active transportation
7 connectivity with the neighborhood and adjoining community areas.

8 B. DESIGN REVIEW. For multiple family dwelling developments that only include
9 a residential use, a site design plan shall be submitted to the Planning Director for
10 review and shall include the following:

- 11 1. Site plan with building footprint
- 12 2. Floor plans
- 13 3. Landscape plan, as necessary
- 14 4. Wall and fencing plan
- 15 5. Elevation plan
- 16 6. Architectural design
- 17 7. Photometric plan, as necessary
- 18 8. Traffic analysis

19 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
20 provided prior to the Planning Director considering the site design plan submitted
21 for multiple family dwelling developments that only include residential use. Notice
22 of the public review period shall be given in the same manner as provided in
23 Section 18.26.c. subsections (2),(4), (5),(6) and (7) of this ordinance. The notice
24 shall include the mailing address to send comments to, the dates for the public
25 review period, location where the site design plan may be reviewed, and explain
26 that the public may comment on the site design plan for the multiple family
27 dwelling development.

28 D. DESIGN APPROVAL. The site design plan referenced above shall be approved if

1 the Planning Director finds the site design plan conforms to or is consistent with all
2 of the following:

- 3 1. The Riverside County General Plan;
- 4 2. This ordinance;
- 5 3. The Countywide Design Guidelines;
- 6 4. There is no specific, adverse impact upon the public health or safety. A
7 specific adverse impact means a significant, quantifiable, direct, and
8 unavoidable impact, based on objective, identified written public health or
9 safety standards, policies or conditions as they existed on the date the
10 application was deemed complete; or
- 11 5. If there is a specific adverse impact upon the public health or safety, the
12 development has been conditioned to develop at a lower density which
13 removes the specific adverse impact.

14 E. APPROVAL PERIOD. An applicant of a site design plan approval shall obtain
15 building permits within two (2) years of the approval of any multiple family
16 dwellings, pursuant to this section. The Planning Director may grant a request for a
17 one-year extension of time of this requirement, if the request is submitted by the
18 applicant at least six (6) months prior to the expiration of the original time limit
19 with the appropriate fee. If the extension is granted, the total time allowed for a site
20 design plan approval shall not exceed three (3) years.”

21 Section 12. A new Subsection A.18. is added to Section 13.1 of Ordinance No. 348 to
22 read as follows:

23 “18. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by single family or household. Review of determinations that employee housing meets
27 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
28 and considered by the Planning Commission in accordance with Health and Safety Code

1 section 17021.8.(c).”

2 Section 13. Subsection C.3. of Section 13.1 of Ordinance No. 348 is amended to read as
3 follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces for use by a single family or household.”

7 Section 14. A new subsection K. is added to Section 13.51 of Ordinance No. 348 to
8 read as follows:

9 “K. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces for use by a
12 single family or household. Review of determinations that employee housing meets the
13 requirements set forth in Health and Safety Code section 17021.8 shall be processed and
14 considered by the Planning Commission in accordance with Health and Safety Code
15 section 17021.8.(c).”

16 Section 15. A new subsection L. is added to Section 13.51 of Ordinance No. 348 to read
17 as follows:

18 “L. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 16. A new subsection A.23. is added to Section 14.1 of Ordinance No. 348 to
22 read as follows:

23 “23. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c).”

2 Section 17. Subsection C.3. of Section 14.1 of Ordinance No. 348 is amended to read as
3 follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a groups
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 18. A new subsection A.12. is added to Section 14.52 of Ordinance No. 348 to
8 read as follows:

9 “12. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
12 use by a single family or household. Review of determinations that employee housing
13 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
14 processed and considered by the Planning Commission in accordance with Health and
15 Safety Code section 17021.8.(c).”

16 Section 19. A new subsection C.3. is added to Section 14.52 of Ordinance No. 348 to
17 read as follows:

18 “3. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 20. A new subsection A.6. is added to Section 14.73 of Ordinance No. 348 to
22 read as follows:

23 “6. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c) ”

2 Section 21. Subsection C.3. of Section 14.73 of Ordinance No. 348 is amended to read
3 as follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 22. A new subsection A.8. is added to Section 14.92 of Ordinance No. 348 to
8 read as follows:

9 “8. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
12 use by a single family or household. Review of determinations that employee housing
13 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
14 processed and considered by the Planning Commission in accordance with Health and
15 Safety Code section 17021.8.(c).”

16 Section 23. Subsection C.1. of Section 14.92 of Ordinance No. 348 is amended to read
17 as follows:

18 “1. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 24. A new subsection A.8. is added to Section 14.94 of Ordinance No. 348 to
22 read as follows:

23 “8. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c).”

2 Section 25. Subsection C.1. of Section 14.94 of Ordinance No. 348 is amended to read
3 as follows:

4 “1. Employee housing meeting the requirements, as determined by the Planning
5 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
6 consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use
7 by a single family or household. Review of determinations that employee housing meets
8 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
9 and considered by the Planning Commission in accordance with Health and Safety Code
10 section 17021.8.(c).”

11 Section 26. A new subsection A.14. is added to Section 14.96 of Ordinance No. 348 to
12 read as follows:

13 “14. Employee housing meeting the requirements, as determined by the Planning
14 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
15 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
16 use by a single family or household. Review of determinations that employee housing
17 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
18 processed and considered by the Planning Commission in accordance with Health and
19 Safety Code section 17021.8.(c).”

20 Section 27. Subsection C.1. of Section 14.96 of Ordinance No. 348 is amended to read
21 as follows:

22 “1. Employee housing meeting the requirements, as determined by the Planning
23 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
24 consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use
25 by a single family or household. Review of determinations that employee housing meets
26 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
27 and considered by the Planning Commission in accordance with Health and Safety Code
28 section 17021.8.(c).”

1 Section 28. A new subsection A.9. is added to Section 14.98 of Ordinance No. 348 to
2 read as follows:

3 “9. Employee housing meeting the requirements, as determined by the Planning
4 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
5 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
6 use by a single family or household. Review of determinations that employee housing
7 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
8 processed and considered by the Planning Commission in accordance with Health and
9 Safety Code section 17021.8.(c).”

10 Section 29. Subsection B. of Section 18.18 of Ordinance No. 348 is amended in its
11 entirety to read as follows:

12 “B. DETACHED ACCESSORY BUILDINGS AND STRUCTURES.

13 1. ALLOWED USE. Subject to the provisions provided in this Section,
14 detached accessory buildings and structures are allowed on lots where the principal
15 use of the lot is a one family dwelling.

16 2. PLOT PLAN REQUIREMENT.

17 a. Notwithstanding the above Section 18.18.B.1., the Planning Director
18 may, based on a determination of potential environmental concerns,
19 require the submittal of a plot plan including the preparation of an
20 environmental assessment pursuant to Section 18.30 of this
21 ordinance if either:

22 i. A detached accessory building or structure on a lot equals or
23 exceeds five thousand (5,000) square feet in size; or,

24 ii. The total square footage of all detached accessory buildings
25 or structures of a lot equal or exceed five thousand (5,000)
26 square feet. Said determination of potential environmental
27 concerns shall be made by the Planning Director and is
28 within his or her sole discretion.

1 b. If a plot plan is required for a detached accessory building or
2 structure, a public hearing shall be held in accordance with Section
3 18.30 of this ordinance and the plot plan shall only be approved if it
4 complies with the requirements of this Section and the requirements
5 of Section 18.30 of this ordinance.

6 3. DEVELOPMENT STANDARDS. In addition to the development
7 standards of the applicable zone, a detached accessory building or structure
8 shall comply with the following:

9 a. Where a rear yard is required by this ordinance, a detached
10 accessory building or structure may occupy not more than fifty
11 percent (50%) of the required rear yard.

12 b. In areas of altitudes above four thousand (4,000) feet, a detached
13 accessory building or structure may be constructed in accordance
14 with the same building setback line as is required for a one family
15 dwelling on the same lot.

16 c. Detached accessory buildings or structures shall be located in the
17 rear portion of a lot and shall not be nearer to the street line than the
18 principal dwelling on the lot.

19 d. No detached accessory building shall be nearer to the one family
20 dwelling, or other building or structure than that permitted by
21 Ordinance No. 457 and Ordinance No 787.

22 e. Notwithstanding the height limitations of any zone, the height limit
23 shall be thirty (30) feet or the height of the principal dwelling,
24 whichever is less.

25 f. Bare metal buildings and structures without paint or exterior
26 architectural coatings or treatments shall not be located on a lot one
27 (1) acre or smaller.

28 g. No final inspection shall be performed for the detached accessory

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building or structure until a final inspection has been performed for the one family dwelling on the same lot.

- h. No detached accessory building or structure shall be rented or leased, or offered for rent or lease, unless the one family dwelling on the lot is also being rented or leased, or offered for rent or lease, to the same renter or lessee.
- i. No detached accessory building or structure shall be used for overnight accommodations.
- j. No detached accessory building or structure shall contain a kitchen.
- k. Any detached accessory building or structure must have the same lot access as the one family dwelling on the lot. No additional curb cuts, rear access or any other type of access is allowed to the detached accessory building or structure except as may be authorized by the Transportation Department through the issuance of an encroachment permit.
- l. A detached accessory building or structure shall be compatible with the architecture of the one family dwelling and consistent with the character of the surrounding neighborhood.
- m. Notwithstanding the above, in areas of altitudes below four (4,000) thousand feet and where the slope of the front twenty (20) feet of the lot is greater than one (1) foot rise or fall in a seven (7) foot run from the established street elevation, or where the frontage of the lot is more than four (4) feet above or below such established street elevation, a private garage may be built to the front or side lot lines if the placement of the building or structure or the design of the building or structure prevents vehicles directly exiting or entering onto the adjacent roadway; however, in areas of altitudes above four thousand (4,000) feet and where the slope of the front twenty (20)

1 feet of a lot is greater than one (1) foot rise or fall in a seven (7)foot
2 run from the established street elevation, or where the frontage of
3 the lot is more than four (4) feet above or below such established
4 street elevation, a private garage or carport may be built to the front
5 or side lot lines.”

6 Section 30. Subsection C of Section 18.18 of Ordinance No. 348 is amended in its
7 entirety to read as follows:

8 “C. EXCEPTIONS.

- 9 1. This section shall not apply to agricultural structures in the A-1, A-P, A-2 or
10 A-D zones.”

11 Section 31. Subsection D. of Section 18.18 of Ordinance No. 348 is deleted in its
12 entirety.

13 Section 32. Section 18.29a. of Ordinance No. 348 is amended in its entirety to read as
14 follows:

15 “SECTION 18.29a. FAMILY DAY CARE HOMES.

- 16 A. STATE PREEMPTION. Pursuant to the California Child Day Care Facilities Act,
17 Health and Safety Code sections 1597.30 through 1597.622, the California
18 Legislature has declared that it is the public policy of the State of California to
19 locate family day care homes for children in normal residential surroundings so as
20 to give children a home environment which is conducive to healthy and safe
21 development. It is the declared public policy of the State to provide children the
22 same environment as would be found in a dwelling unit. Pursuant to Health and
23 Safety Code Section 1597.40.(b), the Legislature has further declared that this
24 policy is a matter of statewide concern with the purpose of occupying and shall
25 preempt local laws, regulations and rules governing the use and occupancy of
26 family daycare homes. Additionally, in accordance with Health and Safety Code
27 section 1597.45.(a), the use of a home as a small or large family daycare home shall
28 be considered a residential use of property and a use by right.

1 B. SMALL FAMILY DAY CARE HOMES. In accordance with the above-referenced
2 State policies, the use of a lawfully occupied detached one-family dwelling, a
3 townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered
4 multiple family dwelling as a small family day care home for up to seven (7)
5 children, including children under ten (10) years of age who reside at the home,
6 shall be a permitted use in all zones where such dwelling unit types are permitted,
7 and shall not require any permit pursuant to this ordinance.

8 C. LARGE FAMILY DAY CARE HOMES. In accordance with the above-referenced
9 State policies, the use of a lawfully occupied detached one-family dwelling, a
10 townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered
11 multiple family dwelling as a large family day care home for eight (8) to fourteen
12 (14) children, including children under ten (10) years of age who reside at the home
13 shall be a permitted use in all zones where such dwelling unit types are permitted,
14 and shall not require any permit pursuant to this ordinance.

15 D. SECOND UNITS/GUEST QUARTER. No second unit or guest quarter may be
16 used as a family day care home.

17 E. FAMILY DAY CARE HOME OPERATIONAL REQUIREMENTS. A family
18 day care home operator shall obtain all necessary building permits in accordance
19 with Ordinance No. 457 and comply with the following operational standards:

20 1. A family day care home shall obtain a valid state license in accordance with
21 Section 1597.54 of the Health and Safety Code, as may be amended, and
22 upon receipt provide a certified copy of the state license to the Planning
23 Director.

24 2. A family day care home shall provide off-street parking as provided in
25 Section 18.12 of this ordinance as required for similar residential uses.
26 These parking spaces may include spaces provided to meet residential
27 requirements.

28 3. The unloading and loading of vehicle occupants shall be done in a manner

1 that does not impede the flow of traffic on the adjacent roadways and does
2 not allow for the stacking of vehicles on adjacent roadways.

3 4. To ensure the health and safety of children, family day care homes shall
4 comply with applicable Fire and Building Code regulations pursuant to
5 Section 1597.46 of the Health and Safety Code, as may be amended.

6 5. Family day care homes shall comply with the development standards for
7 one family or multiple family dwellings, as applicable, located within the
8 same zone.

9 6. Family day care homes shall comply with all applicable State Fire Marshall
10 regulations.

11 7. An on-site identification sign may be installed in accordance with this
12 ordinance.

13 F. SUSPENSION OF OPERATION. If the family day care operator fails to comply
14 with any requirement of this section, the family day care home shall suspend
15 operations until corrective action(s) are taken pursuant to Section 1597.58 of the
16 Health and Safety Code, as may be amended.”

17 Section 33. A new Section 18.54 is added to Article XVIII of Ordinance No. 348 to
18 read as follows:

19 “SECTION 18.54. DENSITY BONUUSES.

20 A. PURPOSE AND INTENT. The Board of Supervisors finds that certain incentives
21 are appropriate and necessary to help increase opportunities for affordable housing
22 in the County and to achieve the goals and policies of the General Plan Housing
23 Element. The purpose of this Section is to facilitate the development of affordable
24 rental and for-sale housing, including inclusionary housing, in accordance with
25 California Government Code sections 65915 through 65918, as may be amended
26 from time to time.

27 B. DEFINITIONS. As used in this Section, the following terms shall have the
28 following meanings:

1 1. Density Bonus. An increase over the otherwise maximum allowable
2 residential density set forth in the Riverside County General Plan land use
3 designation for a Housing Development, as defined in this Section.

4 2. Housing Development. As provided in section 65915(i) of the Government
5 Code, a development project for five (5) or more dwelling units that may
6 include mixed-use developments, a subdivision or common interest
7 development consisting of one family or multiple family dwellings or
8 unimproved residential lots. A Housing Development can also include
9 either a project to substantially rehabilitate and convert an existing
10 commercial building to residential use, or the substantial rehabilitation of an
11 existing multiple family dwelling, where the result of the rehabilitation
12 would be a net increase in available dwelling units.

13 3. Target Units. Dwelling units with affordability restrictions for the
14 following:
15 a. Very low, low and moderate income households as defined in
16 sections 50105, 50079.5, and 50093, respectively, of the Health and
17 Safety Code;
18 b. Transitional foster youth, as defined in section 66025.9 of the
19 Education Code;
20 c. Disabled veterans, as defined in section 18541 of the Government
21 Code;
22 d. Senior citizens as defined in sections 51.3 and 51.12 of the Civil
23 Code; or
24 e. Homeless persons as defined in section 11302 of title 42 of the
25 United States Code, also known as the McKinney-Vento Homeless
26 Assistance Act.

27 C. **ELIGIBILITY.** A Housing Development is eligible for a Density Bonus when the
28 Housing Development meets at least one of the following requirements:

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1. Ten (10%) percent of the total dwelling units of a Housing Development are for lower income households, as defined in section 50079.5 of the Health and Safety Code;
2. Five (5%) percent of the total dwelling units of a Housing Development are for very low income households, as defined in section 50105 of the Health and Safety Code;
3. The Housing Development includes a senior citizen housing development, as defined in sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to section 798.76 and 799.5 of the Civil Code;
4. Ten (10%) percent of the total dwelling units in a common interest development, as defined in section 4100 of the Civil Code, are for persons and families of moderate income, as defined in section 50093 of the Health and Safety Code, provided that all dwelling units are offered to the public for purchase; or
5. Ten (10%) percent of the total dwelling units of a Housing Development are for transitional foster youth, as defined in section 66025.9 of the Education Code, disabled veterans, as defined in section 18541 of the Government Code, or homeless persons, as defined in section 11302 of title 42 of the United States Code, also known as the McKinney-Vento Homeless Assistance Act. The dwelling units described in this subparagraph shall be subject to a recorded affordability period of 55 years and shall be provided at the same affordability level as very low income dwelling units, as defined in section 50105 of the Health and Safety Code.
6. Twenty (20%) percent of the total units for lower income students in a student housing development that meets the requirements as provided in section 65915(b)(1)(F) of the Government Code.

1 7. One hundred percent (100%) of the total units, exclusive of a manager's
2 unit or units, are for lower income households, as defined by Section
3 50079.5 of the Health and Safety Code, except that up to 20 percent of the
4 total units in the development may be for moderate-income households, as
5 defined in Section 50053 of the Health and Safety Code.

6 D. APPLICATION PROCEDURE.

7 1. An applicant proposing a Housing Development pursuant to this Section
8 that also requires an approved land use permit may submit a Density Bonus
9 request to the Planning Director or designee in conjunction with the
10 application for the Housing Development project. The request shall be
11 processed concurrently with the Housing Development project application,
12 and heard by the appropriate hearing body for the Housing Development.

13 2. An applicant proposing a Housing Development pursuant to this Section
14 that does not require an approved land use permit may submit a Density
15 Bonus request to the Planning Director. The request shall be considered by
16 the Planning Director in accordance with subsection F. below and in
17 compliance with the California Environmental Quality Act. The Planning
18 Director shall provide the determination in writing to the applicant.

19 E. DENSITY BONUS CALCULATIONS. The Density Bonus shall be calculated in
20 accordance with Government Code Sections 65915(f) and 65915(i), as may be
21 amended, or in accordance with Government Code Section 65917.2 as may be
22 amended.

23 F. DENSITY BONUS APPROVAL. The County shall grant the Density Bonus
24 request for an eligible Housing Development unless the County makes a written
25 finding, based upon substantial evidence, of any of the following:

26 1. The Density Bonus would have a specific, adverse impact upon public
27 health and safety, or the physical environment or on any historical property
28 as provided in Government Code section 65915(d)(1)(B) as may be

1 amended from time to time.

2 2. The Density Bonus would be contrary to state or federal law.

3 G. DENSITY BONUS AGREEMENT. The applicant shall enter into a Density Bonus
4 agreement with the County in a form consistent with Government Code Section
5 65915, as may be amended from time to time, and approved by the Office of
6 County Counsel. The Density Bonus agreement shall include the applicable
7 affordability period and be recorded on the lot or lots designated for the
8 construction of the Target Units prior to final map approval, or, where a map is not
9 being processed, prior to the issuance of the first building permit.

10 H. INCENTIVES. In addition to the Density Bonus, an applicant who meets the
11 requirements of this Section may request incentives that result in identifiable and
12 actual cost reductions to provide affordable housing, as provided in section
13 65915(d)(2) and section 65915(k) of the Government Code, as may be amended
14 from time to time. Incentive examples include, but are not limited to,
15 modifications to site development standards and architectural design requirements.

16 I. INCENTIVE APPROVAL. The County shall grant incentives pursuant to the
17 provisions of this Section unless the County makes a written finding, based upon
18 substantial evidence, of any of the following:

19 1. The incentive does not result in identifiable and actual cost reductions to
20 provide for affordable housing or for the setting of rents for Target Units a
21 as provided in section 65915(d)(1)(A) of the Government Code, as may be
22 amended from time to time.

23 2. The incentive would have a specific, adverse impact upon public health and
24 safety, or the physical environment or on any historical property as provided
25 in section 65915(d)(1)(B) of the Government Code, as may be amended
26 from time to time.

27 3. The incentive would be contrary to state or federal law.
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1 J. PROJECT DESIGN. Target Units shall be constructed concurrently with market-
2 rate dwelling units, integrated into the Housing Development and include
3 comparable infrastructure, construction quality and exterior and interior design to
4 the market-rate dwelling units.

5 K. DEVELOPMENT STANDARDS. The Housing Development shall comply with
6 the development standards of its zoning classification. If a development standard
7 has the effect of physically precluding the construction of a Housing Development
8 meeting the criteria for a Density Bonus or incentive, an applicant may request a
9 development standard modification as provided in section 65915(e) of the
10 Government Code, as may be amended from time to time.

11 L. PARKING RATIOS. In addition to the Density Bonus, an applicant who meets
12 the requirements of this Section may request parking ratios as provided in section
13 65915(p) of the Government Code, as may be amended from time to time.

14 M. ADDITIONAL DENSITY BONUS CREDITS.

15 1. An applicant who meets the requirements of this Section and includes a
16 child care facility that will be located on the premises of, as part of, or
17 adjacent to the Housing Development may be eligible for an additional
18 Density Bonus or incentive as provided in Government Code section
19 65915(h) as may be amended from time to time. The County shall not
20 be required to provide a Density Bonus or incentive for a child care facility
21 if it finds, based upon substantial evidence, that the community has
22 adequate child care facilities. No additional Density Bonus or incentive
23 shall be granted unless the following requirements are met:

24 a. The child care facility shall remain in operation for a period of time
25 that is as long as or longer than the period of time during which the
26 Target Units are required to remain affordable pursuant to
27 Government Code section 65915(c) as may be amended from time
28 to time; and

1 b. Of the children who attend the child care facility, the children of
2 very low income households, lower income households, or families
3 of moderate income shall equal a percentage that is equal to or
4 greater than the percentage of dwelling units that are required for
5 very low income households, lower income households, or families
6 of moderate income pursuant to Government Code section 65915(h)
7 as may be amended from time to time.

8 2. An applicant for approval to convert apartments to a condominium project
9 in accordance with Government Code section 65915.5, as may be amended
10 from time to time, may be eligible for a Density Bonus or other incentive as
11 provided in Government Code section 65915.5(a), as may be amended
12 from time to time.

13 3. An applicant for approval of a commercial development that has entered
14 into an agreement for partnered housing as provided in Government Code
15 section 65915.7, as may be amended from time to time, may be eligible for
16 a development incentive as provided in Government Code section 65915.7,
17 as may amended from time to time.”

18 Section 34. A new Section 18.55 is added to Article XVIII of Ordinance No. 348 to
19 read as follows:

20 “SECTION 18.55. SUPPORTIVE AND TRANSITIONAL HOUSING.

21 A. Supportive housing as defined in this ordinance that does not meet the
22 requirements provided in Subsection B. below is allowed in all zone classifications
23 where one family dwellings or multiple family dwellings are allowed, and shall be
24 subject to General Plan density requirements, the development standards provided
25 in the zone classification and the permit approval process for the permit category
26 in which the supportive housing falls.

27 B. Supportive housing as defined in this ordinance meeting the requirements set forth
28 in Government Code Section 65651, as may be amended, is allowed by right in all

1 zone classifications where multiple family and mixed uses are allowed, and shall
2 be subject to General Plan density requirements.

3 C. Transitional housing as defined in this ordinance is allowed in all zone
4 classifications where one family or multiple family dwellings are allowed, and
5 shall be subject to General Plan density requirements, development standards
6 provided in the zone classification, and the permit approval process which governs
7 the permit category in which the transitional housing falls.”

8 Section 35. A new Article XIXn is added to Ordinance No. 348 to read as follows:

9 “ARTICLE XIXn SINGLE ROOM OCCUPANCY UNITS

10 SECTION 19.1200. PURPOSE AND INTENT.

11 The purpose of this Article is to allow for Single Room Occupancy Units (SROs) to assist
12 in providing affordable housing to extremely low, very low, lower, and low income
13 households consistent with Government Code Section 65583(c)(2) and to appropriately
14 regulate SRO’s to ensure compatibility with surrounding uses and properties, and as well
15 as to minimize impacts associated with such uses.

16 SECTION 19.1201. APPLICABILITY AND PERMIT REQUIREMENTS.

- 17 A. SROs are a form of housing in which one or two individuals are housed in
18 individual permanent resident rooms within a multiple tenant building.
- 19 B. SROs are allowed in the following zone classifications with an approved
20 conditional use permit subject to the requirements of this Article and in accordance
21 with Section 18.28 of this ordinance: C-1/C-P and MU.

22 SECTION 19.1202. SITE LOCATION, OPERATION AND DEVELOPMENT
23 STANDARDS.

24 The standards set forth below and the standards in Article IX and Article IXf of this
25 ordinance shall apply to the development of SROs. In the event of a conflict between
26 standards, the standards set forth below shall apply.

- 27 A. SEPARATION. To avoid over-concentration of SROs, there shall be a 300-foot
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1 separation requirement as measured from the nearest outside building walls
2 between a proposed SRO and any other SRO.

3 B. COMPATIBILITY. The design of the SRO shall be compatible with the character
4 of the surrounding neighborhood and consistent with any applicable County design
5 guidelines.

6 C. PARKING AND BICYCLE STALLS. On-site parking shall be provided as
7 required for studio dwelling units pursuant to Section 18.12. of this ordinance.
8 Bicycle stalls shall be provided at a minimum of one (1) Class I bicycle parking
9 facility, as provided in Section 18.12 of this ordinance, for every 5 SRO units.

10 D. COMMON SPACE. A minimum of ten (10) square feet per unit, or 250 square
11 feet total, whichever is greater, shall be provided for interior common space.
12 Dining rooms, meeting rooms, recreational rooms and other similar areas may be
13 considered common areas. Shared bathrooms kitchens, storage, laundry facilities
14 and common hallways shall not be considered common areas.

15 E. FLOOR AREA. An SRO unit shall be a minimum of one hundred fifty (150)
16 square feet in floor area and up to a maximum of four hundred (400) square feet in
17 floor area, including bathroom and kitchen facilities.

18 F. LAUNDRY FACILITIES. Laundry facilities shall be provided in a separate area
19 within the SRO project at the ratio of one (1) washer and one (1) dryer for every
20 twenty (20) SRO units or fractional number thereof.

21 G. KITCHEN FACILITIES. Each unit shall include a kitchen sink serviced with hot
22 and cold water, a garbage disposal, and a counter top measuring a minimum of 18
23 inches wide by 24 inches deep. A complete kitchen facility available for all
24 residents shall be provided on each floor of the structure, if all individual SRO
25 units are not provided with a minimum of a refrigerator and a microwave oven.

26 H. BATHROOM FACILITIES. For each SRO unit, a private toilet shall be provided
27 in an enclosed room with a door having a minimum of fifteen (15) square feet in
28 floor area. If private bathing facilities are not provided for each SRO unit, shared

1 shower or bathtub facilities shall be provided at a ratio of one (1) such facility for
2 every seven (7) SRO units or fraction thereof. The shared shower or bathtub
3 facility shall be on the same floor as the SRO units it is intended to serve and shall
4 be accessible from a common area or hallway. Each shared shower or bathtub
5 facility shall be provided with an interior lockable door.

6 I. MANAGEMENT PLAN. An SRO project shall submit a management plan, along
7 with the appropriate review fee as set forth in Ordinance No. 671, for review and
8 approval by the County prior to issuance of the first building permit. The
9 management plan shall contain management policies, operations, emergency
10 procedures, number of residents per SRO unit permitted, overnight guest policy,
11 security program including video cameras monitoring building access points at
12 every floor, rental procedures that allow for monthly tenancies and proposed rates,
13 maintenance plans, staffing needs, tenant mix, selection and regulations. Income
14 levels shall be verified in writing and provided to the County by a third party.

15 J. SRO MANAGER. An on-site 24-hour manager is required for a SRO project.
16 The manager's unit shall be at least 300 square feet with its own kitchen and bath
17 facilities.

18 K. INCOME RESTRICTED UNITS. All units in an SRO project shall be deed
19 restricted to extremely low, very low, lower and low income households as such
20 income restrictions are defined in the Riverside County's General Plan Housing
21 Element and Health and Safety Code Sections 50079.5, 50093, 50105 and 50106,
22 as may be amended, with the only exception being the 24-hour on-site manager.
23 When accompanied by the appropriate review fee as set forth in Ordinance No.
24 671, such deed restriction shall be reviewed and approved by the Office of County
25 Counsel and recorded prior to issuance of a building permit for the construction of
26 the SRO project.

27 L. ANNUAL REVIEW OF MANAGEMENT PLAN. Each SRO project shall
28 annually provide a report of compliance with its management plan to be prepared

1 by a qualified third party who is approved by the County. Such report shall be
2 accompanied by the appropriate review fee as set forth in Ordinance No. 671.

3 M. DISABILITY ACCESS. Disability access facilities shall be provided as may be
4 required pursuant to federal, state and county laws and regulations. At a
5 minimum, one (1) disabled accessible SRO unit shall be required for every twenty
6 (20) SRO units.

7 N. RESTRICTION ON NUMBER OF RESIDENTS. No more than two (2) residents
8 shall be permitted to reside in each SRO unit.”

9 Section 36. A new Article XIXo is added to Ordinance No. 348 to read as follows:

10 “ARTICLE XIXo HOUSING ALTERNATIVES

11 SECTION 19.1300. PURPOSE AND INTENT.

12 In adopting this article it is the intent of the Board of Supervisors to enact provisions that
13 allow for the construction and installation of tiny homes or the placement of shipping
14 containers adapted for residential use in order to increase the variety and supply of housing
15 products permitted in the unincorporated area and thereby potentially increase housing
16 affordability by allowing for a smaller housing product while at the same time considering
17 an enhancement or maintenance of community aesthetics, preserving property values, and
18 protecting the public health, safety and welfare.

19 SECTION 19. 1301. DEFINITIONS.

20 For purposes of this Article, the following terms shall have the following meanings:

21 A. Tiny Home: A tiny home is a detached structure built and designed to resemble a
22 single family home for permanent year round occupancy by one household with
23 functional areas that support normal daily routines including cooking, sleeping and
24 sanitation.

25 B. Residential Shipping Container: A residential shipping container is a dwelling
26 made from a steel shipping container. The residential shipping container is adapted
27 from either a 20 foot by 8 foot or 40 foot by 8 foot container with a height of either
28 8.5 feet or 9.5 feet for permanent year round occupancy by one household with

1 functional areas that support normal daily routines including cooking, sleeping and
2 sanitation.

3 SECTION 19.1302. LOCATION AND PERMIT PROCESSING.

- 4 A. Except as otherwise provided in this Article, tiny homes and residential shipping
5 containers are allowed as a use by right in the R-7 and MU zone classifications as
6 well as in all zoning classifications that permit one family dwellings or accessory
7 dwelling units.
- 8 B. Tiny homes or residential shipping containers located on lots adjacent to a lot
9 containing a place, building, structure, or other object listed on the National
10 Register of Historic Places, shall be allowed with an approved plot plan in
11 accordance with Section 18.30. of this ordinance.
- 12 C. Tiny homes and residential shipping containers are prohibited in areas that are
13 constrained by water availability, water quality, sewage disposal or other health and
14 safety concerns.
- 15 D. Tiny homes and residential shipping containers are prohibited in areas where a
16 development moratorium is imposed by the County or another public agency with
17 authority to impose such a development moratorium due to a deficient water
18 supply, inadequate sewer or septic capacity.
- 19 E. Applications for a tiny home or residential shipping container shall include a site
20 design plan demonstrating compliance with the development standards provided in
21 this Article, and processed in accordance with this ordinance, Ordinance No. 671
22 and Ordinance No. 457, as applicable.

23 SECTION 19.1303. APPROVAL REQUIREMENTS.

24 An application for a tiny home or residential shipping container shall be approved if it
25 complies with all of the following, as applicable:

- 26 A. The requirements and development standards set forth in this Article.
- 27 B. Certification is provided demonstrating that the residential shipping container is
28 constructed pursuant to ISO standards and is a new or single use shipping

1 container.

- 2 C. All required approvals are obtained from the Department of Environmental Health
3 and the Fire Department including that the residential shipping container is not
4 compromised in any way including, but not limited to, physical or structural
5 integrity, use of hazardous material for coating or fumigating, or having been used
6 to transport hazardous material.
- 7 D. All applicable laws and regulations related to flood control, seismic safety, and
8 health and safety including, but not limited to, Fire and Building Code regulations.
- 9 E. Written confirmation has been provided from the Department of Environmental
10 Health for the use of an existing or new septic system.
- 11 F. A percolation test is completed and certified within the last year or recertified by
12 the Department of Environmental Health.
- 13 G. All required approvals are obtained from the applicable water and sewer
14 purveyor(s).
- 15 H. If applicable because of geographic location and constraints, all required approvals
16 are obtained from the Fire Department, Riverside County Flood Control and Water
17 Conservation District, Coachella Valley Water District, or the Environmental
18 Programs Division of the Planning Department.
- 19 I. Tiny homes that are factory-built off-site and transported to a residential site shall
20 comply with Health and Safety Code sections 19960, et seq, and Title 25, CCR
21 sections 3000, et seq. as may be amended.
- 22 J. Tiny homes and residential shipping containers shall not be subject to Section
23 18.11 of this ordinance related to size of dwellings.

24 SECTION 19.1304. FOUNDATIONS.

- 25 A. A tiny home shall be installed on a concrete slab foundation.
- 26 B. Residential shipping container shall be installed on a pier foundation, concrete slab
27 foundation, piling foundation or platform foundation.
- 28

1 SECTION 19.1305. CLUSTERING.

2 A. Tiny homes or residential shipping containers located in the R-7 or MU zoning
3 classifications and meeting the requirements below may be clustered with an
4 approved plot plan in accordance with section 18.30 of this ordinance.

- 5 1. In a residential subdivision where the underlying lot and tiny home or
6 residential shipping container are purchased in fee;
- 7 2. As a condominium product where the tiny home or residential shipping
8 container is owned and the underlying lot is owned as an undivided interest
9 derived from the number of tiny homes or residential shipping containers
10 provided;
- 11 3. Where the tiny home or residential shipping container is owned, but the
12 underlying space or site is leased; or
- 13 4. Where the underlying lot and the tiny home or residential shipping
14 container are both in the possession of an owner or entity and the tiny home
15 or residential shipping container on the designated space or site are rented.

16 B. Clustered tiny homes and residential shipping containers shall be compatible with
17 the surrounding area's characteristics including, but not limited to, density.

18 C. Open space or recreation facilities are not required for clustered tiny homes or
19 residential shipping containers.

20 SECTION 19.1306. DEVELOPMENT STANDARDS.

21 Tiny homes and residential shipping containers shall comply with the development
22 standards for the applicable zoning classification and the development standards listed
23 below. If there is an inconsistency between the development standards of the zone
24 classification and these standards, the more restrictive standard applies.

25 A. LOT SIZE.

26 The minimum lot size shall be 1500 square feet.

27 B. HEIGHT

28 The maximum height for a building or structure shall be twenty five (25) feet.

1
2 C. SETBACK.

3 Side and rear setbacks shall not be less than five (5) feet. No front setback is
4 required except as may be needed to accommodate off-street parking pursuant to
5 Subsection E. below.

6 D. WALL.

7 When clustering, a masonry wall six feet in height shall be erected along the
8 perimeter of the lot.

9 E. VEHICLE PARKING.

10 Off-street automobile parking space shall be provided as required by Section 18.12.
11 of this ordinance When clustering, parking spaces shall be delineated on the plot
12 plan or as a separate attachment to the plot plan.

13 F. BUILDING SIZE.

- 14 1. A tiny home shall not exceed 500 square feet, excluding patios, porches,
15 garages, and similar structures. A split level tiny home shall include a first
16 floor living space of at least 150 square feet.
- 17 2. A residential shipping container may consist of multiple shipping
18 containers, but shall not exceed 1200 square feet, excluding patios, porches,
19 garages, and similar structures.”

20 Section 37. A new Section 21.32c. is added to Article XXI of Ordinance No. 348 to
21 read as follows:

22 “SECTION 21.32c. EMPLOYEE HOUSING

23 As defined in Health and Safety Code section 17008, housing accommodations provided
24 by an employer for five or more employees that are maintained or connected with any
25 work or place where work is performed. Employee housing also includes housing
26 accommodations or property located in a rural area, as defined by Health and Safety Code
27 section 50101, provided by someone other than agricultural employer for five or more
28 agricultural employees that are not maintained or connected with work or workplace.

1 Housing accommodations may consist of any living quarters, dwelling, boardinghouse,
2 tent, bunkhouse, maintenance of way car, mobilehome, manufactured home, recreational
3 vehicle, travel trailer, or other accommodations maintained in one or more buildings or
4 one or more sites.”

5 Section 38. A new Section 21.70b. is added to Article XXI of Ordinance No. 348 to
6 read as follows:

7 “SECTION 21.70b. SUPPORTIVE HOUSING.

8 As defined by Health and Safety Code Section 50675.14, as may be amended from time to
9 time, housing with no limit on length of stay that is occupied by persons with disabilities,
10 families who are homeless as defined by Title 42 of the United States Code or homeless
11 youth as defined by Section 11139.3 of the California Government Code that is connected
12 to onsite or offsite services related to obtaining housing, improving health, or obtaining
13 work consistent with Government Code Section 65582(g) and Section 65582(h), as may
14 be amended from time to time. Supportive housing is not a Community Care Facility as
15 defined by this ordinance.”

16 Section 39. A new Section 21.71a. is added to Article XXI of Ordinance No. 348 to
17 read as follows:

18 “SECTION 21.71a. TRANSITIONAL HOUSING.

19 As defined by Health and Safety Code Section 50675.2, as may be amended from time to
20 time, rental housing provided to eligible recipients on an interim basis not less than six
21 months.”

22 Section 40. If any provision, clause, sentence or paragraph of this ordinance or the
23 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect
24 the other provisions of this ordinance which can be given effect without the invalid provision or
25 application, and to this end, the provisions of this ordinance are hereby declared to be severable.

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Section 41. This Ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman, Board of Supervisors

By: _____

Deputy

(SEAL)

APPROVED AS TO FORM

November ____, 2020

By: _____

MICHELLE CLACK
Chief Deputy County Counsel

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a number of amendments to Ordinance No. 348, as described below:

Change of Zone No. 1900012 – Intent to Adopt a Negative Declaration – CEQ180084 – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 1900012 proposes an amendment to Ordinance No. 348 (Land Use Ordinance) in accordance with State law and the Riverside County General Plan’s Housing Element. The amendment to the Land Use Ordinance (ordinance) would: (1) add a new article to address Single-Room Occupancy units (“SROs”); (2) add a new article to address Tiny Homes and Container Housing; (3) add sections that address Supportive and Transitional Housing, Density Bonus, and Employee Housing; (4) modify existing articles and sections that include the R-3 Zone (General Residential), the R-6 Zone (Residential Incentive), the R-7 Zone (Highest Density Residential), the MU Zone (Mixed Use), and Family Day Care Homes; (5) add new definitions that include “Supportive Housing,” “Transitional Housing,” and “Employee Housing;” and (6) make global changes for consistency of the ordinance. No new development is being proposed.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	DECEMBER 16, 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 these ordinance amendments please contact Project Planner Peter Hersh at (951) 955-8514 or email at phersh@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 ordinance amendments will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed ordinance amendments and the proposed negative declaration, at the public hearing. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed ordinance amendments 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 ordinance amendments. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If the proposed ordinance amendments are 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 ordinance amendments.

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 2

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s):	CUP190006	Applicant(s):	Halle Properties LLC.,
EA No.:	CEQ190078 MND		Scott Fournier
Area Plan:	Elsinore	Representative(s):	R.A. Smith INC.,
Zoning Area/District:	Meadowbrook Area		Colby Nennig
Supervisory District:	First District		
Project Planner:	Deborah Bradford		
Project APN(s):	377-020-026		


 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 190006 is a request to allow for the construction of an 8,192-square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. The hours of operation would be from 8:00 a.m. to 6:00 p.m. Monday through Friday, from 8:00 a.m. to 5:00 p.m. on Saturday, and closed on Sunday.

The above as described is herein after referred to as the 'Project' in this staff report.

The Project site is located in the Elsinore Area Plan-Warm Springs Policy Area, north-east of Cambern Avenue, south-west of Conrad Avenue, south-east of 10th Street, and north-west of Highway 74.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ 190078**, 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. 190006**, 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:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Warm Springs Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Business Park (CD: BP)
East:	City of Lake Elsinore
South:	Community Development: Business Park (CD: BP) and the City of Lake Elsinore
West:	Community Development: Very Low Density Residential (CD: VLDR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	City of Lake Elsinore
South:	Scenic Highway Commercial (C-P-S) and City of Lake Elsinore
West:	Residential Agricultural – 20,000 square foot lot minimum. (R-A-20,000)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Caltrans Facility
South:	Vacant Land and City of Lake Elsinore Commercial Center
East:	City of Lake Elsinore Residential Development
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.42 Gross Acres	N/A
Proposed Building Area (SQFT):	8,192 square feet	N/A
Building Height (FT):	26'	50'

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Automobile Repair and/or Service Shops	8,192 SF	1 space/150 sq.ft. gross floor area	54	57
TOTAL:				57

Located Within:

City's Sphere of Influence:	Yes – City of Lake Elsinore
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	Yes – Area of Flooding Sensitivity
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High Fire Hazard – State Responsibility Area (SRA)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

PROJECT SETTING

Current Site Characteristics

The site comprises of 2.42 gross acres that is currently vacant and undeveloped. The southeast half of the site has been graded and is routinely maintained, while the northwest half of the site is undeveloped and supports a plant community that has been disturbed by Bicycle Motocross (BMX) activities.

The site is relatively flat. On-site elevations range from approximately 1,332 to 1,345 feet above mean sea level. The southeastern portion of the project site is elevated above the northwestern portion of the site, with the highest elevation occurring near the middle of the project site. For the highest point, the southwestern portion of the site gently slopes to the south, and the northeastern portion of the site slopes to the north. It should be noted that a drainage feature (Arroyo del Toro) is located approximately 100 feet northwest of the site, and the northwestern portion of the site lies within the 100-year flood plain.

The site is surrounded by a mixture of land uses. There are vacant lots located directly northwest and southwest of the site. Single-family residential homes are located directly across Highway 74 within the City of Lake Elsinore. Similar uses to the proposed project are located within its vicinity and includes: a CalTrans service station - located directly north, an automotive shop - located approximately 0.2 miles northeast, and a Costco Tire Center - located approximately 0.5 miles south within the City of Lake Elsinore.

PROJECT DESCRIPTION

Project Characteristics

Halle Properties is proposing the construction of an 8,192-square foot commercial building to be utilized as a tire sales and installation stations. The proposed building has a mezzanine floor where the tires will be stored on racks. The building will be used entirely for the sale and installation of tires and wheels. The site will be accessed by a driveway off Central Avenue (Highway 74). The scope of the Project includes a proposed parking area with one driveway, connection to on-site private utilities, and storm water quality measures. The Project will provide a total of 57 parking spaces, which includes three electric vehicle spaces with charging stations and three parking spaces that are ADA compliant.

A Pre-Application Review (PAR190016) application for the proposed Project was submitted to the Planning Department and was scheduled for comment with the Development Advisory Committee (DAC) on May 9, 2019. The current application, Conditional Use Permit No. 190006 (CUP190006), was submitted to the Planning Department for review on July 1, 2019. The overall design of the Project is similar to what was submitted for PAR review. Due to some constraints in regards to peak flow rates on downstream properties, accessibility for emergency vehicles, and the potential for widening of the adjacent streets in the future, some minimal changes to the site design were made. Namely these changes include the implementation of bio-retention/bio-swales in high flood areas of the site, a five (5) foot increase in the width of the parking lot to accommodate for emergency vehicles, and a 25-foot dedication that creates a new proposed right of way (ROW) between the parcel and the adjacent street (Central Avenue).

General Plan Consistency

The Project site's existing General Plan Foundation Component is Community Development (CD) and Land Use Designation is Business Park (BP). The land use designations within the Community Development Foundation Component are grouped into five broad categories. BP is grouped along with Light Industrial (LI) Land Use Designation. As described in the Land Use Element, LI and BP designations aid economic growth by providing jobs for local and area-wide residents, growth opportunities for new and existing businesses, and facilitate a tax base upon which public services can be provided. The goal of Riverside County is to provide attractive work environments that fit with the character of each community and are well served by convenient and adequate accessibility to multi-modal transportation options that bring jobs and housing in closer proximity to one another. Stimulation of clusters of similar industrial business will facilitate competitive advantage in the market place. BP land use designation supports employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.

The proposed tire store at this location does not conflict with the objectives of the BP land use designation because it provides job opportunities for the local area residents, it is a supporting retail use that is similar to other uses located within a mile of project site along Highway 74, and there is an existing bus stop located directly in front of the proposed project.

The proposed building floor area ratio (FAR) is approximately 0.15. The Project's FAR is lower than the FAR range noted in the General Plan for BP, which is between 0.25-0.60. FAR indicates the ratio of gross building square footage permitted on a parcel to net square footage of the parcel. FAR is used to estimate employment generated from commercial, industrial and business park land uses. It is a reflection of a theoretical build-out, rather than what is likely to appear on the ground. Land Use Element Policy LU 30.9 allows for a FAR that is less intense in order to encourage good project design and efficient site utilization. The Project was designed to address peak flow rates in high flood area, emergency vehicle accessibility, and ROW dedication. The Project's FAR, while less than the normal range for BP, is suitable for a supporting retail use in this area since the project was designed to address the various site constraints.

The Project is located along a segment of Highway 74 that is identified as State Eligible Scenic Highway in the Circulation Element. The Project complies with the General Plan policies for Scenic Corridors. The Project architectural design and color palette is compatible with the area and does not impact the visual assets of Gavilan Hills. The project is appropriately set back from the right of way and will be enhanced with landscaping. The Project was also conditioned to underground all overhead utilities (34.5 KV or lower).

Policy Area Consistency

The Project site is within the Warm Springs Policy Area of the Elsinore Area Plan (ELAP). The objective of the Policy Area is to protect biological and visual assets of Gavilan Hills and the surrounding rural area. In accordance to the Warm Springs Policy Area, the Project complies with policies ELAP 1.1 through ELAP 1.4.

ELAP 1.1 requires adherence [1] to the Hillside Development and Slope section of the General Plan Land Use Element, [2] the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and [3] the Slope and Soil Instability Hazards and [4] Fire Hazards sections of the General Plan Safety Element.

- ELAP 1.1 [1] and [3]: The Project does not impact the slopes of Gavilan Hills and the site will remain relatively flat; therefore, the first and third part of ELAP 1.1 does not apply.
- ELAP 1.1 [2]: The Project complies with the second part of ELAP 1.1. The Project was reviewed and conditioned to mitigate, where applicable, the potential impacts to biological resources in accordance to the Multiple Species Conservation Habitat Plan (MSCHP), Migratory Bird Treaty Act, and California Fish and Game Code. It was determined that the site has moderate potential to support three special-status wildlife species and a low potential to support five special-status wildlife species. The Project was conditioned for pre-construction surveys to ensure that impacts to the special-status species do not occur from implementation of the proposed Project. Suitable nesting habitat for birds is present on the Project site and potential impacts to nesting bird species will be mitigated. Mitigation Measure BIO-1 requires a survey for active nests prior to the start of activities if any ground disturbances will occur during the nesting bird season (generally February 1st to August 31st). The Project will not impact state or federally protected wetlands, nor will it impact any sensitive natural community or riparian habitat. The Project is not within a MSCHP criteria cell. Based on an analysis of the MSHCP requirements for the proposed Project, and with payment of the Stephen Kangaroo Rat Habitat Conservation Plan mitigation fee and MSHCP mitigation fee, development of the project site is fully consistent with the MSHCP.
- ELAP 1.1 [4]: The Project complies with the fourth part of ELAP 1.1 that requires adherence to the Fire Hazard section of the Safety Element. The site is located within a high fire hazard severity zone. The Project is designed to meet the development and construction requirements of the County's Building and Fire Codes. The exterior walls/wall projections within 30 feet of the property line shall be one-hour fire resistance rated, openings in the exterior walls within 30 feet of the property line shall be ¾ hour opening protective assemblies, and the portion of the roof within 30 feet of the property line shall be Class A. The roof shall not contain any vent openings within 30 feet of the property line. Additionally, the Project will not result in the impairment of an adopted emergency response plan or evacuation plan within a fire hazard severity zone.

The Project does not conflict with ELAP 1.2, which requires development of contiguous areas designated as Light Industrial be designated in a coordinated manner. The Project site is not designated as Light Industrial; therefore, this policy does not apply to the Project. The Project is considered a supporting retail uses within the Business Park designation that is similar to the uses that are located within a mile of the project site.

The Project complies with ELAP 1.3, which requires all commercial and industrial uses to be sensitive to environmental hazards (i.e. flooding) and not substantially impact environmental resources (i.e., biological and water quality). As noted above, the Project is designed to address the flood area and have been conditioned to ensure impacts to biological resources are mitigated. The proposed tire store and parking lot is located outside of the 100-year flood area and project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) will be implemented to minimize water pollutants including sedimentation in stormwater runoff. The bioretention basin will capture and treat water before it is released into the existing drainage system.

The Project complies with ELAP 1.4 that requires commercial and industrial uses to not substantially impact circulation systems. The Project was reviewed by the County's Transportation Department, which determined that the Project does not have the capacity to significantly affect traffic volumes for this area, including on Highway 74. As a result, the project would not conflict with any program, plan, ordinance, or policy addressing the circulation system.

Zoning/Development Code Consistency

The site's current zoning classification is Scenic Highway Commercial (C-P-S). The Project is an allowed commercial use subject to a conditional use permit approval. The Project meets the C-P-S development standards and other applicable standards of Ord. 348. The height of the proposed building is below the height limit of 50 feet, roof mounted mechanical equipment are screened from view, off-street parking is adequately provided for, the parking lot and the perimeter of the site will be landscaped, and on-site advertising standards are met.

Landscaping

The project proposes the installation of approximately 0.49 acres of landscaping. The submitted conceptual landscape plan meets the standards of Ordinance 348 Section 18.12 E regarding landscape requirements for off-street vehicle parking and Ordinance No. 859 regarding water efficient landscaping. Landscaping is proposed around the perimeter of the site and within the parking lot area. According to the applicant's landscape water conservation statement, all plant materials selected for this site were appropriate for the geographical location and local climate (i.e. their adaptability to drought).

Per Ordinance No. 859, the landscaping proposal applies the criteria for the efficient use of water in the irrigation design plan, such as the installation of a smart irrigation controller in landscaped areas, designed systems that prevent runoff/over spray on adjacent hardscape and buildings, and the grouping of plants with similar water needs for efficient irrigation. The plan also proposes a bio-retention area with underdrains in the northwest portion of the parcel where the site is impacted by a flood zone.

Offsite Improvements

A large portion of State Route 74 generally between the Cities of Lake Elsinore and Perris was relinquished from Caltrans in 2017. The relinquishment transferred jurisdiction of the Highway to the County and City of Lake Elsinore. Subsequent to the relinquishment, the County recorded a quitclaim deed in June 2017 which transferred a portion of Highway 74 to the City of Lake Elsinore. The recording also included the acceptance by the City. This action places the Highway under the control of the City. Development projects that propose access on Highway 74 will ultimately require an encroachment permit from the City. For this reason, County staff coordinates improvement requirements with the City which are finalized as conditions of approval.

Neighborhood Compatibility

Architectural Design

The proposed retail building is a box store with architectural details to provide visual interests and to complement the surrounding area. The building will be painted with neutral tones and accented with a primary color. The exterior building facade materials include red aluminum storefront, steel beam, tan synthetic stucco, and white and tan split-face concrete masonry unit. An illuminated sign for "American Tire" will be placed on the north, east and south elevations. The letters will be red and the font will match the company's national logo. The building signage meets all of the development standards for signs affixed to buildings required by Ordinance No. 348 Section 19.4 B. Roof top materials are properly screened from view. The height of the building is 26 feet, which is below the height limit of the Scenic Highway Commercial (C-P-S) Zone. The overall architectural design of the building is designed and scaled appropriately for the area and is compatible with the surrounding neighborhood.

Sphere of Influence

The project is within the City of Lake Elsinore Sphere of influence. This project was provided to the City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project. As mentioned above, the project abuts a segment of the Highway 74 that was relinquished to the City's and future road improvements will be coordinated with the City.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ190078. The Initial Study identified potentially significant impacts in regards to the issue areas of Biological Resources, Cultural Resources, and Tribal Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on November 26, 2020 per the California Environmental Quality Act Statute and Guidelines Section 15105. The public review period ended on December 16, 2020.

FINDINGS AND CONCLUSIONS

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

LAND USE FINDINGS

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County General Plan and the Elsinore Area Plan:

1. Per the General Plan and the Elsinore Area Plan Land Use Maps, the Project site has a land use designation of Business Park (BP). As described above the proposed use, tire sales and installation stations, is considered a supporting retail use that may be establish in the BP designation. The proposed use will be located within a mile of similar industries which will facilitate a competitive advantage in the market place for this area. The Project's FAR is approximately 0.15 which is below the typical range noted for the BP designation. The Project's location was determined to be adequate due to the various constraints that exists on the property as well as to accommodate emergency response vehicles. The Project is, therefore, consistent with the current land use designation as shown in both the General Plan and the Elsinore Area Plan.
2. The Project site has a Zoning Classification of Scenic Highway Commercial (C-P-S), which allows a tire sales and services facility. This use is compatible with the area and supports similar industries that are located within a mile of the Project site. For this reason, the proposed use is considered a supporting retail use that may establish in the BP land use designation. Therefore, it is consistent with the Riverside County General Plan.

3. The Project site is within the Warm Springs Policy Area of the Elsinore Area Plan. The Policy Area is intended to protect the biological and visual assets of the Gavilan Hills and the surrounding rural area. The Project was reviewed and conditioned to mitigate, where applicable, the potential impacts to biological resources. Impacts to biological resources have been addressed through site design and conditioned for appropriate biological surveys prior to any ground disturbances and during nesting season, pursuant to Mitigation Measure BIO-1. The Project is designed to meet the development and construction requirements of the County's Building and Fire Codes. The Project does not impair any adopted emergency response plan or evacuation plan. The Project does not have the capacity to impact the area's circulation system, including Highway 74. As described above under "Policy Area Consistency", the Project is in full compliance with the Warm Springs Policy Area policies.
4. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S). The proposed use – a tire sales and services facility – is an allowed use pursuant to Section 9.50 of Ordinance No. 348 B. 14, subject to an approval of a Conditional Use Permit.

ENTITLEMENT FINDINGS

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed Project is within the acceptable uses for its existing land use designation and zoning code, and the plans provided to the Department demonstrate compliance to applicable County Ordinances.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Mitigated Negative Declaration all impacts have been reduced to levels that are less than significant. In addition compliance with the development standards of Ordinance No. 348, road improvements along Highway 74, Riverside County Flood Control Standards, CalTrans Standards regarding site distance site into and out of the Project site, and all applicable Building and Fire Codes for development within a high fire hazard severity zone will ensure that the protection of the public health, safety and general welfare has been met.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the surrounding parcels are either similarly designated land uses and zoning codes or will not be significantly impacted by the implementation of the Project. The surrounding land use designations are within the Community Development Foundation Component and includes BP to the north and south, and Very Low Density Residential (VLDR) to the northwest. The zoning is similarly aligned, with the surrounding parcels are zoned as C-P-S and Residential Agricultural 20,000 square feet minimum (R-A-20,000). While there are properties that are designated VLDR abutting the Project site, the setback of the Project from the existing property line will be over 200 feet and is designed to not have an impact on the surrounding properties. Thus, a tire sales and service station based on the Project's proposal will align with the surrounding properties present and future uses as per the logical development that is to be expected from the surrounding parcels' current designations.

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.
 - a. The Project applicant submitted a thorough landscape, drainage, and irrigation plan that establishes measures to handle the site's topographical and drainage conditions. This plan includes an on-site bio-retention area to allow for the efficient capture, retention, and diversion of storm water, as well as additional vegetation surrounding the development to further support on-site drainage.
 - b. In order to accommodate for the potential that the street adjacent to the property – Central Avenue (Highway 74) – may widen in the future, a twenty five (25) foot dedication was proposed to create a new right of way between the parcel and the adjacent street. The Project is conditioned to coordinate future road improvements along Highway 74 with City staff.

DEVELOPMENT STANDARDS FINDINGS

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Development Standards):

1. The Project site has a Zoning Classification of Scenic Highway Commercial (C-P-S). Per Section 9.53 of Ordinance No. 348, the Project meets the applicable development standards in this zoning classification as follows:
 - a. No building or structure shall exceed fifty feet in height. According to the provided architectural plans by the applicant, the maximum height of the proposed structures will be 26 feet, which puts the structure in compliance with this standard.
 - b. All roof mounted mechanical equipment will be screened from the ground elevation view to a minimum sight distance of 1,320 feet. There is no roof mounted equipment that is proposed for this project. A condition will be applied to the permit so as to ensure future conformance to this standard if roof mounted equipment in the future is considered.
2. Parking requirements are set forth in Section 18.12 of Ordinance No. 348. The requirements for parcels that are being utilized for automobile service are met by the Project as follows:
 - a. Auto service shops must provide 1 space per 150 square feet of gross floor area of the proposed building. For a 8,192 square foot building, the Project would be required to provide a minimum of 54 total parking spaces. The proposed parking plan for the Project seeks to provide 57 parking spaces, which exceeds the required amount of parking necessary for this type of development. As such, the Project is compliant with this requirement.
 - b. All development projects that require 50 or more parking spaces will be required to designate 3 parking spaces for electrical vehicles (EVs), and all EV parking spaces will be shown on parking site plans. The Project proposes 3 designated EV charging stations that meet the minimum requirements set forth in Section 18.12.A.2.c. of Ordinance No. 348.

- c. For developments that require between 51 to 75 parking spots, there will be a minimum of 3 accessible parking spaces. The Project provides 3 accessible spaces that meet the specifications set forth in Section 18.12.C. of Ordinance No. 348.

Other Findings:

1. The project site is located within the City of Lake Elsinore Sphere of Influence. This project was provided to the City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project. The Project was conditioned to coordinate HWY -74 road improvements with the City of Lake Elsinore.
2. 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.
3. On August 29, 2019 AB 52 notifications for CUP190006 were sent to the were sent to the Cahuilla Band of Indians, Colorado River Indian Tribes, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseño Indians, Quechan Indian Tribe, Ramona Band of Cahuilla, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians. Both the Pechanga and Soboba Band of Luiseño Indians requested consultation. Emails were sent to the tribes with proposed conditions of approval. No further responses occurred, and consultation was concluded on March 6, 2019.
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 located within a Very High/High Fire Hazard Area and is within a 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. Conditional Use Permit No. 190006 construction of an 8,192 square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 57 parking spaces, including 3 electrical vehicle parking spaces and charging stations. The Project site is comprised of 2.42 gross acres. The proposed Project is in compliance with sections 4290 and 4291 of the Public Resources Code in that the applicant will provide water system plans to the Fire Department for review to ensure conformance with required hydrant type, location, and spacing. Blue reflective markers shall be installed to identify fire hydrant locations. Minimum fire flow shall be capable of delivering water flow for 2 hours at 20 PSI. Fire access roads shall be capable of sustaining an imposed load of 75,000 pounds. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less 15 feet. Construction materials shall be Class B materials pursuant to the California Building Code.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the Project site is located adjacent to Central Avenue (Highway 74).

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study and Mitigated Negative Declaration, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

This project was presented before the Warm Springs Advisory Committee on October 24, 2019. The Project was received well and there were no community complaints.

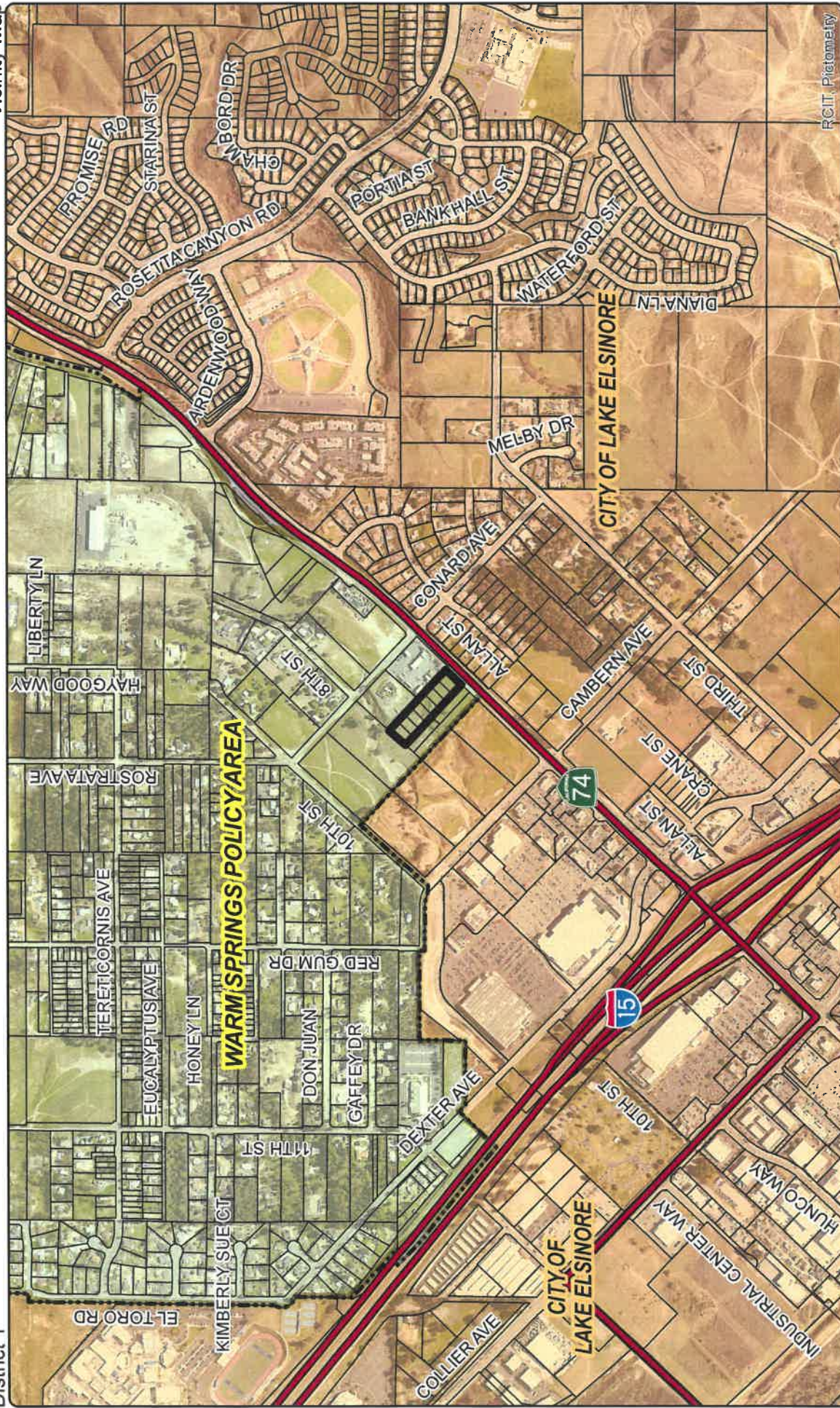
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. 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 Commission's decision.

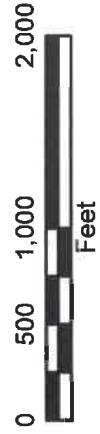
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190006
VICINITY/POLICY AREAS**

Date Drawn: 10/30/2020
Vicinity Map

Supervisor: Jeffries
District 1



Author: Vinnie Nguyen



Zoning Area: Meadowbrook

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 County Planning Department at (951) 952-5000 (Western County) or (951) 952-5000 (Eastern County) or Website: <http://www.livabilityonline.com>

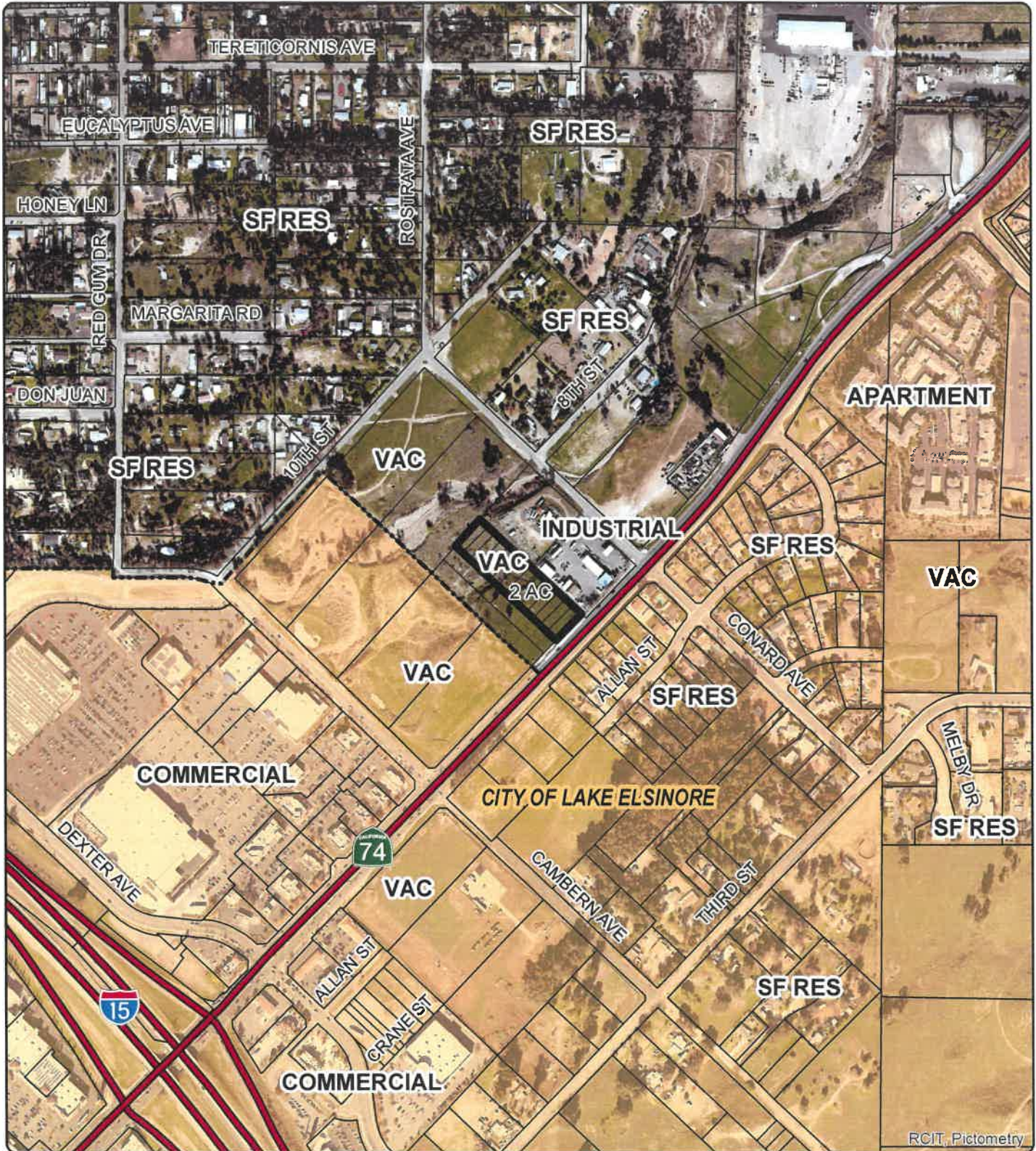
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190006

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 10/30/2020
Exhibit 1



Zoning Area: Meadowbrook

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>

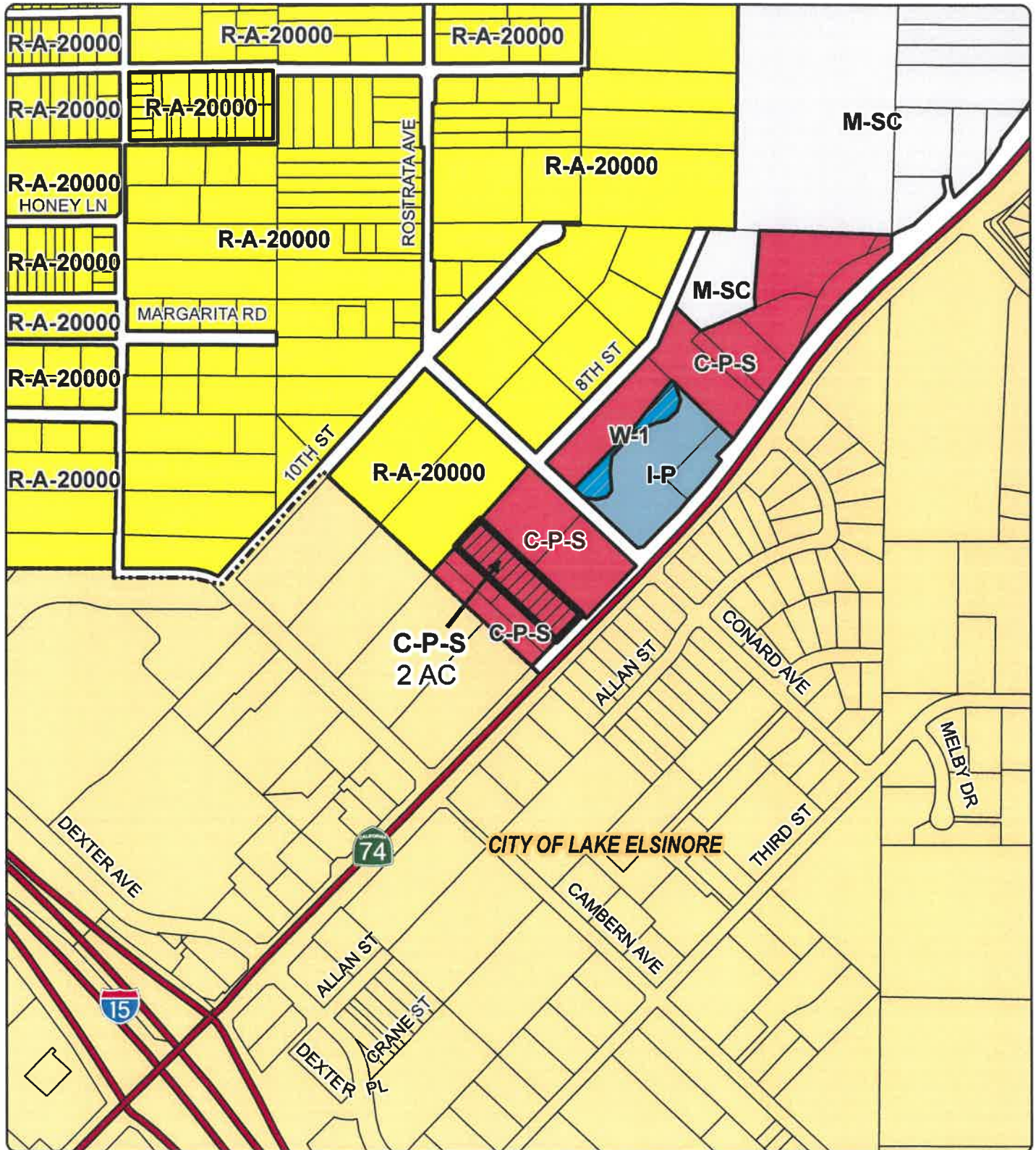
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190006

EXISTING ZONING

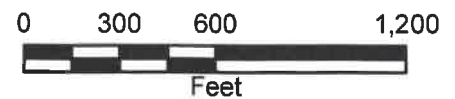
Supervisor: Jeffries
District 1

Date Drawn: 10/30/2020
Exhibit 2



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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

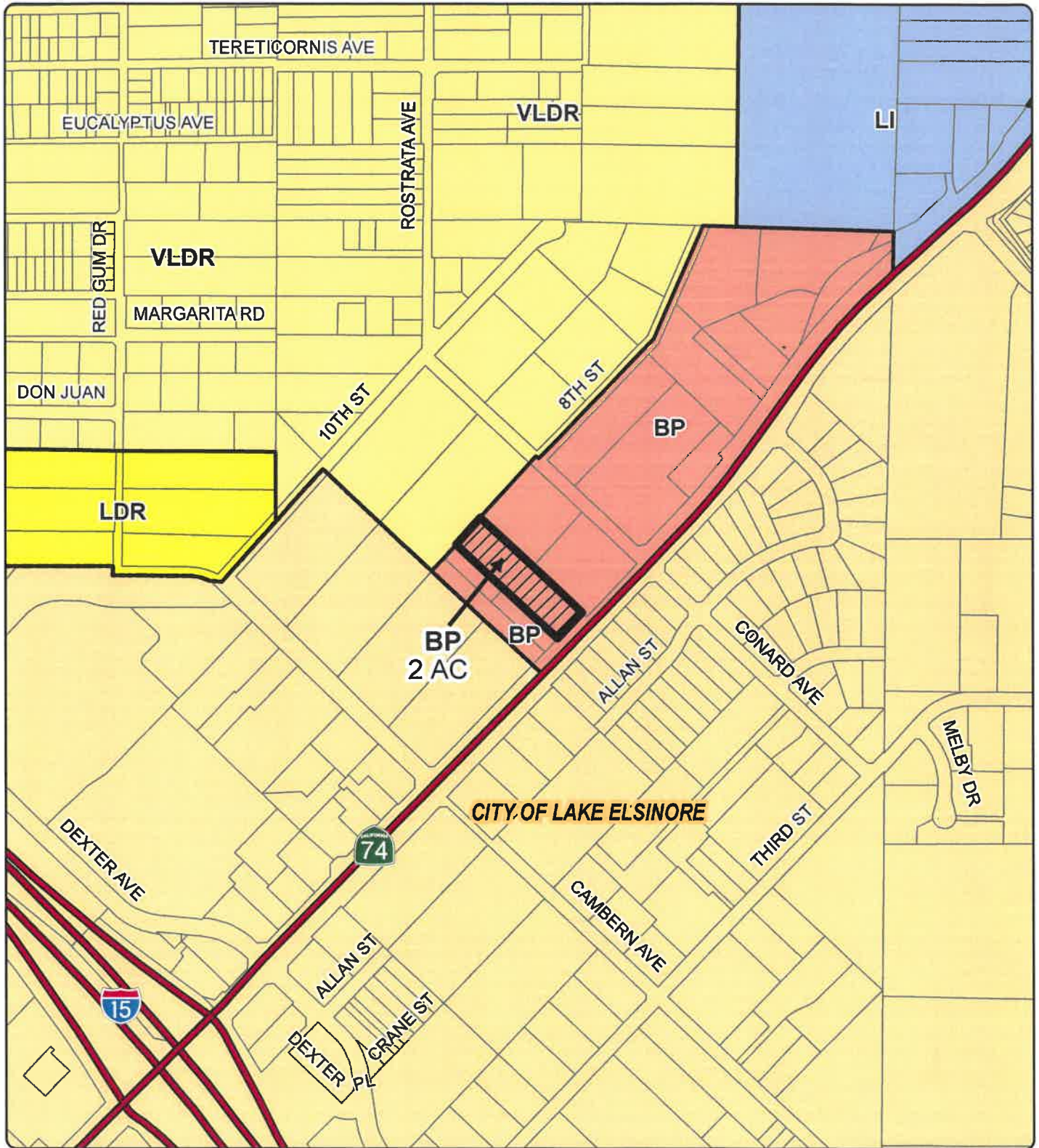
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190006

EXISTING GENERAL PLAN

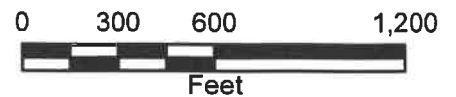
Supervisor: Jeffries
District 1

Date Drawn: 10/30/2020
Exhibit 5

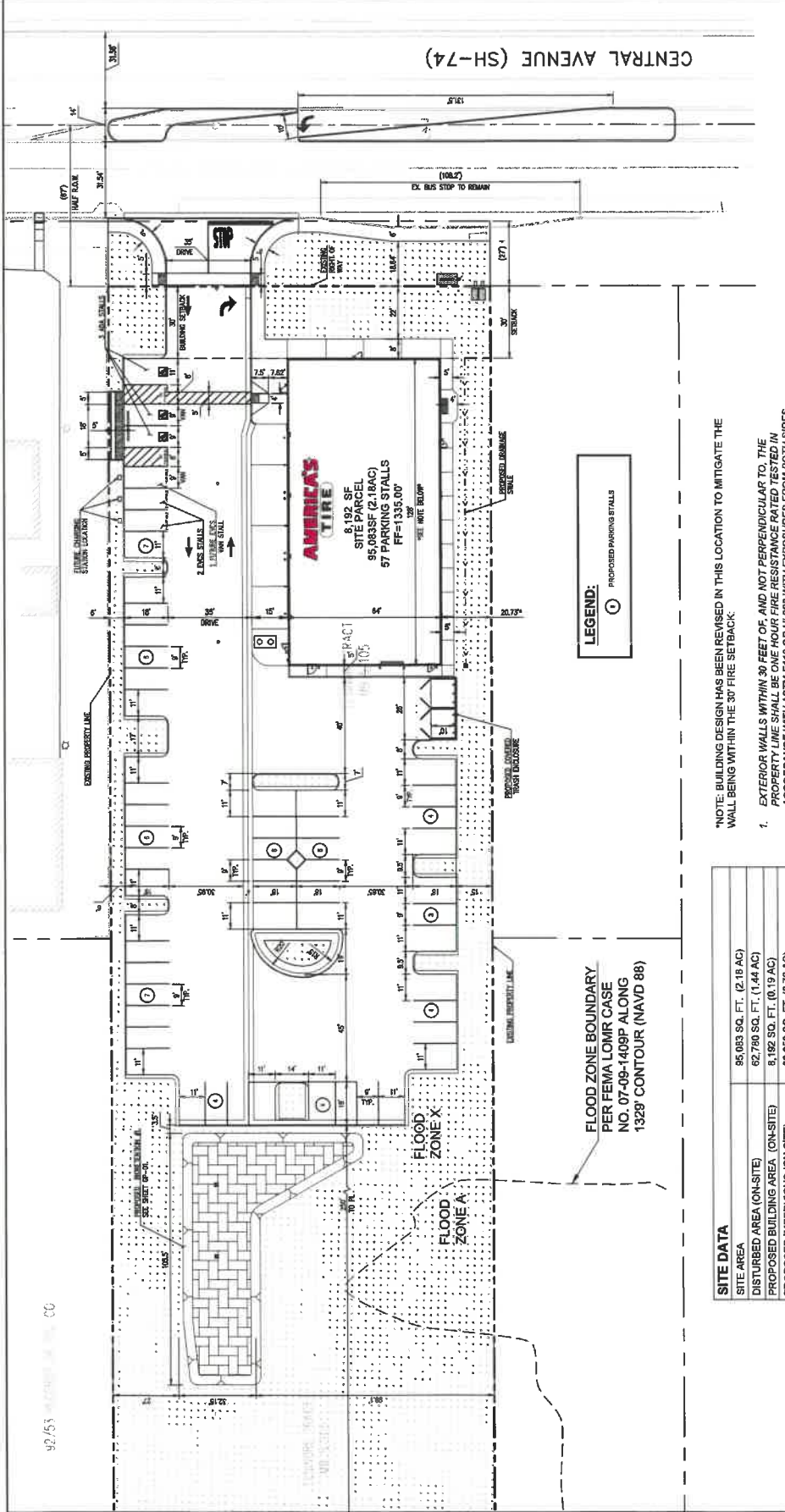


Zoning Area: Meadowbrook

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.rollma.org>



811
 Know what's below.
 Call before you dig.

RA SMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, INJURIES, OR DEATHS THAT MAY OCCUR AS A RESULT OF ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RA SMITH.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS. ANY ALTERATIONS MADE TO THIS PLAN WITHOUT THE WRITTEN CONSENT OF RA SMITH MAY BE OTHER THAN SHOWN WITHIN THE PROJECT AREA. THIS ARE NOT SHOWN.

WDID NO.: PENDING
 CUP NO.: 190006

SITE DATA	
SITE AREA	95,083 SQ. FT. (2.18 AC)
DISTURBED AREA (ON-SITE)	62,780 SQ. FT. (1.44 AC)
PROPOSED BUILDING AREA (ON-SITE)	8,192 SQ. FT. (0.19 AC)
PROPOSED IMPERVIOUS (ON-SITE)	33,060 SQ. FT. (0.76 AC)
PROPOSED LANDSCAPING (ON-SITE)	21,588 SQ. FT. (0.49 AC)
UNDISTURBED TO REMAIN (ON-SITE)	32,303 SQ. FT. (0.74 AC)
DISTURBED AREA (OFF-SITE)	4,270 SQ. FT. (0.10 AC)
PROPOSED IMPERVIOUS (OFF-SITE)	1,970 SQ. FT. (0.05 AC)
PROPOSED PERVIOUS (OFF-SITE)	2,300 SQ. FT. (0.05 AC)
LAND USE	VACANT LOT
ADJACENT USE	CALTRANS STATION
PARKING STALLS	57 STALLS
CURRENT ZONING	C-P-S
PROPOSED ZONING	C-P-S
SURROUNDING ZONING	C-P-S
ENTITLEMENT TYPE	CUP
APN	377-020-028-9
BUILDING CODE OCCUPANCY GROUP	M-RETAIL/US-1 (SERVICE AND STORAGE)
BUILDING CODE CONSTRUCTION TYPE	II-B (FULLY SPRINKLERED)
TOPOGRAPHIC SURVEY	RA SMITH DATED 03/18/18

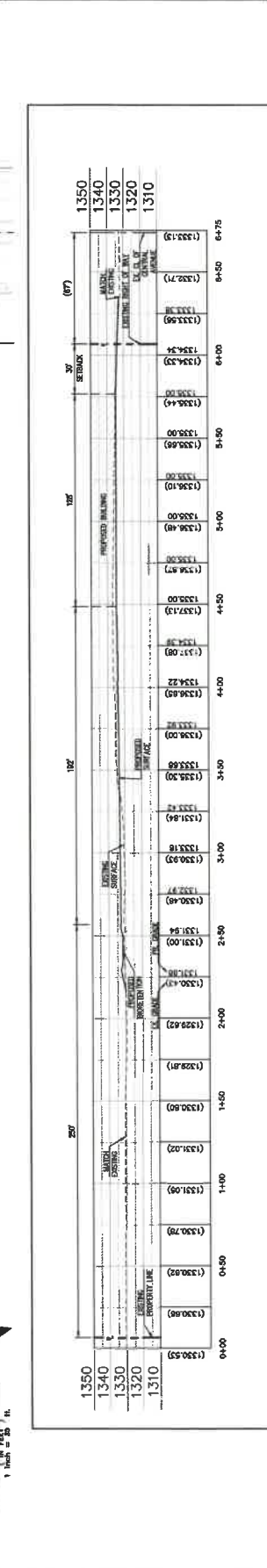
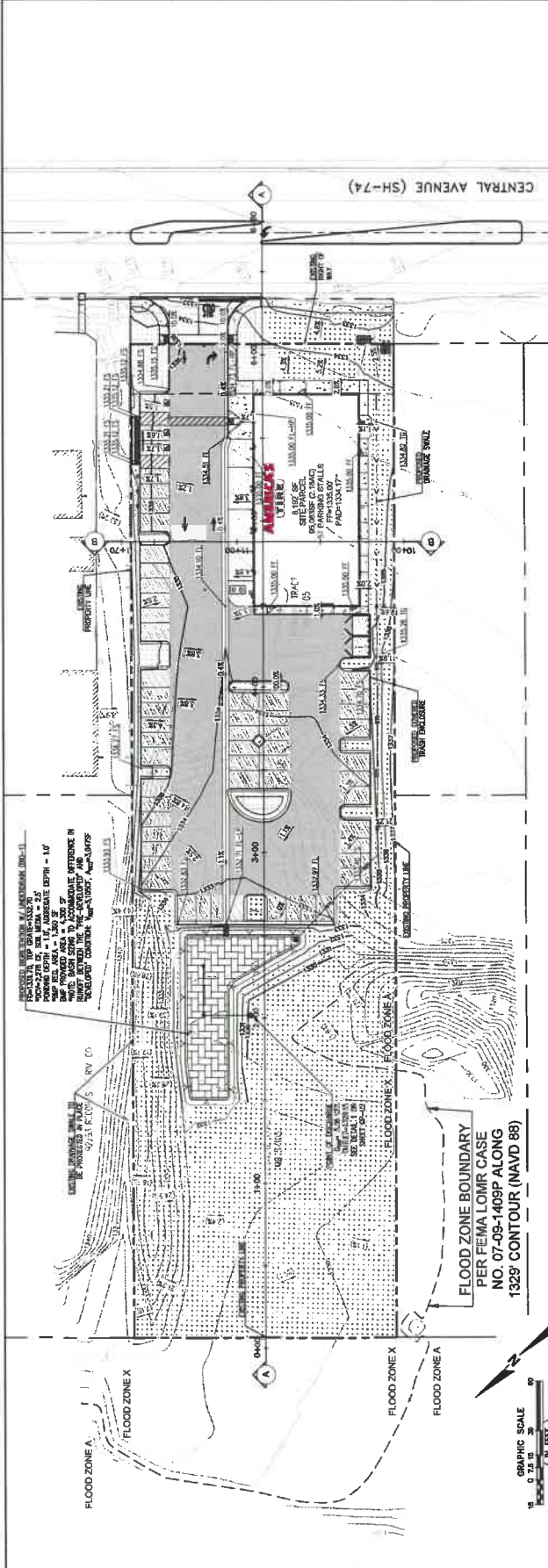
DESCRIPTION	
DATE	

8881 Research Drive
Irvine, CA 92618-2328
(949) 872-2378
rasmith.com

rasmith
CREATIVITY BEYOND ENGINEERING

CONCEPTUAL GRADING PLAN
PARCEL WEST OF 18745 W COMARD AVENUE
LAKE ELSNORE, CA 92652

DISCOUNT TREE LAKE ELSNORE
DATE: 3/17/20
SCALE: 1" = 30'
JOB NO. 190006
PROJECT MANAGER:
RED M. KUNSHOR
CHECKED BY: RJK
SHEET NUMBER
GP-01



SECTION A - A SCALE: 1" = 30'-HV

NOTE:

- *PAD PREPARATION PER APPROVED GEOTECHNICAL REPORT. FINAL PAD ELEVATION SHALL BE COORDINATED WITH STRUCTURAL BUILDING PLANS AND THE APPROVED GEOTECHNICAL REPORT.

PA SMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF PA SMITH.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS MAY BE OTHER THAN SHOWN AND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

WDD NO.: PENDING
CUP NO. 190006

SECTION B - B SCALE: 1" = 30'-HV

PAVING LEGEND:

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- APPROVED PAVEMENT A.C. PAVEMENT PER APPROVED GEOTECHNICAL REPORT
- APPROVED GRAVEL DUTY A.C. PAVEMENT PER APPROVED GEOTECHNICAL REPORT
- LANDSCAPING
- PROPOSED BURENTERION AREA

SECTION B - B SCALE: 1" = 30'-HV

1350
1340
1330
1320
1310

1350
1340
1330
1320
1310

1350
1340
1330
1320
1310

1350
1340
1330
1320
1310



CUTFILL ESTIMATE OF EARTHWORK

DATE: 3/20/07
 NET EXPOSED: 1,610 CY
 NET EXPOSED: 1,776 CY

CUT/FILL BASED ON COMPARISON OF EXISTING SURFACE TO THE PROPOSED TRASH SERVICE AND DOES NOT ACCOUNT FOR ANY OVER-DRAINAGE FOR PREVENTIVE MEASURES. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS AND APPROVED GEOLOGICAL REPORT FOR ADDITIONAL UNDERLAP AND/OR CUT AND FILL EARTHWORK REQUIREMENTS.

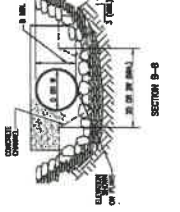
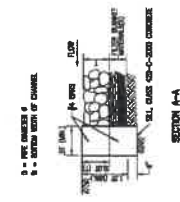
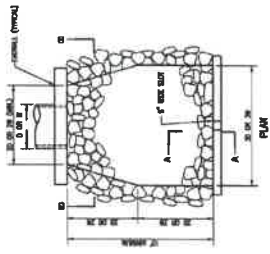
CAUTION: CONTRACTOR PROVIDED FOR REMAINING EXPOSED ONLY. CONTRACTOR RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. ANY EXPANSION OR IMPROVEMENT TO THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Elevations Table

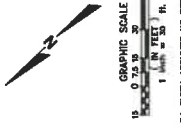
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-4.81	0.00	40863.34	█
2	0.00	3.71	18813.06	█



FLOOD ZONE BOUNDARY PER FEMA LOMR CASE NO. 07-09-1409P ALONG 1329' CONTOUR (NAVD 88)



- NOTES**
1. THE RIP RAP ENERGY DISSIPATER SHALL BE CONSTRUCTED AS SHOWN IN THE DRAWINGS. THE RIP RAP SHALL BE 1" DIA. RIP RAP WITH A MINIMUM OF 10% 4" DIA. RIP RAP.
 2. THE RIP RAP SHALL BE 1" DIA. RIP RAP WITH A MINIMUM OF 10% 4" DIA. RIP RAP.
 3. THE RIP RAP SHALL BE 1" DIA. RIP RAP WITH A MINIMUM OF 10% 4" DIA. RIP RAP.
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 6. THE RIP RAP SHALL BE 1" DIA. RIP RAP WITH A MINIMUM OF 10% 4" DIA. RIP RAP.
 7. THE RIP RAP SHALL BE 1" DIA. RIP RAP WITH A MINIMUM OF 10% 4" DIA. RIP RAP.
 8. THE RIP RAP SHALL BE 1" DIA. RIP RAP WITH A MINIMUM OF 10% 4" DIA. RIP RAP.
 9. THE RIP RAP SHALL BE 1" DIA. RIP RAP WITH A MINIMUM OF 10% 4" DIA. RIP RAP.
 10. THE RIP RAP SHALL BE 1" DIA. RIP RAP WITH A MINIMUM OF 10% 4" DIA. RIP RAP.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WDID NO.: PENDING
 CUP NO. 190006

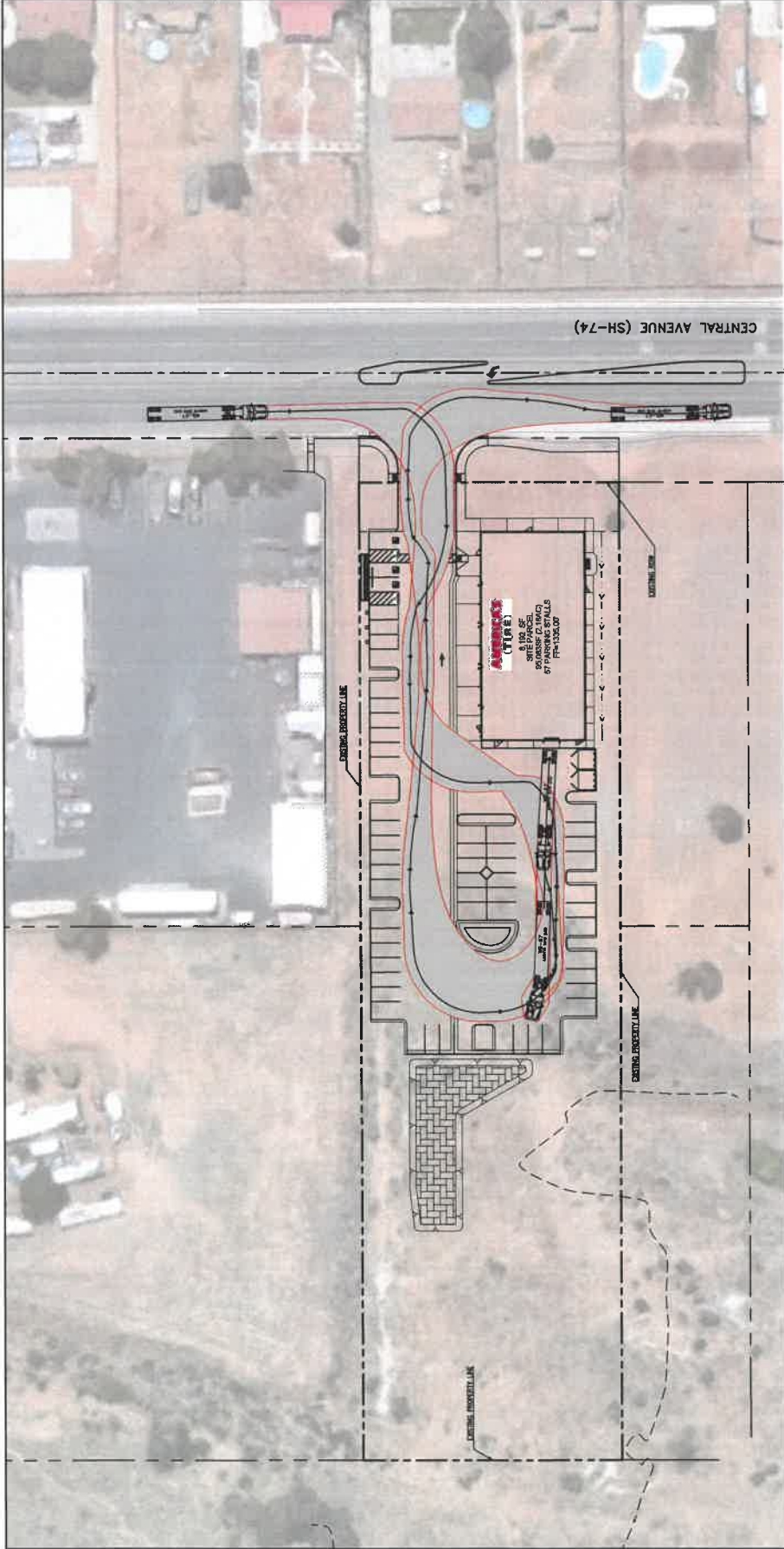



DATE	DESCRIPTION

8881 Research Drive
Irvine, CA 92618-4236
949.872.2378
rasmith.com
creativity beyond engineering
rasmith

CONCEPTUAL TRUCK MOVEMENT
DISCOUNT TIRE LAKE ELSINORE
PARCEL WEST OF 18745 W CONARD AVENUE
LAKE ELSINORE, CA 92532

DATE: 3/17/20
SCALE: 1" = 30'
JOB NO: 1900061
PROJECT MANAGER: PETER M. KUNSHORRE
DESIGNED BY: RAK
CHECKED BY: RAK
SHEET NUMBER: TM-01



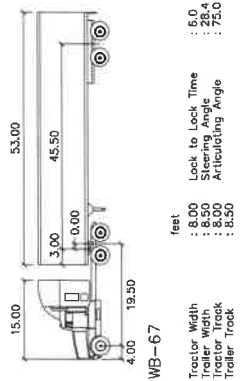


Know what's below.
Call before you dig.

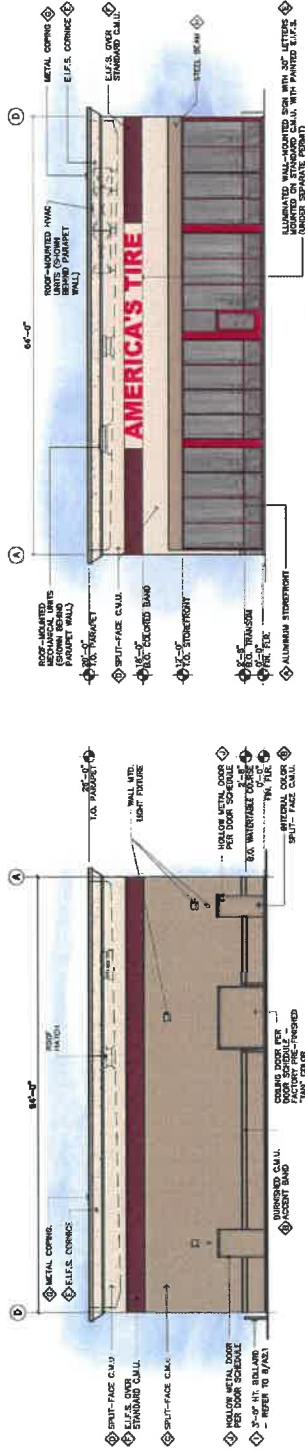
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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

WDID NO.: PENDING
CUP NO. 1900068

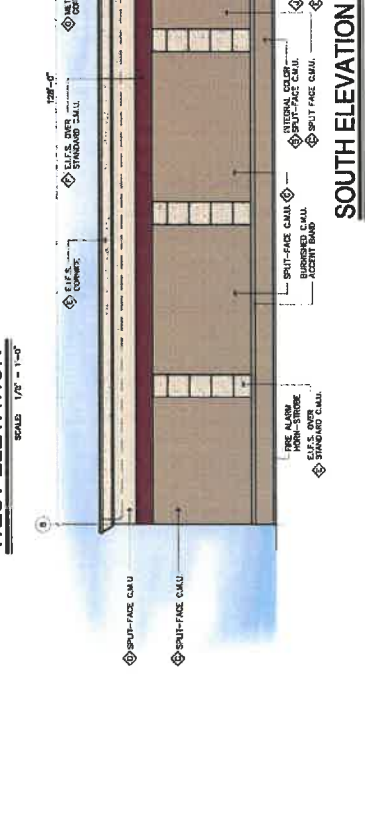


- ### FINISH LEGEND
- ◇ ANODIZED ALUMINUM STRENGTH SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
 - ◇ INTERNAL COLOR CALL (SPILT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH SP 2827 "COLONIAL REYNOL STONE"
 - ◇ GRAY SPILT-FACE CALL - PAINT SHOWN WILLIAMS "ANTIQUE WHITE"
 - ◇ PAINT - SHOWN WILLIAMS #119 "ANTIQUE WHITE"
 - ◇ E.L.F.S. SAND PAINT SHOWN WILLIAMS #1972AS "SUNBRED TONALITY"
 - ◇ METAL CORNICE - FACTORY PAINTED / INTERNAL COLOR TO MATCH BURNISHED "SERRA" W/ COLOR
 - ◇ STEEL / EPS - PAINTED SP 2827 "COLONIAL REYNOL STONE"
 - ◇ STEEL BOLLARDS - PAINTED SP 2827 "COLONIAL REYNOL STONE"
 - ◇ HOLLOW METAL DOORS - PAINTED SP 2827 "COLONIAL REYNOL STONE"
 - ◇ ELECTRICAL SWITCHGEAR CABINET - PAINTED SHOWN WILLIAMS SP 2827 "COLONIAL REYNOL STONE"

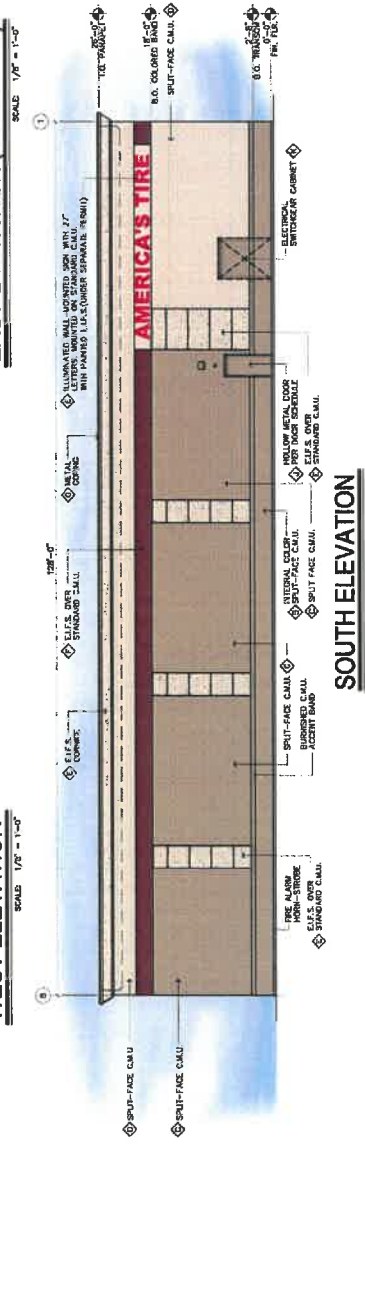


WEST ELEVATION (Central Ave) SCALE: 1/8" = 1'-0"

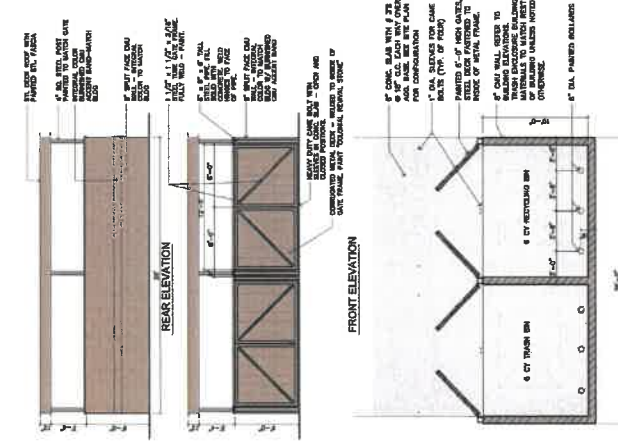
EAST ELEVATION (Central Ave) SCALE: 1/8" = 1'-0"



SOUTH ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS SCALE: 1/8" = 1'-0"

Sheet No. **A.2**
 190006 - Exhibit B

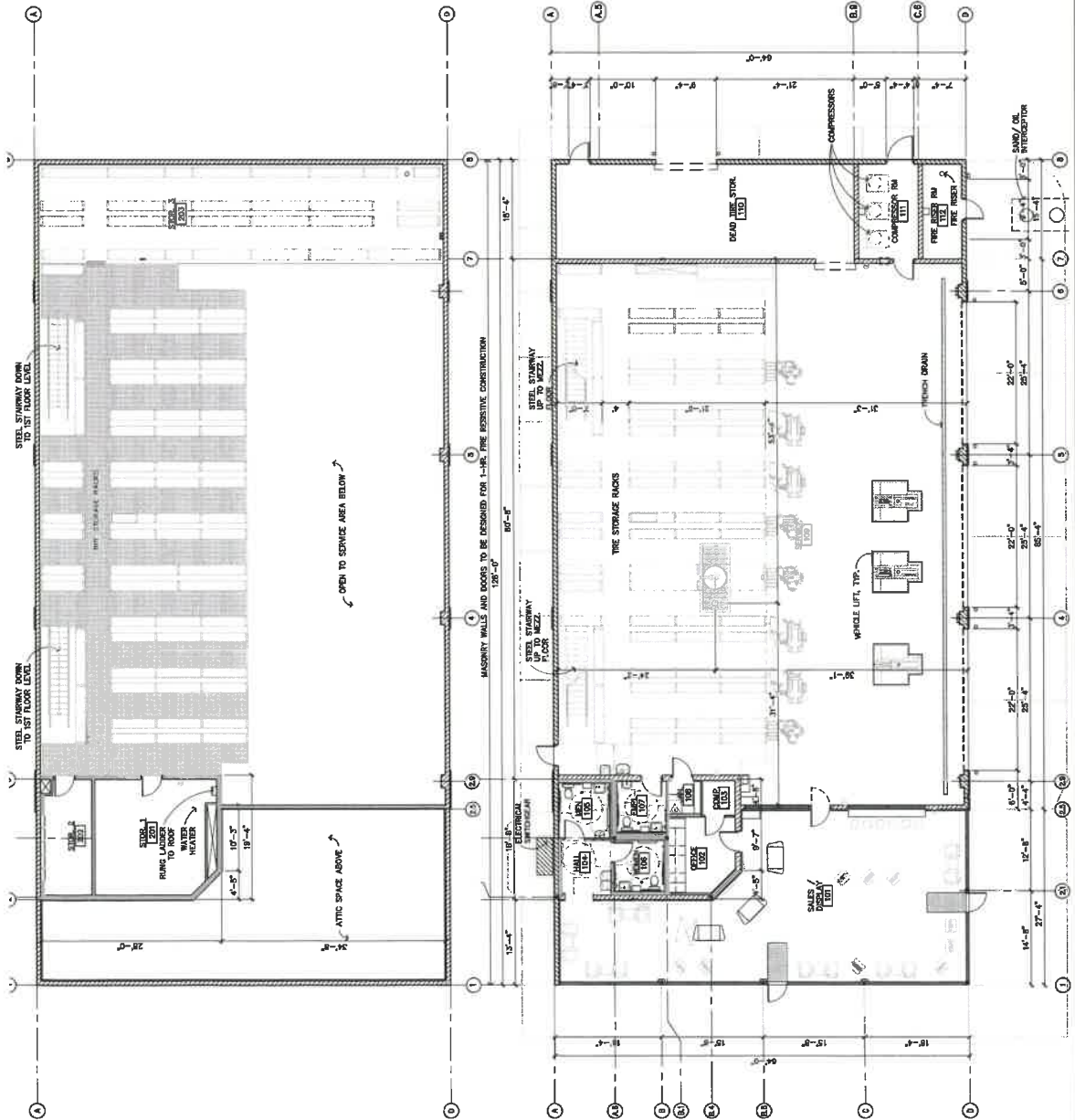
PROJECT NAME TO: **AMERICAN TIRE**
 CLIENT: **AMERICAN TIRE**
 DATE: **03.25.20**
 SCALE: **AS NOTED**
 PROJECT NUMBER: **190006**

Ei DESIGN
 1260 Corona Pkwy.
 Suite 200, CA 92509
 951-251-0156 (pt)
 ei@eidesigninc.com

CONCEPTUAL ELEVATIONS
 West of 18745 W. Conard Avenue
 LAKE ELSINORE, CA 92532

THIS PLAN IS THE PROPERTY OF EI DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EI DESIGN, INC. ANY UNAUTHORIZED USE OF THIS PLAN OR ANY PART THEREOF IS STRICTLY PROHIBITED. EI DESIGN, INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS, REVENUE, OR BUSINESS OPPORTUNITIES, OR FOR ANY SPECIAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGE.

AMERICA'S TIRE



BUILDING DATA	
Building Area Breakdown	
GROUND FLOOR AREA	
W/OCCUPANCY:	1379.86 S.F.
RECEPTION	116.59 S.F.
OFFICE	226.88 S.F.
COMPUTER	20.88 S.F.
MEN	19.46 S.F.
WOMEN	19.46 S.F.
MECHANICAL	10.82 S.F.
JANITOR ROOM	26.49 S.F.
3-1/2 OCCUPANCY:	9,286.10 S.F.
RECEPTION	116.59 S.F.
OFFICE	226.88 S.F.
COMPUTER	20.88 S.F.
MEN	19.46 S.F.
WOMEN	19.46 S.F.
JANITOR ROOM	26.49 S.F.
FIRE RISER ROOM	49.00 S.F.
TOTAL GROUND FLOOR AREA: 10,364.81 S.F. (10,364.81 S.F. / 100 = 103.65 FLOOR PLANS)	
MECHANICAL AREA:	
3-1/2 OCCUPANCY:	330.14 S.F.
RECEPTION	116.59 S.F.
OFFICE	226.88 S.F.
COMPUTER	20.88 S.F.
MEN	19.46 S.F.
WOMEN	19.46 S.F.
JANITOR ROOM	26.49 S.F.
TOTAL MECHANICAL AREA: 1,079.81 S.F. (1,079.81 S.F. / 100 = 10.80 FLOOR PLANS)	
TOTAL GROUND FLOOR AREA: 11,444.62 S.F. (11,444.62 S.F. / 100 = 114.45 FLOOR PLANS)	
TYPE OF CONSTRUCTION:	1-B Fully Sprinkled
OCCUPANCY GROUP:	M-retail / S-1 (Service & Storage)
SPRINKLER TYPE:	ESFR Sprinkler System (Wet)

CONCEPTUAL MEZZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"

CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Sheet No.
ALT - 1L

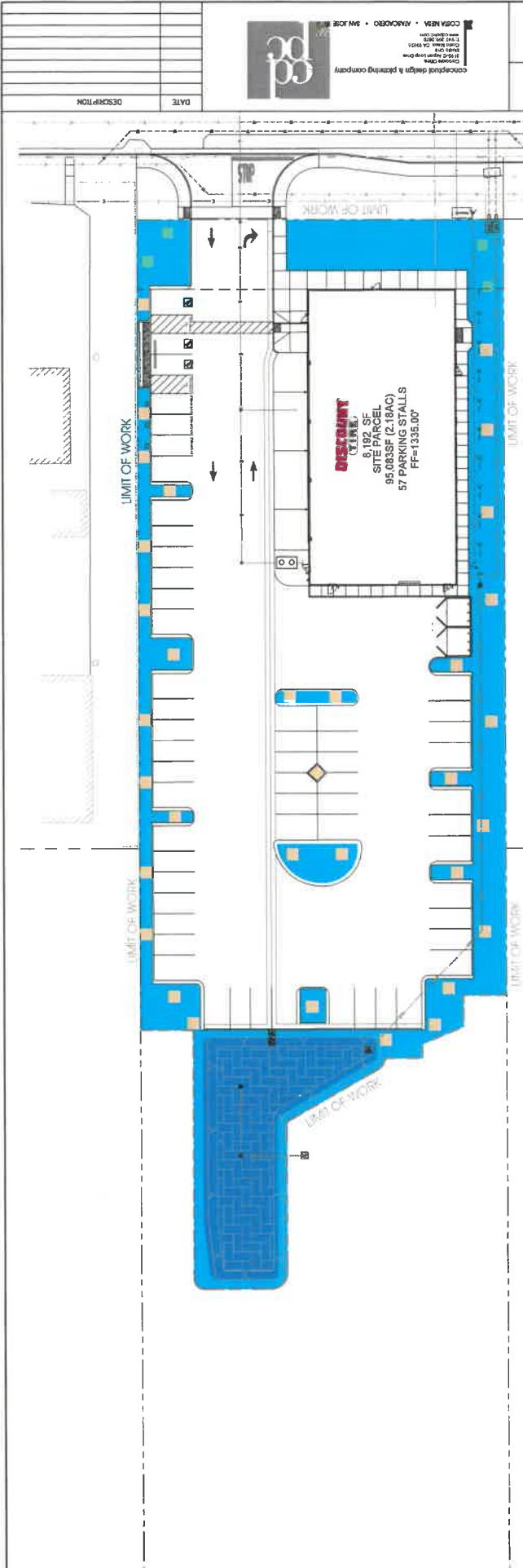
REVISION #2 - 02.21.20
DATE 02.21.20
SCALE AS NOTED
PROJECT NUMBER 70.0026194

Ei Design Inc.
1260 Concord Folsom,
Suite 301
Folsom, CA 95699
916.979.0136
eidesigninc.com

CONCEPTUAL FLOOR PLANS
West of 18745 W. Conard Avenue
LAKE ELSINORE, CA 92532

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AMERICA'S TIRE



CONCEPTUAL IRRIGATION PLAN
 PARCEL WEST OF 18745 W CONARD AVENUE
 LAKE ELSINORE, CA 92532
 DISCOUNT TIRE LAKE ELSINORE

DATE: 04/17/20
 SCALE PER SHEET
 JOB NO. 19006
 PROJECT MANAGER: Vincent Reyes
 DRAWN BY: MK
 CHECKED BY: MK
 SHEET NUMBER: L-2

VICINITY MAP

SCALE: 1"=40'

LANDSCAPE WATER CONSERVATION STATEMENT

WATER CONSERVATION IS ACHIEVED IN THIS LANDSCAPE CONCEPT PLAN AS DESCRIBED BELOW:

- ALL PLANT MATERIALS SELECTED FOR THIS USE WERE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE. THEIR ADAPTABILITY TO DROUGHT, DANA FROM WALSOLS IS HAS BEEN USED FOR DETERMINING SPECIES PLANT FACTOR FOR THE WATER USE CALCULATIONS.
- PLANTS WITH SIMILAR WATER USE REQUIREMENTS WERE GROUPED TOGETHER.
- PLANTS OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS. THE BALANCE WITH MODERATE USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
- IRRIGATION SECTION/HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES WATER USE REQUIREMENTS. PLANTS WITH SIMILAR WATER USE REQUIREMENTS WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE. THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS.
- THE USE OF TURF IS DISCOURAGED. ALL TURF AND GROUND-COVER AREAS WILL BE DRESSED WITH MINIMUM 3" LAYER OF MULCH MOISTURE RETENTION AND TO DISCOURAGE WEEDS. DISCIP IN AREAS WITH GROUND-COVER PLANTED FROM PLANTS WHERE MULCH DEPTH SHALL BE ONE AND ONE HALF INCHES (1-1/2").

LANDSCAPE TABULATION

DESCRIPTION	TOTAL AREA	CYBERALL %
LOW WATER USE AREA:	12,940 SF	75%
MODERATE WATER USE AREA:	4,399 SF	25%

WATER CONSERVATION LEGEND

SYMBOL	DESCRIPTION
[Blue Box]	HYDROZONE 1 - (TURF, GROUND-COVER AND TREES) PLANT TYPE: LOW WATER USE AREA: 12,135 S.F. NOTE: OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
[Light Blue Box]	HYDROZONE 2 - (TURF, GROUND-COVER AND TREES) PLANT TYPE: MODERATE WATER USE AREA: 4,298 S.F. NOTE: OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
[Green Box]	HYDROZONE 3 - (TREES) PLANT TYPE: MODERATE WATER USE AREA: 100 S.F. NOTE: OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
[Orange Box]	HYDROZONE 4 - (TREES) PLANT TYPE: LOW WATER USE AREA: 525 S.F. NOTE: OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.

Hydronics County Ordinance 2014 - Irrigation Water Use Calculations (Amended 4/18/16)

Applied to new crop plant areas in each lot to be a condition to obtain water rights. These "water" rights, applicants to water project work. Information from water right calculation remains valid only insofar as it was used to obtain water rights.

1. Maximum Annual Water Requirement

Area: 95,083 SF
 Max. Water Requirement: 12,940 SF
 Max. Water Requirement: 4,399 SF

2. Estimated Annual Water Use

Hydronic Zone	Plant Type	Plant Factor	Water Use
Hydronic Zone 1	Turf	0.5	12,135 SF
Hydronic Zone 2	Turf	0.5	4,298 SF
Hydronic Zone 3	Trees	0.5	100 SF
Hydronic Zone 4	Trees	0.5	525 SF

3. Total Water Requirement

Total Water Requirement: 17,058 SF

4. Total Water Use

Total Water Use: 17,058 SF

5. Percentage of Water Saved Relative to Max. Allowed

Percentage of Water Saved: 0%



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

Juan C. Perez
Agency Director



11/24/20, 2:17 pm

CUP190006

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190006. 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 (CUP190006) 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. 190006 is a request to allow for the construction of an 8,192-square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres.

Advisory Notification. 3 AND - Design Guidelines

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

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Exhibits A, B, C, G, and L (Combined Exhibits) dated April 9, 2020.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **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) {Land Use Entitlements}
 - 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. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Plan Check

BS-Plan Check. 1 **Gen - Custom**

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

PERMIT ISSUANCE:

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

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

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

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

E Health

E Health. 1

Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Elsinore Valley Municipal Water District (EVMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH.

It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Fire

Fire. 1

Gen - Custom

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.

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

The project is located in the "SRA High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Flood- Increased Runoff Criteria (cont.)

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required of offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{ IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

**Preliminary sizing may be based on the difference in runoff hydrograph volume between the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Flood- Increased Runoff Criteria (cont.)

"developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

Planning. 1 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 CALGreen Nonresidential Mandatory Measures

The Project is required to comply with CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.

Planning. 3 Causes for Revocation

In the event the use hereby permitted under this permit,

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

Planning. 4 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. 5 Compliance with Calif. Manual on Uniform Traffic Control Devices

During construction activities, Project construction activities shall comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-15 Freeway.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Compliance with Calif. Manual on Uniform Traffic Control Devices (cont.)

- Construction traffic during the AM peak hours (7:00 AM-9:00 AM) and PM peak hours (4:00 PM-6:00 PM) shall be minimized. The construction contractor shall assure that construction-related trips (passenger car and truck trips) do not exceed 55 net AM PCE peak hour trips and 55 net PM peak hour trips (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon request.

Planning. 6 Construction Noise

All construction activities shall comply with Riverside County Noise Ordinance Ordinances No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors

Planning. 7 Diesel Fueled Vehicles

Diesel-fueled vehicles at the Project site are required to comply with the CARB idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

Planning. 8 Expiration Date Use Case

This approved permit shall be used within NINE (9) 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 building permit for the use authorized by this approval. Prior to the expiration of the 9 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. 9 Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Fugitive Dust (cont.)

within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

Planning. 10 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 CUP190006 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 CUP190006 including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Planning. 11 Hours of Operation

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8:00 a.m.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

LCP Landscape Concept Plan required at project submittal (cont.)

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

Planning. 15

No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 16

NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 17

Outside Storage

No outside storage is proposed as a part of this development proposal. If future tenants desire to incorporate outside storage compliance with the applicable development standards will be required.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 Reclaimed Water (cont.)

Planning. 18 Reclaimed Water

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 19 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. 20 SCAQMD Rule 1113

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

Planning. 21 SCAQMD Rule 1186

The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the SCAQMD, and the use of non-toxic chemical stabilizers for dust control.

Planning. 22 SCAQMD Rule 402

The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

Planning. 23 Signage

A sign proposal is a part of this Project and shall be in compliance with Article XIX of Ordinance No. 348.

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. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1

Human Remains (cont.)

disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours).

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Planning-CUL. 2

PDA08019 accepted

County Archaeological Report (PDA) No. 8019 submitted for this project (CUP190006) was prepared by Paleowest and is entitled: "Lake Elsinore Phase I Cultural Resources Assessment Project, Lake Elsinore, Riverside County, California", dated February 26, 2020. (Discount Tire)

PDA08019 concludes: The field survey revealed that the Project is currently undeveloped open land (Figures 5-1 through and 5-4). The ground surface visibility throughout the project was poor, with approximately 30 percent of the surface visible; a fairly dense cover of fresh grass, bushes of white sage and buckwheat were present throughout the project as well as numerous mature trees. No evidence of previous cultivation was noted; however, several modern dirt roads were seen throughout the parcel. The background research indicates that numerous archaeological sites have been previously documented within one mile of the project area, all of which are 0.5 mile or more from the project. Review of the historic maps and aerial photographs indicates that the project has been undeveloped since 1938. No cultural resources were identified as a result of the field survey.

A study of the geology and soil types within the project area indicate a sensitivity for buried cultural resources is low due to a mixture of depositional types within the project boundaries. As described in the preceding section, based on the alluvial nature of the soils, the western half of the Project Area has low sensitivity for buried prehistoric resources. Likewise, it is highly likely that the deposits making up the surface soils of the terrace in the southeastern half of the Project predate human inhabitation of the area; therefore this portion of the Project has very low-to-no potential for burial prehistoric resources due also to the age of the surface associated with the soil. The northwestern half of the Project has a low-to-moderate potential for buried resources due to the sediments young age. The sensitivity range for this area includes moderate because the sediments underlying this part of Project were deposited during the Prehistoric period.

PDA08019 recommends: Therefore, based upon the overall low sensitivity for buried cultural resources and the distance from known archaeological resources, PaleoWest recommends no further archaeological efforts. In the event cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the find and appropriate treatment of the discovery can be determined (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative, 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 GEO190043 ACCEPTED

County Geologic Report (GEO) No. 190043, submitted for this project (CUP190006) was prepared by Salem Engineering Group, Inc. and is entitled: "Geotechnical Engineering Investigation, Proposed American Tire Store – CAS 11917, West of 18745 Conard Avenue, Lake Elsinore, California", dated April 29, 2019.

GEO 190043 concluded:

1. The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface rupture are known to pass directly beneath the site.
2. Site reconnaissance and review of aerial/satellite imagery did not reveal evidence of active faulting at the subject site.
3. The liquefaction analysis performed for the site indicated that the on-site soils had a low potential for liquefaction and that the total liquefaction-induced settlement was negligible.
4. The total and differential settlements are expected to be within 1.0 and 0.50 inch over 20 feet, respectively.
5. Due to relatively flat site topography, we judge the likelihood of lateral spreading to be low.
6. Based on the existence of medium dense to very dense clayey sand, silty sand, sand, very stiff to hard sandy clay, silty clay, and siltstone/claystone, subsidence potential is considered minimal.
7. The subject site is on a gently sloping grade, over ¾ mile from the nearest significant topographic change. As such, landslide/slope instability/rock fall/debris flow issues pose a very low risk.

GEO 190043 recommended:

1. Surface vegetation should be stripped to a sufficient depth to remove organic-rich soils and roots.
2. The stripped vegetation will not be suitable for use as engineered fill or within 5 feet of building pads

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190043 ACCEPTED (cont.)

or within paving areas.

3. Any buried utilities or structures, as well as surficial debris, should be properly removed and the resulting excavations backfilled with engineered fill.
4. Overexcavation and recompaction within the proposed building areas should be performed to a minimum depth of three (3) feet below existing grade or two (2) feet below proposed footing bottom, whichever is deeper. The overexcavation should extend a minimum of 5 feet beyond the outer edges of the proposed footings.
5. Within pavement, it is recommended overexcavation and recompaction be performed to a minimum depth of two (2) feet below existing grade or one (1) foot below proposed grade, whichever is deeper.
6. The actual depths of the overexcavation and recompaction should be determined by our field representative during construction.

GEO No. 190043 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190043 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

Planning-PAL. 1 LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped

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Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1 RCTD - Engineering - General

City of Lake Elsinore Conditions of Approval

1. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a Registered Civil Engineer.

2. A Soil/Geotechnical Report is required for any land disturbance.

3. All plans for construction in City right of way shall prepared by a Registered Civil Engineer using the City's standard title block, Design Manual guidance, Lake Elsinore Municipal Code, California Building Code, Riverside County Flood Control Standards for drainage, and City Standards unless otherwise noted or approved by City staff.

4. Sight distance into and out of this project location shall comply with CALTRANS Standards.

5. All slopes and landscaping within public right-of-way shall be maintained by the property owner or property owner's association or another maintenance entity approved by the City Council. An

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Transportation

Transportation. 1 RCTD - Engineering - General (cont.)

Encroachment Maintenance Removal Agreement shall be executed and recorded prior to certificate of occupancy.

6. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of ANY grading activity.

7. Minimum good housekeeping and erosion and sediment control BMP's as identified by the City shall be implemented by all projects.

8. Project shall submit to the City Engineering Department through the Client Self Service Portal Plans for plan check review and approval for all work in SR 74/Central Avenue. Plans must be approved and signed by the City Engineer prior to construction. Construction shall be completed prior to Certificate of Occupancy of any building.

9. Applicant shall enter into an agreement with the City for the construction for the public works improvements and shall post the appropriate bonds prior to commencement of work.

10. All plan check submittals shall be made using the City's online Client Self Service Portal at www.lake-elsinore.org.

11. Developer shall submit landscape plans to the City's Planning Division for review and approval. Landscape plans shall include California Native drought tolerant plantings and comply with Lake Elsinore Municipal Code Chapter 19.08 Water Efficient Landscape Requirements.

12. Developer shall install landscaping within encroachment area and the project consistent with the landscape plan approved by the City.

13. Landscape installed within State Route 74 pursuant to the approved landscape plan shall be maintained in good condition by the developer/owner, at developer's/owner's sole cost and exempt. Such obligation will be memorialized in a long-term encroachment and landscape maintenance agreement. The maintenance agreement shall be executed prior to issuance of an Encroachment Permit.

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

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Waste Resources

Waste Resources. 1

Waste - General (cont.)

waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

For more information, please visit:

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

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

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

060 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 190006, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of 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 a agreement with the consulting tribe(s) for a Native American Monitor(s).

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

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60. Prior To Grading Permit Issuance

Planning-CUL

- 060 - Planning-CUL. 2 Native American Monitor (cont.) Not Satisfied
- 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(s) 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.

Transportation

- 060 - Transportation. 1 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied
- The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

- 060 - Transportation. 2 UTILITIES Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 UTILITIES (cont.) Not Satisfied
UTILITIES

Arrangements for relocation of utility company facilities (power poles, vaults, etc.) on site and/or out on the roadway or alley shall be the responsibility of the property owner or his agent. All power lines (temporary or permanent) shall comply with CALTRANS standards for vehicle clearance.

All overhead utilities (34.5 KV or lower) shall be undergrounded in accordance with Chapter 12.16 of Lake Elsinore Municipal Code.

The developer shall apply for, obtain and submit to the City Engineering Department a letter from Southern California Edison (SCE) indicating that the construction activity will not interfere with existing SCE facilities (aka SCE NIL). Due prior to Grading Permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center. The details of any disposition of artifacts shall be documented in the Phase IV report.

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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied
have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 Sewer Will Serve Not Satisfied
A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2 Water Will Serve Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)
The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be

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80. Prior To Building Permit Issuance

Fire

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

reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 Prior to permit Not Satisfied

Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 1500 gpm at 20 psi for 2 hours. Subsequent design changes may increase or decrease the required fire flow.

Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1 AQ Building Plan Notes Not Satisfied

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

080 - Planning. 2 Bike Racks Not Satisfied

Commercial, office, service and other similar developments shall provide one (1) employee bicycle

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Bike Racks (cont.) Not Satisfied

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 bicycle spaces may include either Class I or Class II bicycle parking facilities. Based on the number of parking spaces provided the applicant shall provide 4 bicycle spaces.

080 - Planning. 3 Building Traffic Control Plan Not Satisfied

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

080 - Planning. 4 Colors and Materials Not Satisfied

Prior to building permit issuance, the colors and materials selected for final construction of the building shall coordinate with the colors and materials as shown on the APPROVED Colored Elevations within the Combined Exhibits Planning Set dated April 9, 2020.

080 - Planning. 5 Commercial Structure – Building Plan Notes Not Satisfied

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During construction of the commercial structure, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.
2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.
3. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.
4. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
5. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.
6. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.
7. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Commercial Structure – Building Plan Notes (cont.) Not Satisfied

8. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

9. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance")

080 - Planning. 6 Conform to Elevations/Floor Plans Not Satisfied

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED Combined EXHIBITS, dated April 9, 2020.

080 - Planning. 7 Diesel Construction Equipment Criteria Not Satisfied

Construction plans and specifications shall state that during the site preparation phase, the Construction Contractor shall ensure that off-road diesel construction equipment greater than 150 horsepower (>150 HP) complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

080 - Planning. 8 EV Charging Stations Not Satisfied

County Ordinance No.348, Section 18.12 c. (1) c. & d., states that all development projects that require fifty (50) or more parking spaces will be required to designate three (3) parking spaces for electrical vehicles and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. Based on the parking spaces required the applicant would be required to provide three (3) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations.

080 - Planning. 9 Fee Status Not Satisfied

Prior to issuance of building permits for Conditional Use Permit No. 190006, 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 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 Nos. 655 and 915 and the Riverside County Comprehensive General Plan.

080 - Planning. 11 Roof Equipment Shielding Not Satisfied

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

Plan: CUP190006

Parcel: 377020026

80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 Roof Equipment Shielding (cont.) Not Satisfied

080 - Planning. 12 School Mitigation Not Satisfied

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

080 - Planning. 13 Wall/Fencing Plan Required Not Satisfied

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Transportation

080 - Transportation. 1 0080-RCTD-ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 2 FEES: Not Satisfied

FEES:

The developer shall pay all Engineering Department assessed Plan Check fees, Permit fees, and In Lieu (LEMC 16.34).

The project may be eligible for TUMF credit and reimbursement of road improvements constructed on Central Ave (SR-74).

In Lieu fees calculated on a project basis.

NOTE: Above fees quoted are subject to change. Fees will be assessed at the prevalent rate at time of payment in full.

NOTE: Above fees quoted are subject to change. Fees will be assessed at the prevalent rate at time of payment in full.

080 - Transportation. 3 Landscape Inspection Deposit Required 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.

Plan: CUP190006

Parcel: 377020026

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 Landscape Inspection Deposit Required (cont.) Not Satisfied

080 - Transportation. 4 Landscape Plot Plan/Permit Required Not Satisfied

Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

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

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

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

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

When applicable, plans shall include the following components:

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

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or

Plan: CUP190006

Parcel: 377020026

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

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. 5 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 40% 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.
- 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 Landscape Project Specific Requirements (cont.) Not Satisfied
adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 6 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

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

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

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the

Plan: CUP190006

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

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.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of three (3) 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. 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 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3 Ordinance 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Ordinance No. 659 (DIF) (cont.) Not Satisfied

facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 190006 has been calculated to be approximately 2.18 net acres.

090 - Planning. 4 Ordinance No. 810 Open Space Fee Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 190006 is calculated to be approximately 2.42 gross acre site.

090 - Planning. 5 Parking Paving Material Not Satisfied

A minimum of 57 parking spaces shall be provided pursuant to Ordinance No. 348 requirements, as shown on the approved APPROVED EXHIBIT A. 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. 6 Roof Equipment Shielding Not Satisfied

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

090 - Planning. 7 Trash Enclosures Not Satisfied

Two (2) trash enclosures will be provided as shown on the APPROVED EXHIBIT A which are adequate to enclose a minimum of two bins per enclosure 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 concrete tilt-up panels, painted to match the building and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 8 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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 Utilities Underground (cont.) Not Satisfied

Transportation

090 - Transportation. 1 IMPROVEMENTS AND DRAINAGE: Not Satisfied

IMPROVEMENTS AND DRAINAGE:

Install a root barrier for the dripline of trees installed within 10 feet of any on or off-site hardscape (sidewalk, driveway, pavement, etc.).

If the existing street improvements are to be modified, the existing street plans on file shall be modified accordingly and approved by the City Engineer prior to issuance of building permit.

An encroachment permit is required for all work to be done in the public right-of-way. Upon approval of engineered plans, the requirements outlined in these COA's and the permit issue letter shall be met prior to Encroachment Permit issuance.

Developer shall construct improvements including but not limited to curb and gutter, sidewalks, right in-right out median and commercial driveway to City Standards from the existing property line back to the proposed property line along the project frontage on SR-74/Central Ave. New improvements shall match or transition to existing improvements along property frontage.

Developer shall construct or pay fee in-lieu of construction for 1/2 width of future City ultimate road improvements including but not limited to curb and gutter, sidewalks, and bus stop, street light and/or utility relocation on SR-74/Central Ave. The fee shall be equal to current cost estimate for improvements (including contingency) plus an additional 15% of the total construction cost estimate to cover design and administrative costs. An Engineer's Estimate shall be submitted to the City and approved by City Staff.

The developer shall coordinate bus pad limits, modifications and reconstruction with Riverside Transit Authority.

All existing storm drain inlet facilities adjacent to the subject properties shall be retrofitted to comply with the State of California full trash capture mandate; all new storm drain inlet facilities constructed by this project shall also comply with the full trash capture mandate.

All improvements must comply with ADA standards.

Developer shall install public street lighting along SR-74/Central Ave, consistent with City Street Light Standards. It is the responsibility of the Developer to ensure any street lights associated with the project are energized.

Street light plans shall be submitted to the City Engineering Department for plan check review and approval through the Client Self Service Portal.

Developer shall submit signing and striping plans for City review and approval. All signing and striping and traffic control devices shall be installed on SR-74/Central Avenue and approved by the City.

Improvements shall be designed and constructed to City of Lake Elsinore Standards and City Codes (LEMC 12.04 and 16.34), or as directed or approved by the City Engineer.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 IMPROVEMENTS AND DRAINAGE: (cont.) Not Satisfied

The developer shall coordinate with Riverside Transit Authority for location and installation of bus transit facilities.

10-year storm runoff shall be contained within the curb and the 100-year storm runoff shall be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities shall be provided.

All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.

The installation of permanent bench marks / monuments per City Standards at intersection of the project entrance and the centerline of SR-74/Central Avenue shall be shown on the plan.

All storm drain inlet facilities shall be appropriately marked "Only Rain Down the Storm Drain" using the City authorized marker to prevent illegal dumping in the drain system.

PRIOR TO OCCUPANCY/FINAL APPROVAL:

Paper copy of plan with any redlines shall be submitted to the Engineering Department before final inspection will be scheduled.

All off-site street improvements (curb, gutter, street light, signage, striping, pavement, etc.) shall be completed in accordance with approved plans to the satisfaction of the City Engineer.

PROJECT CLOSEOUT/SECURITY RELEASE:

Developer shall As-built all Engineering Department approved project plan sets. After City approval of paper copy, developer/owner is responsible for revising the original mylar plans. Once the original mylars have been approved, the developer shall provide the City with a CD/DVD of the "as-built" plans in .tif format.

Developer shall submit documentation pursuant to City's Security Release handout.

All final studies and reports shall be submitted in .tif format on a CD/DVD. Studies and reports include, Soils, Seismic, Hydrology, Hydraulics, Grading, WQMP, etc.

Provide on compact disc auto cad and GIS Shape files of all final maps and street and storm drain plans. *ALL DATA MUST BE IN projected Coordinate System: NAD 83 State Plane California Zone VI U.S. Fleet

090 - Transportation. 2 Landscape Inspection and Drought Compliance 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 Landscape Inspection and Drought Compliance (cont.) Not Satisfied
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. 3 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Com Not Satisfied

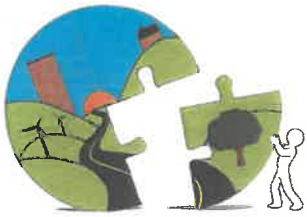
Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed,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

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP190006

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 16, 2020

Applicant/Project Sponsor: Halle Properties LLC., Scott Fournier Date Submitted: July 1, 2019

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Deborah Bradford at (951) 955-6646.

Please charge deposit fee case#: CEQ190078 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190078

Project Case Type (s) and Number(s): CUP 190006

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501

Contact Person: Deborah Bradford

Telephone Number: (951) 955-6646

Applicant's Name: Halle Properties/R.A. Smith, Inc.

Applicant's Address: 20225 N. Scottsdale Road, Scottsdale, AZ 85255/8881 Research Drive, Irvine, CA 92618

I. PROJECT INFORMATION

Project Description: Halle Properties and R.A. Smith, Inc. ("Applicant") propose to develop an approximately 95,083 square-foot (2.18 acres) site on APN 377-020-026 located immediately southwest of 18745 W. Conard Ave., east of the City of Lake Elsinore, in Riverside County, California, for the purposes of constructing and operating a retail tire store ("Project"). The Project site is zoned Scenic Highway Commercial (C-P-S); the Project is permitted in that zone subject to a Conditional Use Permit per Riverside County Ordinance No. 348. The Project site is currently undeveloped, and historical land uses on the site include agriculture.

Development on the property would occur primarily on the southern portion fronting Central Avenue/Highway 74. The Applicant proposes to construct an 8,192 square foot building for the purposes of operating a retail tire store. The installation of tires and wheels would also occur on-site. A total of 57 parking spaces are proposed, inclusive of three electric vehicle spaces with charging stations. The site would be accessed by a driveway off Central Avenue. In addition, the Applicant proposes a bioretention pond on the northern portion of the project site adjacent to an existing mobile home lot.

The project would be connected to existing utilities. Lighting will be provided consistent with the County of Riverside Outdoor Lighting Regulations and would be consistent with similar commercial uses in the project vicinity. Landscaping would be provided in the front setback along Highway 74/Central Avenue in accordance with the County landscape requirements for the C-P-S zone.

The commercial tire operation would require 4-5 full-time employees and 4-5 part-time employees. Hours of operation would be from 8:00 a.m. to 6:00 p.m. Monday through Friday, from 8:00 a.m. to 5:00 p.m. on Saturday, and closed on Sunday. Deliveries to the site would average two times per week.

The project involves a proposed Conditional Use Permit (CUP). The following sub-section summarizes the discretionary application that is under consideration by the County of Riverside.

Conditional Use Permit (CUP)

The project requires approval of Conditional Use Permit No. 190006 (CUP 190006) in accordance with Riverside County Ordinance 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside).

The Project site is located east of the City of Lake Elsinore in unincorporated Riverside County, California, on APN 377-020-026 immediately southwest of 18745 W. Conard Ave. The Project site is approximately 95,083 square feet (2.18 acres), of which 8,192 square feet will be a ground-up structure, with the remaining front half of the parcel area devoted to parking stalls, driveways, and landscaping. The rear of the property will remain undeveloped with the exception of a bioretention basin with underdrain. As shown on the following figures, the Project site is located on Highway 74 (Central Avenue).

The project site consists of undeveloped, vacant land that has been subject to a variety of disturbances. The southeast half of the site has been graded and is routinely maintained, while the northwest half of the is undeveloped and supports a disturbed plant community that has been subject Bicycle Motocross (BMX) activities. The site is bordered by undeveloped, vacant land to the west and south, residential and undeveloped, vacant land to the east, and commercial development to the north.

On-site elevations range from approximately 1,332 to 1,345 feet above mean sea level. The southeastern portion of the project site is elevated above the northwestern portion of the site, with the highest elevation occurring near the middle of the project site. From the highest point, the southwestern portion of the site gently slopes to the south, and the northeastern portion of the site slopes to the north. It should be noted that a drainage feature (Arroyo del Toro) is located approximately 100 feet northwest of the site, and the northwestern portion of the site lies within the 100-year flood plain.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 2.42	Lots: 1	Sq. Ft. of Bldg. Area: 8,192	Est. No. of Employees: 12
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 377-020-026

Street References: immediately southwest of 18745 W. Conard Ave

D. Section, Township & Range Description or reference/attach a Legal Description:

Brief description of the existing environmental setting of the project site and its surroundings:

The site is bordered by undeveloped, vacant land to the west and south, residential and undeveloped, vacant land to the east, and commercial development to the north.

E.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site has a land use designation of Community Development: Business Park (CD: BP) and a zoning classification of Scenic Highway Commercial (C-P-S). The BP land use designation encourages, employee-intensive uses, research and development, technology centers, corporate and support offices uses, and supporting retail uses at an FAR of 0.25 to 0.6. The development of the Project site will result in an FAR of 0.15. The Project's FAR is lower than the FAR range noted in the General Plan for BP, which is between 0.25-0.60. FAR indicates the ratio of gross building square footage permitted on

a parcel to net square footage of the parcel. FAR is used to estimate employment generated from commercial, industrial and business park land uses. It is a reflection of a theoretical build-out, rather than what is likely to appear on the ground. Land Use Element Policy LU 30.9 allows for a FAR that is less intense in order to encourage good project design and efficient site utilization. The Project was designed to address peak flow rates in high flood area, emergency vehicle accessibility, and ROW dedication. The Project's FAR, while less than the normal range for BP, is suitable for a supporting retail use in this area since the project was designed to address the various site constraints. The uses permitted in the C-P-S zoning classification subject to the approval of a conditional use permit include but not limited to, tire sales and services, automobile sales, animal hospitals and trailer and boat storage. The Project does not require rezoning or an amendment to the General Plan. The Project is in compliance with all applicable land use policies of the General Plan.

2. **Circulation:** The Project has adequate existing circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. A General Biological Resource Assessment was completed for the project site and was determined that a preconstruction nesting bird survey be conducted. The Project is in compliance with all applicable open space policies of the General Plan.
4. **Safety:** The Project site is located within a High Fire State Responsibility Area, has moderate to very high liquefaction potential and is susceptible to subsidence. The site is not located in a fault zone. Implementation of standard conditions of approval and compliance with applicable County and State Ordinances will be required. The Project is in compliance with all applicable safety policies of the General Plan.
5. **Noise:** The Project would introduce new sources of construction and operational noise. Implementation of standard conditions of approval and compliance with applicable County and State Ordinances will be required. The Project is in compliance with all applicable noise policies of the General Plan.
6. **Housing:** The Project does not include housing and would not result in a direct or indirect increase in population. Furthermore, because the project site is vacant, the project would not displace existing housing. The Project is in compliance with all applicable housing policies of the General Plan.
7. **Air Quality:** The Project will not result in construction or operational emissions that exceed thresholds or conflict with any air quality plan. Implementation of standard conditions of approval and compliance with applicable County and State Ordinances will be required. The Project is in compliance with all applicable air quality policies of the General Plan.
8. **Healthy Communities:** The project would be consistent with all applicable Healthy Community policies of the General Plan.
9. **Environmental Justice (After Element is Adopted):** N/A

B. General Plan Area Plan(s): Elsinore

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Business Park (BP)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Warm Springs

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Elsinore

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Very Low Density Residential (VLDR) and Business Park (BP)

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Warm Springs

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: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural, 20,000 square foot minimum lot size (R-A-20,000), Scenic Highway Commercial (C-P-S), and City of Lake Elsinore.

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 checked="" 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

Date

Printed Name

For: John Hildebrand
Interim Planning 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

a-c) Findings of Fact: The project site is located along an area of Highway 74 that has been designated as a State Eligible scenic highway by Riverside County. According to the County's Planning Department, "...many corridors in Riverside County traverse its scenic resources. Enhancing aesthetic experiences for residents and visitors to the County has a significant role in promoting tourism, which is important to the County's overall economic future. Due to the visual significance of some of these areas, several roadways have been officially recognized as either State or County designated or eligible scenic highways."

The area immediately south and east of the project site is developed with both residential and commercial uses, none of which exceed two stories in height. North and west of the project site is undeveloped land, allowing views of the mountains to the west of Interstate 15 and Lake Elsinore. The proposed retail tire store is one-story in height and has a footprint of less than half of the two-acre project site. Because of the vastness of the open space between the project site and the scenic views to the north and west, as well as the relatively low height of the building and associated features, and the fact that the County's General Plan designates the parcel for

commercial uses such as the one proposed by the project, impacts to scenic views from Highway 74 would be less than significant.

Although the project site is located along an area designated as a State Eligible scenic highway, no trees, rock outcroppings, or historic buildings exist on the project site or in its vicinity. Therefore, such resources would be unaffected by project implementation. No impacts would occur.

Implementation of the proposed project would not involve a substantial change to the visual character of the site or its surroundings. The proposed project involves a commercial use on a property that is zoned for such uses and is currently undeveloped. The site is not of a scale large enough that the overall visual character of the area would be affected by project implementation. New construction would be limited to a commercial building, a parking lot, a bioretention basin, and security lighting, as well as trash enclosures, a loading dock, and other infrastructure associated with commercial development for a single retailer. This is consistent with the nature and intensity of land use at surrounding parcels to the southeast and northeast. Therefore, the visual character of the site and its surroundings would not be degraded as it would generally remain unchanged. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

a) Findings of Fact: Mt. Palomar Observatory is located at a distance from the project site such that light emissions from proposed retail tire center would not affect the nighttime use of the observatory. The proposed project is located approximately 36 miles northwest of the Mt. Palomar Observatory and would be within Zone B of the Riverside County Ordinance No. 655 that regulates light pollution. The project would be required to have all artificial outdoor light fixtures shielded and pointed downward to reduce light spillover into the night time sky and onto adjacent properties as well as to use materials (light bulbs) that are approved for Zone B. Adherence to Ordinance No. 655 along with design review and approvals by the County would reduce impacts to less than significant levels.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-site Inspection, Project Application Description

a-b) Findings of Fact: The County of Riverside Zoning Code includes design standards for outdoor lighting that apply to all development in the County. The Zoning Code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances (e.g., blinking/flashing lights, unusually high intensity or needlessly bright lighting). The proposed project would include the construction of light fixtures typical of security lighting on the exterior of commercial buildings. These light fixtures would be fully cut off and directed downward. Because light fixture additions at the site would be minimal in the context of the size of the site as a whole, and would be consistent with the provisions of the Zoning Code, similar in nature and intensity to lighting at adjacent parcels, and would be fully cut off and directed downwards, impacts regarding light would be less than significant. Sources of glare are typically windows and automobile windshields. The project does not propose construction that would include glare-inducing windows of a large enough surface area to be considered significant, and there would be no extensive nighttime operations at the site. In addition, it is not expected that the project would generate sufficient light such that residences across Highway 74 would be affected as it is downward-directed lighting, across the highway, and not a land use that is typically noted for emitting substantial quantities of light. Therefore, the proposed Project would not create new sources of substantial light and glare or impact adjacent residential land uses. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) **Findings of Fact:** According to the California Department of Conservation Farmland Mapping and Program, the project site is mapped Other Lands/Unclassified and does not contain prime agricultural soils. The project site is adjacent to urban-built up land to the east. There are no agricultural uses on the site. No impacts would occur.
- b) **Findings of Fact:** The project site is zoned C-P-S (Scenic Highway Commercial) and is not on a Williamson Act contract parcel of land according to Riverside County's Map My County GIS database. No impacts would occur.
- c-d) **Findings of Fact:** The project site is approximately 260 feet from land designated as Farmlands of Local Importance. However, no Agricultural Preserves are located within the project vicinity and the implementation of the project would not interfere with any agricultural production should the land designated as Farmlands of Local Importance want to plant/produce agricultural products. The project site would be located on the northern side of Highway 74 and is within an area of urban built-up land. This location would not result in conversion of Farmland to a non-agricultural use. Thus, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

a-c) Findings of Fact: The project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. There are no lands located within the vicinity of the Project site that are zoned as Timberland Production. No impacts would occur.

The project site does not contain a forest and is not designated as forest land; thus, the proposed project would not result in the loss of forest land or the conversion of forest land to non-forest use. No impacts would occur.

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.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

a-c) Findings of Fact: A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. A consistency determination fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans.

The AQMP is based on regional growth projections developed by Southern California Association of Governments (SCAG). The proposed project is a commercial development and is not defined as a regionally significant project under CEQA; therefore, it does not meet SCAG's Intergovernmental Review criteria. The proposed uses are consistent with the zoning designation for the project site, which is consistent with the County General Plan. The County General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the SCAQMD AQMP. Pursuant to the methodology in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the Basin 2012 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:

1. The proposed project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by SCAQMD with control measures incorporated as described in Item III(b) below; therefore, the project would not result in an increase in the frequency or severity of any air quality standard violation and would 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities; therefore, since the proposed project is a commercial development that does not fall into any of these categories, the proposed project is not defined as significant.

Construction Impacts

The emission values provided in the tables below are from the CalEEMod output tables, unmitigated:

Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
2020 Year						
Site Preparation	18.37	0.01	8.13	1.68	6.74	3.74
Grading	17.32	0.02	7.15	1.45	5.89	3.24
Building Construction	15.61	0.03	14.28	2.17	1.12	0.86
Paving	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00
Peak Daily	18.38	0.03	14.28	2.17	6.74	3.74
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	No	No	No	No	No	No

Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
2021 Year						
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	14.37	0.03	13.89	1.94	1.01	0.75
Paving	7.79	0.03	9.49	1.07	0.61	0.44
Architectural Coating	1.54	0.02	2.01	8.86	0.15	0.11
Peak Daily	14.37	0.03	13.89	8.86	1.01	0.75
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	No	No	No	No	No	No

Because no exceedances of any threshold for criteria pollutants are expected, no significant impacts would occur for project construction. Details of the emission factors and other assumptions are included in Appendix A.

Localized Impacts Analysis

The SCAQMD has issued guidance on applying CalEEMod results to localized impacts analyses. The sensitive receptors, residences and corresponding distance from the Project site are identified below. Peak day construction emissions would result in concentrations of pollutants at the nearest residences (approximately 50 meters) below the SCAQMD thresholds of significance (Table 19).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 19. Construction Localized Impacts Analysis

Emissions Sources	NOx	CO	PM ₁₀	PM _{2.5}
On-Site Emissions (lbs/day)	18.38	14.28	6.74	3.74
LST Thresholds (lbs/day)	275	1,575	20	6
Significant Emissions?	No	No	No	No

Operational Impacts

Operational air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The area-source emissions from the project may come from natural gas use, landscaping equipment, and/or solid waste disposal. Mobile source emissions may come from patron and employee vehicles and supply and delivery trucks. The project's trip generation rates, primary trips and pass-by trips percentages used are based on the CalEEMod defaults since there has not been a Traffic Impact Analysis performed for the project.

Table 20. Estimated Operational Emissions

Source (Onsite)	Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
Area Sources	0.0000	0.0000	0.0046	0.1990	0.0000	0.0000
Energy Sources	0.0715	0.0004	0.0600	0.0079	0.0054	0.0054
Mobile Sources	2.0211	0.0098	2.3394	0.2980	0.6444	0.1767
Total Project Emissions	2.09	0.01	2.40	0.50	0.65	0.18
SCAQMD Thresholds	55	150	550	55	150	55
Significant?	No	No	No	No	No	No

Localized Impacts Analysis

The calculated emissions for the proposed operational activities compared with the appropriate LSTs is shown in Table 21. By design, the localized impacts analysis only includes on-site sources; however, CalEEMod outputs do not separate on-site and off-site emissions for mobile sources. Nonetheless, the project generated emissions are well below the LST Thresholds.

Based on the data from the Air Quality Study presented above, the proposed project is consistent with the General Plan and the regional AQMP. Thus, the proposed project does not conflict with or obstruct implementation of the applicable air quality plan. Therefore, impacts are less than significant.

Air pollutant emissions associated with the proposed project would occur over the short term from construction activities (e.g., fugitive dust from site preparation and grading, and emissions from equipment exhaust). Long-term regional emissions would be associated with project-related vehicular trips and would be due to energy consumption (e.g., electricity usage) by the proposed land uses.

Construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CalEEMod (Version 2016.3.1) was used to calculate the construction emissions in the AQ/GHG Analysis prepared by HANA Resources (Appendix A) . The table below (Estimated Construction Emissions) shows the combination of the on- and off-site construction emissions from CalEEMod output tables. The measures that have been applied to the analysis are SCAQMD-required construction emissions control measures, or standard conditions. The proposed project would be required to comply with SCAQMD Rules 402 and 403 to avoid nuisance and control fugitive dust.

Estimated Construction Emissions 2020

Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
2020 Year						
Site Preparation	18.37	0.01	8.13	1.68	6.74	3.74
Grading	17.32	0.02	7.15	1.45	5.89	3.24
Building Construction	15.61	0.03	14.28	2.17	1.12	0.86
Paving	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00
Peak Daily	18.38	0.03	14.28	2.17	6.74	3.74
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	No	No	No	No	No	No

Estimated Construction Emissions 2021

Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
2021 Year						
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	14.37	0.03	13.89	1.94	1.01	0.75
Paving	7.79	0.03	9.49	1.07	0.61	0.44
Architectural Coating	1.54	0.02	2.01	8.86	0.15	0.11
Peak Daily	14.37	0.03	13.89	8.86	1.01	0.75
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	No	No	No	No	No	No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction Localized Impact Analysis

Emissions Sources	NOx	CO	PM ₁₀	PM _{2.5}
On-Site Emissions (lbs/day)	18.38	14.28	6.74	3.74
LST Thresholds (lbs/day)	275	1,575	20	6
Significant Emissions?	No	No	No	No

Certain measures, which include using minimum Tier 2 equipment engines standard with particulate control devices and on-site watering at least three times daily, are required by the SCAQMD and can be reasonably implemented to significantly reduce PM10 emissions from construction. Because no exceedances of any threshold for criteria pollutants are expected, no significant impacts would occur during project construction.

Operations

Operational air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The area-source emissions from the project may come from natural gas use, landscaping equipment, and/or solid waste disposal. Mobile source emissions may come from patron and employee vehicles and supply and delivery trucks. The project's trip generation rates, primary trips and pass-by trips percentages used are based on the CalEEMod defaults since there has not been a Traffic Impact Analysis performed for the Project.

Results from the CalEEMod analysis, shown below, indicate that no criteria pollutants resulting from the proposed project would exceed the corresponding SCAQMD daily emission thresholds for any criteria pollutants. Therefore, project-related operational air quality impacts would be less than significant.

Estimated Operational Emissions

Source (Onsite)	Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
Area Sources	0.0000	0.0000	0.0046	0.1990	0.0000	0.0000
Energy Sources	0.0715	0.0004	0.0600	0.0079	0.0054	0.0054
Mobile Sources	2.0211	0.0098	2.3394	0.2980	0.6444	0.1767
Total Project Emissions	2.42	0.01	2.40	0.50	0.65	0.18
SCAQMD Thresholds	55	150	550	55	150	55
Significant?	No	No	No	No	No	No

Operations Localized Impact Analysis

Emissions Sources	NOx	CO	PM ₁₀	PM _{2.5}
On-Site Emissions (lbs/day)	2.42	0.01	0.65	0.18
LST Thresholds (lbs/day)	275	1,572	5	2
Significant Emissions?	No	No	No	No

The proposed project will not result in construction or operational emissions that exceed SCAQMD thresholds for criteria pollutants, impacts related to the violation an air quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standard or substantial contribution to an existing or projected air quality violation. Therefore, impacts are less than significant.

Sensitive receptors near the project site are identified in the table below:

Receptor Address	Location Relative to Project ¹	Type of Receptor
29139 Allan Street	82 meters east	Private home
29147 Allan Street	90 meters east	Private home
29161 Allan Street	82 meters southeast	Private home
29177 Allan Street	78 meters southeast	Private home
29193 Allan Street	53 meters southeast	Private home
29211 Allan Street	73 meters southeast	Private home
29225 Allan Street	73 meters southeast	Private home
29247 Allan Street	73 meters southeast	Private home
18721 Conard Avenue	52 meters northeast	Mobile home
18670 Conrad Avenue	138 meters northeast	Private home
28841 8 th Street	155 meters north	Private home
28869 Rostrata Avenue	264 meters north	Private home
28871 Rostrata Avenue	242 meters north	Private home
28791 10 th Street	252 meters north	Private home
28830 10 th Street	282 meters north	Private home
28871 10 th Street	225 meters northwest	Private home
28875 10 th Street	223 meters northwest	Private home
28901 10 th Street	197 meters northwest	Private home
28921 10 th Street	207 meters northwest	Private home
28985 10 th Street	247 meters northwest	Private home
29029 10 th Street	269 meters west	Private home

Note:

¹ Relative straight-line distance from existing sensitive receptor structures to the nearest project property boundary.

Minimal equipment is expected on-site during project construction or operations. Because of the limited overall number of sensitive receptors, the complete absence of schools near the project site, the temporary nature of project construction activities, and the fact that the project would involve emissions typically associated with the commercial uses for which the area is both designated and zoned, impacts would be less than significant.

- d) **Findings of Fact:** According to the AQ/GHG Analysis prepared by HANA Resources (Appendix A), odors are not expected to substantially increase from existing conditions in the area due to the proposed project. Typically, odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from the psychological (i.e., irritation, anger, or anxiety) to the physiological (including circulatory and respiratory effects, nausea, vomiting, and headache).

Neither the state nor the federal government has adopted rules or regulations for the control of odor sources. The SCAQMD investigates odor complaints from the public. These complaints and the results of SCAQMD investigations are recorded and kept on file. A review of SCAQMD

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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records from the last 10 years shows no complaints logged by SCAQMD for odors associated with the Project site and no notices of violations related to any issue related to releases of potential odors.

The diesel delivery trucks are not considered significant because the emissions are from a mobile source and the diesel odor emitted would dissipate as the vehicle moves and would not be a constant source of odor. Thus, there would be no significant adverse air quality impacts with respect to objectionable odors that could affect a substantial number of people. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

A-C) Twenty-seven (27) special-status plant species have been recorded in the Lake Elsinore quadrangle. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that no special-status plant species have potential to occur on the project site due to the lack of undisturbed native habitats and routine on-site disturbances.

Sixty-four (64) special-status wildlife species have been reported in the Lake Elsinore quadrangle. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the proposed project site has a moderate potential to support Cooper's hawk, sharp-shinned hawk, California horned lark, and a low potential to support burrowing owl, northern harrier, white-tailed kite, prairie falcon, and San Diego blacktailed jackrabbit. Further it was determined that the project site does not provide suitable habitat for any of the other special-status wildlife species known to occur in the area since the project site has been heavily disturbed from on-site disturbances and surrounding development. To ensure impacts to the aforementioned special-status species do not occur from implementation of the proposed project, a pre-construction nesting clearance survey shall be conducted prior to ground disturbance. With implementation of the pre-construction clearance survey, impacts to the aforementioned species will be less than significant and no mitigation will be required. San Diego black-tailed jackrabbit is a covered species under the MSHCP and impacts to this species are mitigated to a less than significant level through the conservation efforts carried out under the MSHCP. No addition mitigation is required for San Diego blacktailed jackrabbit, as long as the proposed Project is consistent with the MSHCP.

Suitable nesting habitat for birds is present on the project site. Project implementation could result in direct impacts to nesting bird species, should the activity occur during the nesting season and nesting birds are present. Destruction of active nest or disruption of nesting activity for non - special status species would not be considered a significant impact under CEQA; however, it would be a violation of Fish and Game Code. Impacts to non - listed special-status nesting birds may be considered significant under CEQA if they result in adverse effects to a local or regional population, and any impacts to listed nesting birds would be considered significant under CEQA. Implementation of the proposed project has the potential to impact several special-status avian species and nesting birds.

None of the aforementioned special-status avian species are federally or state listed as endangered or threatened. In order to ensure impacts to special-status avian species and nesting birds do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance. With implementation of the recommendations outlined in the below mitigation measure BIO-1, impacts to the aforementioned special-status avian species and nesting birds will be less than significant.

D-F) The proposed project would not impact any sensitive natural community or riparian habitat identified in local or regional plans, policies, regulations by CDFW or the USFWS. No sensitive plant communities or riparian habitats occur on the project site. The proposed project will not impact state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not conflict with any local policies or ordinances protecting biological resources. Impacts are considered less than significant.

The project site is located within the Elsinore Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Additionally, the project is not located within any designated survey areas for specific wildlife species, Narrow Endemic Plant Species, or Criteria Area Plant Species. The County is a permittee under the MSHCP and, while the project is not specifically identified as a Covered Activity under Section 7.1 of the MSHCP, public and private development that are outside of Criteria Areas and Public/Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. To achieve coverage, the project must be consistent with Sections 6.1.2, 6.1.3, 6.3.2, and 6.1.4 of the MSHCP.

Based on an analysis of the MSHCP requirements for the proposed project, and with payment of the SKR HCP mitigation fee and MSHCP mitigation fee, development of the project site is fully consistent with the Western Riverside County MSHCP.

- G) Aerial imagery and Google Earth did not indicate that there are any oak trees, native trees, trees of historic or cultural significance, or mature trees existing on-site. Should trees indicated above be determined to exist on site, specifically oak, the proposed project would be subject to the Riverside County Oak Tree Management Guidelines. Therefore, impacts would be less than significant.

Mitigation:

BIO-1: If any ground disturbances will occur during the nesting bird season (generally February 1st to August 31st), prior to any ground disturbing activity, a survey for active nests shall be conducted by a qualified biologist following, no more than 10 days prior to the start of activities. The survey shall include the entire area of disturbance plus a 300 - foot buffer for common passerine species, and a 500 - foot buffer for raptors.

The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer.

All construction work shall be conducted outside of a buffer avoidance zone to be determined by the qualified biologist based on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. Once work commences, all nests shall be continuously monitored to detect any behavioral changes. If behavioral changes are observed, the work causing that change shall cease and CDFW shall be consulted for additional avoidance and minimization measures. A qualified biologist shall confirm that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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breeding/nesting is completed, and young have fledged the nest prior to removal of the buffer.

Monitoring: To be conducted by a qualified biologist in consultation with the County of Riverside Planning Department.

CULTURAL RESOURCES Would the project:

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeological Report (PDA) No.8019 submitted for this project was prepared by Paleowest and is entitled: Lake Elsinore Phase I Cultural Resources Assessment Project, Lake Elsinore, Riverside County, California”, dated February 26, 2020.

a-b) Findings of Fact: The field survey revealed that the Project is currently undeveloped open land. The ground surface visibility throughout the project was poor, with approximately 30 percent of the surface visible; a fairly dense cover of fresh grass, bushes of white sage and buckwheat were present throughout the project as well as numerous mature trees. No evidence of previous cultivation was noted; however, several modern dirt roads were seen throughout the parcel. Review of the historic maps and aerial photographs indicates that the project has been undeveloped since 1938. No historic resources were identified as a result of the field survey.

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.

Mitigation:

CUL-1: If during ground disturbance activities, unique cultural resources* are discovered, the following procedures shall be followed:

** Unique cultural resources are defined, for this condition, as being a feature and/or multiple artifacts in close association with each other.*

- i. All ground disturbance activities within 100 feet of the discovered cultural resources 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 archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.
- ii. At the meeting, the significance of the discoveries shall be discussed with the tribal representative(s) and the archaeologist. A decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
- iii. Grading or further ground disturbance shall not resume within the area of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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discovery until the appropriate treatment has been accomplished. Work shall be allowed to continue outside of the buffer area and monitoring will continue if needed.

iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance.

v. The applicant and the Project Archaeologist, with input from the Tribe(s) shall develop a Preservation Plan for the long term care and maintenance of the cultural resource(s). The plan shall indicate at minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols.

Monitoring: If resources are found, the Riverside County Archaeologist will oversee further monitoring efforts in consultation with the Planning Department, consulting Tribe(s) and project applicant.

9. Archaeological Resources

a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeological Report (PDA) No.8019 submitted for this project was prepared by Paleowest and is entitled: Lake Elsinore Phase I Cultural Resources Assessment Project, Lake Elsinore, Riverside County, California”, dated February 26, 2020.

a-c) Findings of Fact: The field survey revealed that the Project is currently undeveloped open land. The ground surface visibility throughout the project was poor, with approximately 30 percent of the surface visible; a fairly dense cover of fresh grass, bushes of white sage and buckwheat were present throughout the project as well as numerous mature trees. The background research indicates that numerous archaeological sites have been previously documented within one mile of the project area, all of which are 0.5 mile or more from the project. No archaeological resources, significant or otherwise were identified as a result of the field survey. Subsurface cultural resources that were not identified during field surveys or do not have a surface expression, could be inadvertently unearthed during ground-disturbing activities that could result in the demolition or substantial damage to significant cultural resources. Avoidance or reduction of this potentially significant impact on subsurface or otherwise unidentified cultural resources would be achieved by implementing mitigation measures CUL-1 to CUL-2.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Mitigation measure CUL-3 is required to ensure proper adherence to state laws regarding accidental discovery of human remains. Implementation would ensure that any potential impacts are reduced to less-than significant levels. Therefore, impacts in this regard are considered less than significant with the inclusion of these mitigation measures.

Mitigation:

CUL-2: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

-Archaeological Monitor: An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

-Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of 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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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

CUL-3: 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.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 50.97.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this condition, if human remains are found, shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.

Monitoring: Monitoring will be overseen by the Project Archaeologist, County Archaeologist, and the Native American Tribal Monitor.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

a-b) Findings of Fact: The proposed project involves construction activities typically associated with the conversion of open or land to commercial uses, including the equipment to be used. Because the construction activities proposed would be of a limited nature in terms of duration and extent,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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no unnecessary consumption of energy resources would occur in the construction phase. The long-term operations at the project site would be consistent with commercial uses and would not require significant amounts of energy inputs, as would be the case with certain other industrial, residential, or commercial uses. Because the project involves only the creation of a single commercial retail location and a limited amount of infrastructure to support it, ongoing operations would not cause significant impacts to energy resources in terms of wastefulness or inefficiency. Because neither the construction nor operations of the proposed project have the potential to result in wasteful, inefficient, or unnecessary consumption of energy resources, impacts would be less than significant.

Energy consumption from new projects that do not include residential uses, such as the proposed project, are primarily controlled by Title 24, Part 11 California Green Building Standards Code (CalGreen), which provides minimum requirements for bicycle parking, carpool/vanpool/electric vehicle parking spaces, use of water-efficient plumbing and landscaping fixtures, and recycling and use of recycled materials in building products. Because the project will comply with all aspects of CalGreen that apply to it as conditioned by the CUP that would be required, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly...

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

a) **Findings of Fact:** The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Thus, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. Additionally, any structure developed as a part of the Project will be subject to seismic design criteria in accordance with the California Building Code (CBC) which will reduce potential impacts related to the rupture of an earthquake fault. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report

a) **Findings of Fact:** According to the Geology Report, the soils encountered within the depth of 49 feet on the project site consisted predominately of medium dense to very dense clayey sand, silty sand, sand, very stiff to hard sandy clay, silty clay and siltstone/claystone. The historically highest groundwater is estimated to be at a depth of 30 feet below ground surface. The Riverside County GIS website shows the subject site to be in a moderate liquefaction potential area. Based upon further study stated in the Geology Report, the analysis indicated that the on-site soils had a low potential for liquefaction and that the thtal liquefaction-induced settlement was negligible. Impacts due to 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?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

a) **Findings of Fact:** The project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the proposed project. The ground shaking risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of project approval, the County of Riverside will require that the proposed structures be constructed in accordance with the California Green Building Standards Code (CALGreen), also known as California Code of Regulations (CCR), Title 24 and the County Building Code. CALGreen and the County Building Code are designed to preclude significant adverse effects associated with strong seismic ground shaking. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest know active fault zone is the Elsinore Fault Zone located approximately 1.8 miles southwest from the project site. Compliance with California Building Codes/Regulations, and geotechnical recommendations will reduce impacts related to strong seismic ground shaking to less than significant levels.

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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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

a) **Findings of Fact:** The project site is relatively flat. Grading in support of the project is not anticipated to result in the creation of any new substantial slopes on-site that could be subject to landslide. Grading of the site would not pose a landslide threat to adjacent properties, future site workers, or the proposed buildings. Accordingly, the proposed project would not create and would not be exposed to any risk of a landslide because there are no steep slopes within the vicinity of the site. Due to the relatively flat site topography, the Geology Report indicated that the likelihood of lateral spreading would be low. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

a) **Findings of Fact:** The Geology Report indicated that the Riverside County GIS shows the site to be in a susceptible subsidence potential area. The Geology Report further stated that based on the existence of medium dense to very dense clayey sand, silty sand, sand, very stiff to hard sandy clay, silty clay and siltstone/claystone, subsidence potential is considered minimal. Thus, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): On-site Inspection, Project Application Materials, Geology Report

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) **Findings of Fact:** The project site is not located close enough to the nearest body of water, Lake Elsinore, such that seiche conditions in that body could affect the project. There are no known volcanoes in the project area with the potential to affect the site. As the site is flat and not adjacent to any significant slopes, mudflow conditions would not be expected in the area. Impacts are considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

a-c) **Findings of Fact:** The site is relatively flat and will remain predominately flat with project implementation. A bioretention basin is proposed at the northern portion of the site that will have graded slopes no greater than 2:1 and will be approximately 8 ft. high. No grading is proposed that would occur greater than 2:1 or 10 feet in height. No sewage disposal systems would be negated because none exist, or will be utilized on the project site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<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

a) **Findings of Fact:** Construction activities associated with the project would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. In

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the long-term, development of the subject property would increase impervious surface cover in the form of the building footprint, parking, and bioretention basin. The project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the State Water Resources Control Board (SWRCB) Order WQ 2017-0023-DWQ as well as the California Construction General Permit for site development activities and the associated State order for ongoing operations. In addition, a project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) would be implemented to minimize water pollutants including sedimentation in stormwater runoff. Therefore, impacts would be less than significant.

- b) According to USDA’s Web Soil Survey, the project site is underlain with nine different soil types, most of which are either sand or loamy sand. These soils generally have a “Low” shrink swell potential (USDA, n.d.). As a result, the project is not located on an expansive soil. Impacts would be less than significant.
- c) The project would not install any septic tanks or alternative wastewater disposal systems. The project would connect to existing utilities/infrastructure within the off-site roadway right-of-way. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

- a) Findings of Fact: The site is not an area that experiences significant wind erosion or blowsand. According to the County of Riverside General Plan, the site is designated as having a moderate potential for wind erodibility. The proposed construction and operation of the retail tire center would not result in an increase in erosion or blowsand, and construction would include dust abatement/control measures. Grading during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The project would require compliance with standard engineering practices for erosion control. All grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. Further, the project would be required to comply with the provisions of Ordinance No. 460, Article XV, and Ordinance No 484, involving soil erosion control due to wind and controlling blowing sand. Compliance with these regulations would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

a) **Findings of Fact:** Project-related construction and operational activities would emit air pollutants, several of which are regarded as Greenhouse Gases (GHGs). Because climate change is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity, emissions must be evaluated for their potential to contribute to cumulatively considerable increase in GHGs.

Construction activities produce combustion emissions from various sources (e.g., demolition, site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew). Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. The annual CO₂ emissions for each of the planned construction phases (see Appendix A for details) is provided in Table 22.

Construction Phase	Peak Annual Emissions (MT/yr)				Total Emissions/Year (MTCO _{2e})
	CO ₂	CH ₄	N ₂ O	Total CO _{2e}	
2020					
Site Preparation	1.61	<0.01	0.00	1.62	171.12
Grading	4.02	<0.01	0.00	4.04	
Building Construction	164.80	0.026	0.00	165.46	
Paving					
Architectural Coating					

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Construction Phase	Peak Annual Emissions (MT/yr)				Total Emissions/Year (MTCO _{2e})
	CO ₂	CH ₄	N ₂ O	Total CO _{2e}	
2021					
Site Preparation					66.11
Grading					
Building Construction	57.67	<0.01	0.00	57.89	
Paving	6.65	<0.01	0.00	6.70	
Architectural Coating	1.51	<0.01	0.00	1.52	
Total Construction Emissions					237.23
Total Construction Emissions Amortized Over 30 years					7.91

Operation of the proposed Project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include project-generated vehicle trips associated with on-site facilities and customers and employees to the project site. Area-source emissions would be associated with activities including landscaping and maintenance of proposed land uses, natural gas for heating, and other sources. Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed uses.

The GHG emission estimates associated with the level of proposed development is provided in Table 23. Area sources include architectural coatings and landscaping. Energy sources include natural gas consumption. Refer to Appendix A for CalEEMod outputs.

Source	Pollutant Emissions (MT/yr)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	Total CO _{2e}
Construction emissions amortized over 30 years						7.91
Area Sources	0.00	0.00	0.00	0.00	0.00	0.00
Energy Sources	0.00	44.78	44.79	0.00	0.00	44.98
Mobile Sources	0.00	145.04	145.04	0.01	0.00	145.29
Waste Sources	6.35	0.00	6.35	0.38	0.00	15.74
Water Usage	0.24	4.87	5.11	0.02	0.00	5.93
Total Project Emissions	6.59	194.69	201.29	0.41	0.00	211.94

As discussed above under *Air Quality*, the limited scope and duration of construction involved in preparing an open space for a single commercial use would not lead to considerable GHG emissions that could have potentially significant impacts on the environment either directly or indirectly. The long-term operation of the site would involve commercial/retail activities, and GHG-related emissions would be limited to a limited number of truck trips to and from the site, as well as travel to and from the site by its employees and customers. GHG generation could

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not occur at levels that have the potential to be significant in either a local or regional context. Impacts would be less than significant.

- b) **Findings of Fact:** The California State Legislature adopted AB 32 in 2006, which requires the state's GHG emissions by 2020 to meet the GHG emissions level created in 1990, and adopted AB 197 and SB 32 in 2016, which require the state's GHG emissions to be 40 percent below 1990 levels by 2030.

Based on an evaluation of the methodology to determine GHG emissions calculations in the legislation above, the Project does not have the potential to conflict with their provisions nor the goals of any other applicable GHG reduction plan or policy. Construction would be limited to grading and the erection of a single commercial structure including associated features such as parking, lighting, and a bioretention basin, and operations would be typical of those found in small commercial enterprises. The County of Riverside adopted the updated Climate Action Plan (CAP) in December 2019. Due to the relatively small size of the project, the GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving a 15 percent reduction below 2005-2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. Therefore, the Project would not conflict with plans, policies, or regulations for GHG reductions. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Findings of Fact: Construction of the proposed project would involve the use of construction-related chemicals. These include but are not limited to hydraulic fluids, motor oil, grease, runoff, and other related fluids and lubricants. The construction activities would involve the disposal and recycling of materials, trash, and debris. The County's General Plan Safety Element addresses potential hazards in the County and identifies goals and policies to reduce risks and damages associated with hazards, including disposal of hazardous materials due to human activities.

The proposed project would comply with local, state, and federal requirements for proper storage and handling of hazardous materials, including development of a hazardous materials business plan. In addition, the project would implement BMPs to minimize impacts in the event of a spill or release of hazardous materials used on site. These include, but are not limited to routine cleaning, inspection, and maintenance, development of procedures to mitigate spills, provide signage in construction areas, proper storage and handling procedures, and providing secondary containment of liquid materials. No routine transport or use of hazardous materials would occur. With adherence to State and federal compliance and implementation of BMPs, impacts would be less than significant.

Construction of the proposed project would utilize potentially hazardous materials from construction equipment and other related materials. As previously discussed in Section 4.3.9(a), the proposed project would comply with the goals and policies under the Hazard Mitigation section of the County's General Plan to ensure the safe use, transport, and disposal of hazardous materials. Project-specific BMPs would be implemented, including but not limited to, providing temporary containment for spills, use of drip pans beneath potential leak points, segregation of potentially hazardous materials from non-hazardous debris, and storage and disposal procedures of hazardous materials. All operations would be in compliance with County and State regulations on hazardous materials; therefore, impacts would be less than significant.

c) Findings of Fact: The proposed project is in a semi-rural area and is well-served by existing roads. No construction equipment or operations would necessitate lane closures. As a result, construction of the proposed project would have no impact on emergency response or evacuation plans. The project would also not generate significant traffic, as detailed below. Impacts would be less than significant.

d) Findings of Fact: The proposed project is not within one-quarter mile of any school. The closest school to the project site would be Earl Warren Elementary School, 41221 Rosetta Canyon Drive, Lake Elsinore, CA, 92532. No impacts would occur.

e) According to the Department of Toxic Substances Control GeoTracker database, there are no hazardous materials sites on or adjacent to the project site. Therefore, the proposed project would not create a significant hazard to the public because no proposed activities would occur on a LUST cleanup site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

a-d) Findings of Fact: There are no airports within two miles of the project site nor does the County's General Plan include the area in an airport land use plan. The project would not be inconsistent with an Airport Master Plan or require the review by the Airport Land Use Commission because the project site would not be located within those jurisdictions. The closest private airstrip would be Skylark Field Airport, which is approximately 4.3 miles south of the project site. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input 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	<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
drainage systems or provide substantial additional sources of polluted runoff?				
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

- a) **Findings of Fact:** The County is one of the municipal permittees under the Municipal Separate Storm Sewer system (MS4) issued by the California Regional Water Quality Control Board. Development projects in the County over one-acre in size must comply with the MS4 permit regulations, including the preparation of Storm Water Pollution Prevention Plans (SWPPPs) which detail short- and long-term Best Management Practices (BMPs) that must be implemented by applicants to ensure that the regulations of the State Water Resources Control Board (SWRCB) including Order WQ 2017-0023-DWQ, the National Pollutant Discharge Elimination System (NPDES), and the federal Clean Water Act (CWA) are met.

The proposed commercial uses on the project site, including all associated infrastructure, would be analyzed by a Qualified SWPPP Developer (QSD) so that appropriate short- and long-term BMPs could be developed and outlined in the Project's SWPPP, and approved by the County of Riverside Engineering Department. Implementation of these BMPs including regular, documented inspections would ensure that the implementation of the proposed Project would not affect ground or surface water quality. BMPs would include but not be limited to erosion control plans, sediment control, non-stormwater management, and waste management and materials control to limit or reduce potential pollutants at the source. In addition, an on-site bioretention basin that will capture and treat water before it is released into the existing drainage system is proposed as part of the project. Impacts would be less than significant.

- b) **Findings of Fact:** The proposed project would create impervious surfaces beyond existing conditions on portions of the site as it is currently undeveloped. This would include the footprint of the building itself as well as associated access and parking. However, the project includes a bioretention basin such that groundwater flows on the site would be funneled to the basin, therefore ensuring impacts to groundwater recharge as a result of project implementation would be less than significant.
- c) **Findings of Fact:** The proposed project is a parcel designated and zoned for commercial uses, and all construction and operational activities would occur within its boundaries. No streams or rivers are currently located within the project site. Although grading would occur on the site as part of preparation for commercial activities, no significant impervious surfaces are proposed as part of the project beyond standard features such as a parking lot. In addition, a bioretention basin is proposed for the site. 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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- d) **Findings of Fact:** A drainage feature (Arroyo del Toro) is located approximately 100 feet northwest of the project site, outside of the project footprint. Storm flows within this drainage feature are infrequent, and the drainage does not support riparian habitat. This drainage feature becomes channelized west of the project site at the Lake Elsinore Marketplace. In addition, the northwestern portion of the site lies within the 100-year flood plain but has been cut off from the influences of the river from the development northeast of the project site. Site development will be confined to the southeastern portion of the project site and no impacts to the offsite drainage feature will occur. On-site grading would not alter the course of any streams as none exist on the site.
- e) **Findings of Fact:** The site would see an increase in impervious surfaces associated with the building itself as well as associated parking and access. However, the inclusion of a bioretention basin as part of project implementation and adherence to County-required Best Management Practices (BMPs) detailed in a Storm Water Pollution Prevention Plan (SWPPP) would ensure that impacts are less than significant.
- f) **Findings of Fact:** The implementation of the proposed project would create impervious surfaces on portions of the project site, parts of which have been previously graded, but which is currently undeveloped. However, the project includes a bioretention basin to manage stormwater flows created by project implementation. The project would also be in compliance with the MS4 permit during construction by implementing strategies to lessen water quality impacts by minimizing soil compaction, design projects to minimize impervious areas, and employ LID design principles. Therefore, the proposed project would not result in increased polluted runoff or exceed the capacity of existing or planned drainage systems. Impacts would be less than significant.
- g) **Findings of Fact:** As previously discussed in Section 4.3.10 a) through c), the proposed project is located on an undeveloped site designated for commercial uses of the type proposed by the project with no rivers or streams in the immediate vicinity. No aspect of project implementation would significantly increase impervious surfaces at the project site such that flood flows would be affected. The project includes the construction of bioretention basin to manage stormwater. Impacts would be less than significant.
- h) **Findings of Fact:** According to Riverside County GIS (Map My County), the project site is potentially within an area prone to flooding. A drainage is indicated to the north of the project site, but is not located within the project boundary. If determined necessary, the project would be required to flood proof the proposed building pursuant to County of Riverside regulations so that the structure would not contribute to property damage or risks to public safety. Compliance with County regulations would ensure that the project would not impede or redirect flood flows. The potential for seiche or tsunami is considered very low due to the location/distance of the site from large bodies of water. The project may require review and approval from the Riverside County Flood Control District and comply with any conditions imposed by the District. As such, compliance with County and Flood Control regulations and conditions would reduce impacts to less than significant levels.
- i) **Findings of Fact:** The proposed project would comply with the County's MS4 permit, as noted above. Implementation of project BMPs from the SWPPP during proposed construction activities would reduce any impacts associated with water quality to less than significant. In addition, the proposed project does not include any activities that will interfere with any groundwater management plan as all construction would occur entirely within the site. 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.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The land use at the project site is governed by the County of Riverside General Plan Land Use Element as well as the County's zoning ordinance. Both the Land Use Map and zoning ordinance designate the project site for commercial land uses such as the retail tire store proposed. No impacts would occur.
- b) The project site consists of undeveloped land surrounded by commercial and residential land uses on two sides, and undeveloped areas on all other sides. The project would provide a driveway access off of the existing Highway 74 and would utilize the existing circulation system for the community. This type of development would not be out of the ordinary for this area. The project does not propose any bridges, utility easements, roadway right-of-way, or drainage channels that would have the potential to divide the community. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

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 OS-6 "Mineral Resources Area"

a-c) Findings of Fact: The project site is designated by the California Department of Conservation Division of Mines and Geology as Mineral Resource Zone 3 (MRZ-3). This designation indicates that the area's mineral resource significance is undetermined. The project site and its surroundings are not currently being mined for mineral resource extraction. The Riverside County General Plan's Multipurpose Open Space Element discusses the presence of mineral resources in the County and goals, policies, and objectives for their conservation and extraction, as well as maps the aforementioned Mineral Resource Zones. Project implementation would not affect mineral resources in Riverside County as the project site is not a known site of significant mineral deposits and project implementation would therefore not affect any goal, policy, or objectives regarding mineral resources in the relevant sections of the General Plan. In addition, there are no existing, proposed, or abandoned quarries or mines on the project site. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

a-b) Findings of Fact: Refer to response 22. Airports, above. There are no public or private airports within two miles of the project site and the project site is not located within an airport land use plan. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
general plan, noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input 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

a-b) Findings of Fact: The proposed project would generate noise during both construction and operations. Construction noise would be limited primarily to grading activities at the site, which is undeveloped, semi-rural in nature, and surrounded by other similar land uses and open space. Operational noise would consist of truck trips to and from the site as well as noise typically emitted by construction machinery. As noted above, the County Environmental Thresholds and Guidelines Manual has four criteria which, if exceeded, would constitute significant noise impacts:

- Generate noise levels in excess of 65 dBA CNEL and could affect sensitive receptors.
- Expose noise sensitive uses to 65 dBA CNEL or greater in outdoor living areas or if indoor noise levels cannot be reduced to at least 45 dBA CNEL.
- Substantially increase ambient noise levels at noise sensitive receptors. This is generally presumed when ambient noise levels exceed 65 dBA CNEL. However, a significant impact may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dBA CNEL, as determined on a case-by-case basis.
- Result in the operation of construction and grading equipment within 1,600 feet of noise sensitive receptors. This number is based on the assumption that average construction noise is 95 dBA at 50 feet from the source and a distance of 1,600 feet is necessary to attenuate this level to 65 dBA. Construction equipment generating noise levels above 95 dBA may require additional mitigation.

The construction activities at the site would be limited to the two-acre project site. Given the size of the overall site relative to surrounding open space on two sides, the activities would have significant physical buffers from nearby receptors, all of which are either commercial or residential uses across Highway 74. There are no sensitive receptors in the Project area beyond a limited number of single-family homes, detailed above under *Air Quality*. These homes are of sufficient distance from the project site such that noise levels would not reach 65 dBA CNEL as a result of project construction or operational activities. Impacts would be less than significant.

Construction activities would require the operation of construction vehicles that are known sources of vibration. However due to the fact that two sides of the project site are undeveloped, and the only directly adjacent land use is commercial in nature, no construction activities would occur close enough to existing occupied structures such as residences such that they could be affected by construction-generated vibration.

Operational activities at the site would be limited to truck trips servicing the commercial/retail location and typical traffic from employees and customers, discussed below. However, as stated above, no operational activities would occur close enough to existing occupied structures such that they could be affected by operational-generated vibration. 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.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity Riverside County GIS

a) **Findings of Fact:** Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County Parcel Report for the project site, the potential for paleontological resources occurring on the site is low. In the event that paleontological resources are uncovered during ground-disturbing activities, all work will halt, the County of Riverside Geologist will be contacted, and a qualified paleontologist will be called to the site. This will be a standard condition of approval imposed by the County of Riverside. Compliance with this condition will 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

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

a) **Findings of Fact:** The proposed project is commercial in nature and does not propose new homes. The site is currently vacant and the proposed project would not displace any people with project implementation. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project would be a commercial operation. Due to the relatively small nature of the project development, the project would not create a demand for additional housing or affordable housing. No impact would occur.
- c) The proposed project would operate as a commercial facility. The operation would be considered as a small business and would not have the capacity to induce substantial unplanned population growth in the area. The project would not be required to extend any roads or other infrastructure. The only roads associated with project implementation are parking areas, a turning lane for site access, and a loading dock internal to the project site. No existing housing would be displaced as the project site is undeveloped and both designated and zoned for commercial uses such as the one proposed. Therefore, the proposed project would not induce population growth. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Safety Element

Findings of Fact: The proposed project is commercial in nature as is the only developed neighboring property. Project features include parking, signage, lighting, and a bioretention basin would be constructed. None of these project features change the nature or intensity of population or structures on or adjacent to the project site. Therefore, no new or altered fire protection facilities would be required upon project implementation. The project would be subject to Development Impact Fees for fire services that would contribute to potential future facilities and reduce fire services impacts to less than significant levels. Impacts would be less than significant as the site is adequately served by fire protection and would not require additional protection upon project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact: The project would introduce a new building structure and employees to the project site, which would result in an incremental increase in demand for sheriff protection services. However, it is not anticipated to require or result in the construction of new or physically altered sheriff facilities because the new facility and uses would not significantly increase demand on such services. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site receives adequate sheriff protection service and its implementation would not result in the need for new or physically altered sheriff facilities. The project would be subject to Development Impact Fees for sheriff services that would contribute to potential future facilities and reduce sheriff services impacts to less than significant levels. Impacts to sheriff protection facilities would therefore be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact: Development of the site as proposed by the project would not create a direct demand for public school services, as the subject property would contain non-residential uses that would not directly generate any school-aged children requiring public education. The addition of employment-generating uses on the project site would assist the County in achieving its goal to provide a better jobs/housing balance within the County. However, the proposed project is not expected to draw a substantial number of new residents to the region as employees are likely to be already local and would therefore not indirectly generate school-aged students requiring public education. The project would be subject to Development Impact Fees for school facilities that would contribute to potential future facilities, which would reduce impacts to school services less than significant levels. Because the project would contribute Development Impact Fees and would not directly generate students, is not expected to indirectly draw students to the area, the project would not cause or contribute to a need to construct new or physically altered public school facilities. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact: The proposed project would not induce population growth in the project area, as discussed above. The project would be subject to Development Impact Fees for the provision of capital facilities such as libraries, which would reduce impacts to libraries to less than significant levels. There would therefore be no need for new or expanded library facilities. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source(s): Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: As noted above, the proposed project is not of a nature that population growth would occur nor is it a land use that would increase the likelihood of an increased need for health services. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees),

a-c) Findings of Fact: The proposed project is a commercial tire center that would not induce population growth in the area and does not include any recreational components. Customers visiting the operation are not anticipated to visit/utilize nearby parks or recreational facilities. As a result, it is not expected that an increase in the use of parks or recreational facilities would occur. In addition, the site is not located in a CSA and is not subject to Quimby fees. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

a) Findings of Fact: No trails would be constructed or expanded as part of the proposed project. According to the Riverside County General Plan, the closest trail is a Community Trail along El Toro Cut Off Road that is accessed off of Highway 74 and is located approximately 0.78-mile northeast of the project site. Implementation of the project would not require the construction or expansion of a trail system. No impacts would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

a) **Findings of Fact:** Each county in California is required to develop a Congestion Management Program (CMP) that analyzes at the links between land use, transportation and air quality. The Riverside County Transportation Commission (RCTC) is the County of Riverside's Congestion Management Agency. The RCTC prepares and periodically updates the County's CMP to meet federal Congestion Management System guidelines and state CMP legislation.

According to Table 2-1-CMP System of Highways and Roadways in the 2011 Riverside County Congestion Management Program, the RCTC has defined the CMP roadway system in the Lake Elsinore area to be Highway 74 and Interstate 15 (I-15). All local jurisdictions are responsible for determining the impacts of local development/land use decisions on the CMP roadway system. RCTC requires local agencies whose developments impact the CMP system by causing the Level of Service (LOS) on a non-exempt segment to fall to "F" to prepare deficiency plans.

LLG Engineers performed a trip generation analysis for the proposed project and communicated their findings with the Riverside County Transportation and Land Management (TLMA) staff (Appendix D). County staff determined that a Traffic Impact Analysis was not required for the project as it does not have the capacity to significantly affect traffic volumes in the project area, including on Highway 74. As a result, the project would not conflict with any program, plan, ordinance, or policy addressing the circulation system. Impacts would be less than significant.

b) **Findings of Fact:** New retail development, include service commercial uses such as the proposed project, typically redistributes shopping trips rather than creating new trips. By adding retail opportunities into the urban fabric and thereby improving proximity, local-serving retail

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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tends to shorten trips and reduce VMT. 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 proposed project has a total building area of less than 50,000 square feet and is expected to serve the local community. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **Findings of Fact:** The project does not have design features that would alter existing roadways, and the only paving associated with the project is a turn lane off of Highway 74, plus the parking lot. No incompatible uses are proposed as the project is a commercial development on a site designated and zoned for such uses. No impacts would occur.
- d-f) **Findings of Fact:** The project would be accessed via Highway 74. No aspect of this access point or trip generation has the ability to interfere with existing emergency access to the project site or surrounding uses. The site is parked per County guidelines, and no interference with Highway 74 would occur during construction staging or ongoing operations. Less than significant impacts would occur.

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

- a) **Findings of Fact:** The project does not propose the construction or expansion of a bike system of bike lanes. The project would not be required to construct bike lanes or expand a bike system. No impacts 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

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact: According to PRC Chapter 2.5, Section 21074, tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and items with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in Section 5020.1. Assembly Bill (AB) 52 mandates early tribal consultation prior to and during CEQA review with a requirement to formally conclude consultation. AB 52 established a new category of tribal cultural resources for which only tribes are experts. The mandate requires CEQA documents to incorporate findings, not just in terms of mitigation measures, but also in terms of which type of CEQA document is appropriate.

Tribal consultation was conducted in accordance with AB 52. Notification letters were distributed on 8/28/2019, to tribal parties on the list provided by the County and no responses were received. The tribal parties were the Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians, Cahuilla, CRIT, Morongo, and Pala. Pechanga, Rincon, and Soboba provided information indicating that they project site is in a Tribal Cultural Properties (TCP) area, however they did not indicate that the proposed project would impact a TCP.

There is the potential to uncover tribal cultural resources. However, adherence to mitigation measure TCR-1 would ensure that Native American monitors are present during grading activities. If a potential tribal cultural resource is discovered, work would halt, and the tribal monitor and archaeological monitor would determine the appropriate course of action.

Mitigation:

TCR-1: 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, 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) 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.

Monitoring: Monitoring will be overseen by the Project Archaeologist, County Archaeologist, and Native American Tribal Monitor.

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, WMWD UWMP

- a) **Findings of Fact:** The proposed project consists of undeveloped land in an area zoned and designated for commercial uses. In addition to the structure itself, associated infrastructure including a parking lot, bioretention basin, security lighting, and signage are proposed. Grading would occur on the site but would be subject to a Storm Water Pollution Prevention Plan that complies with the California Construction General Permit under the National Pollutant Discharge Elimination System, which would ensure that stormwater drainage impacts would be less than significant. The proposed project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. The project would obtain potable water from Western Municipal Water District (WMWD). Wastewater would be conveyed to an existing sewer system within roadway right-of-way. Due to the relatively small amount of wastewater the commercial facility would generate, no wastewater facility would be impacted. Impacts would be less than significant.
- b) **Findings of Fact:** The proposed commercial uses associated with the project would occur on a parcel that has been designated by both the County's General Plan and zoning code as intended for commercial uses. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are communicated with WMWD as well as all other applicable agencies as necessary. Due to the relatively small nature of the proposed development, it is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anticipated that the project would not impact the district significantly for water demand and water delivery would be in compliance with WMWD's and the County's requirements. It is anticipated that WMWD will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Department of Environmental Health Review, WMWD UWMP

a-b) Findings of Fact: The proposed project is a retail tire center, a use that is not known to place significant strain on wastewater treatment facilities. In addition, the project would connect to existing sewer lines and would not require the installation of septic tanks. The Proposed Project would result in a minimal demand for wastewater treatment by the WMWD. The Project would be consistent with the County General Plan and the projected wastewater flow demands are accounted for in the WMWD Urban Water Management Plan and would not require the construction of new wastewater treatment facilities. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Waste Management District, <https://www.americastire.com/learn/tire-fees>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Findings of Fact: As noted above, the intention of the goals, policies, and land use map of the County's General Plan is that the project site and surround parcels be used for commercial purposes. As such, the County's solid waste handling infrastructure has sufficient capacity to serve solid waste generated by the project, although the commercial nature of the project would not generate significant amounts of solid waste as no residential or industrial activities including processing would occur on the site. The proposed project is a commercial tire facility. The state requires fees for tire sales that go toward programs that mitigate tire waste. The operation of the tire facility would comply with state-mandated environmental fees that apply to new tire purchases, which provide funds for research and development on recycling used tires. The operation of the tire facility would impose tire disposal fees that covers the cost for a licensed regulated disposal service to properly transport/discard/recycle used tires. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

a-f) Findings of Fact: The proposed retail tire center would not require the construction or expansion of infrastructure facilities such as those listed above. Energy consumption in the form of electricity or natural gas would not be of a level such that either Southern California Edison or the SoCal Gas would need new or expanded facilities to service the site. No communications systems would be affected, and the project would not necessitate the provision of additional off-site street lighting. Implementation of the proposed project would incrementally increase the demand for utility service systems. The incremental increased demand would not have an adverse effect based on the availability of existing utility facilities that support project area systems. Connections would be made to existing facilities within local roadway right-of-way. Each utility service provider would be coordinated with on the design, approvals and installation of new facilities, which would ensure that potential impacts to utility systems are reduced to a less than significant level. Thus, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts	<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, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

- a) **Findings of Fact:** The proposed project is located within a high fire hazard severity zone (CAL FIRE 2007). However, the proposed construction and operational activities would not result in the impairment of an adopted emergency response plan or evacuation plan within a fire hazard severity zone. The construction of the proposed project would not involve any activities that would physically impair or interfere with emergency response plans for the project area. During construction there could be the potential for temporary lane closures to allow for utility connections. However, the temporary lane closures would be implemented in accordance with recommendations provided in the California Temporary Traffic Control Handbook to ensure emergency access is maintained. The project would be required to design, construct and maintain structures and access ways in compliance with local, regional, state requirements related to emergency access. Riverside County Fire Department would review and ensure that adequate emergency access and adequate emergency response times are maintained. Compliance with local, regional, state requirements related to emergency access would ensue that the Proposed Project would not substantially impair and adopted emergency response plan or emergency evacuation plan and potential impacts would be less than significant.
- b) **Findings of Fact:** The Project site appears 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 and vacant land and is located within a high fire susceptibility area. The project would be developed in compliance with Riverside County Fire regulations which would involve the use of non-flammable materials that would reduce potential fire impacts. Adjacent undeveloped properties would be required to comply with Riverside County Fire regulations that regulate brush growth and fire break setbacks. Implementation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed project would reduce fire risks in the area. Because the project would reduce fire risk, 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 and vacant land uses and by an existing developed roadway system that will not be impacted. The project does not propose any new above ground utility lines or other infrastructure that may exacerbate fire risk. As discussed above the project site is surrounded by existing developed and vacant land and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.
- d-e) The proposed project site is relatively flat, 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 vacant and 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. As discussed above, construction of the project will minimize fire risk because there will be no more vacant open space on the site and non-flammable materials will be used to minimize fire risks. 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 eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact: Based on the environmental analysis conducted throughout this Initial Study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Paleontological Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment. Some of the issue areas will have no impact.

Impacts to nesting birds (Biological Resources) would be considered significant unless mitigated. Mitigation Measures presented in the Biological Resources analysis are required and would reduce impacts to less than significant levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts to Cultural Resources or Tribal Cultural Resources would be considered significant unless mitigated. Mitigation Measures presented in the Cultural Resources and Tribal Cultural Resources analysis are required and would reduce impacts to less than significant levels.

Therefore, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All environmental topics analyzed within this document are either considered to have No Impact, Less Than Significant Impact or Less Than Significant Impact With Mitigation Incorporated.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact: The environmental analysis conducted in this Initial Study determined that the land uses, once approved, would be consistent with the County's General Plan land use projections. The land uses have been considered with overall County growth. The analysis demonstrated that the project is in compliance with federal, State, and County applicable regulations. Further, the project would not create impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because impacts were determined to be less than significant with mitigation, less than significant or there would be no impact. Thus, impacts are considered less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): Staff Review, Project Application Materials

Findings of Fact: The environmental analysis conducted in this document regarding the project impacts determined that the project would not have the potential to generate significant adverse effects on human beings. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts were identified to have no impact, a less than significant impact or less than significant impact with mitigation incorporated..

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: N/A

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: 11/19/2020 3:58 PM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 17, 2019

TO:

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

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Warm Springs Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Shaffer

City of Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8

CONDITIONAL USE PERMIT NO. 190006 – CEQ#19XXX – Applicant: Halle Properties, LLC, Scott Fournier - Engineer: R. A. Smith, INC. - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD: BP) – Location: North of Cambern Avenue, south of Conrad Avenue, east of 10th Street, and west of State Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The proposed project is for the construction of a 8,192 square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 55 parking spaces, including 3 electrical vehicle parking spaces and charging stations – APN: 377-020-026 – **BBID: 162-159-583**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on July 25, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Bradford, Deborah

From: Lopez, Valentina
Sent: Wednesday, August 28, 2019 8:23 AM
To: anthonymad2002@gmail.com; CRITTHPO (CRITTHPO@crit-nsn.gov); culturaldirector@cahuilla.net; dcolocho@rincontribe.org; Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); emartinez@rincontribe.org; Joseph Ontiveros (jontiveros@soboba-nsn.gov); Juan Ochoa; JValdez (JValdez@soboba-nsn.gov); Molly Earp-Escobar (mescobar@pechanga-nsn.gov); sgaughen@palatribe.com; thpo@morongo-nsn.gov
Cc: Bradford, Deborah; Jones, David
Subject: AB52 Formal Notification CUP190006
Attachments: 8.5_ x 11_Topo.pdf; 8.5_ x 11_ Aerial.pdf; AB52 Formal Notification.pdf

Good Morning,

Please find as an attachment, an AB52 notification for the above referenced project. Feel free to contact us with any questions.

Thank you-

Valentina Lopez OAIM
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-8632 office
(951) 955-1811 fax
vslopez@rivco.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the link and tell us.

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

August 28, 2019

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP190006)

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 dlijones@rivco.org and [cc: vslopez@rivco.org](mailto:vslopez@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 190006 – CEQ#19XXX – Applicant: Halle Properties, LLC, Scott Fournier - Engineer: R. A. Smith, INC. - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD: BP)

LOCATION: North of Cambern Avenue, south of Conrad Avenue, east of 10th Street, and west of State Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) –

REQUEST: The proposed project is for the construction of an 8,192 square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 55 parking spaces, including 3 electrical vehicle parking spaces and charging stations – APN: 377-020-026

Sincerely,

Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Deborah Bradford
Email CC: dbradford@rivco.org
Attachment: Project Vicinity Map and Project Aerial

CC#8164



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY *CP 190008*
PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE
- REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: Halle Properties, L.L.C

Contact Person: Scott Fournier E-Mail: scott.fournier@discounttire.com

Mailing Address: 20225 N. Scottsdale Road
Scottsdale AZ 85255
City State ZIP

Daytime Phone No: (480) 606-6838 Fax No: ()

Engineer/Representative Name: R.A. Smith, Inc.

Contact Person: Reid Kunishige E-Mail: reid.kunishige@rasmith.com

Mailing Address: 8881 Research Drive
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 242-8042 Fax No: ()

Property Owner Name: Rosalyn J. Hall

Contact Person: Rosalyn J Hall E-Mail: Roz.andbill@icloud.com

Mailing Address: 44835 Via Esperanza
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 538-2733 Fax No: (951) 367-1545

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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Form 295-1010 (08/03/18)

RECEIVED
County of Riverside
Building & Safety

JUL 01 2019

RIVERSIDE

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.)

Rosalynne J Hall
PRINTED NAME OF PROPERTY OWNER(S)

Rosalynne J Hall
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): 377-020-026-9

Approximate Gross Acreage: 95,083 SQ. FT. (2.18 Acres)

General location (nearby or cross streets): North of Central Avenue (SH-74), South of

Conard Avenue, East of 10th Street, West of Central Avenue (SH-74)

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The project consists of a ground up commercial building of a new Discount Tire, 8,192 sq. ft., single story automotive retail facility with a mezzanine floor. The proposed facility is used entirely for tires and wheels sale and installation only. The scope of work will include a proposed parking area with 1 driveway, connection to on-site private utilities, and stormwater quality measures.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Tire Sales and Services - Not Including Recapping.

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	8,192	26'	1	Installation and selling of tires.
2	2,600	10'-4"	1	Trash Enclosure with Steel Deck Roof
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): Geotechnical Report

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) Rosalynne J Hall Date 6/28/19
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

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

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Halle Properties, L.L.C. hereafter "Applicant" and Rosalyn J. Hall "Property Owner".

Description of application/permit use:

Land Use and Conditional Use Permit Application for a construct a ground up single story, 8,192 sf automotive retail facility with a 2,750 sf mezzanine floor.

Proposed Facility is used entirely for tires and wheels sales and installation only. Scope of work includes new parking lot paving, landscaping, installation of new underground utility lines, and stormwater quality measures

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- 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): 377-020-026-9

Property Location or Address:

West of 18745 Conard Ave., Lake Elsinore, CA 92532

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Rosalyn J. Hall

Phone No.: 951-538-2738

Firm Name: Rosalyn J. Hall

Email: Roz.andbilleicloud.com

Address: 44835 Via Esperanza

Temecula, CA 92590

3. APPLICANT INFORMATION:

Applicant Name: Scott Fournier

Phone No.: (480) 606-6838

Firm Name: Halle Properties, L.L.C.

Email: _____

Address (if different from property owner)
20225 N. Scottsdale Road
Scottsdale, AZ 85255

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 1 July 2019

Print Name and Title: SCOTT M FOURNIER

Signature of Property Owner: [Signature] Date: 6/28/19

Print Name and Title: Rosalyn J. Hall

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

Print Name and Title: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 Rosalynne J Hall 6/28/19
Property Owner(s) Signature(s) and Date

 Rosalynne J Hall
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:

CONDITIONAL USE PERMIT NO. 190006 – Intent to Adopt a Mitigated Negative Declaration – CEQ190078 – Halle Properties, LLC./Scott Fournier – Engineer: R. A. Smith, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD-BP) – Location: Northeasterly of Cambern Avenue, southwesterly of Conrad Avenue, southeasterly of 10th Street, and northwesterly of Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190006 proposes to allow for the construction of an 8,192 sq. ft. building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, 26 feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. APN: 377-020-026.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	DECEMBER 16, 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 29, 2020,

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

APN (s) or case numbers CUP190006 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

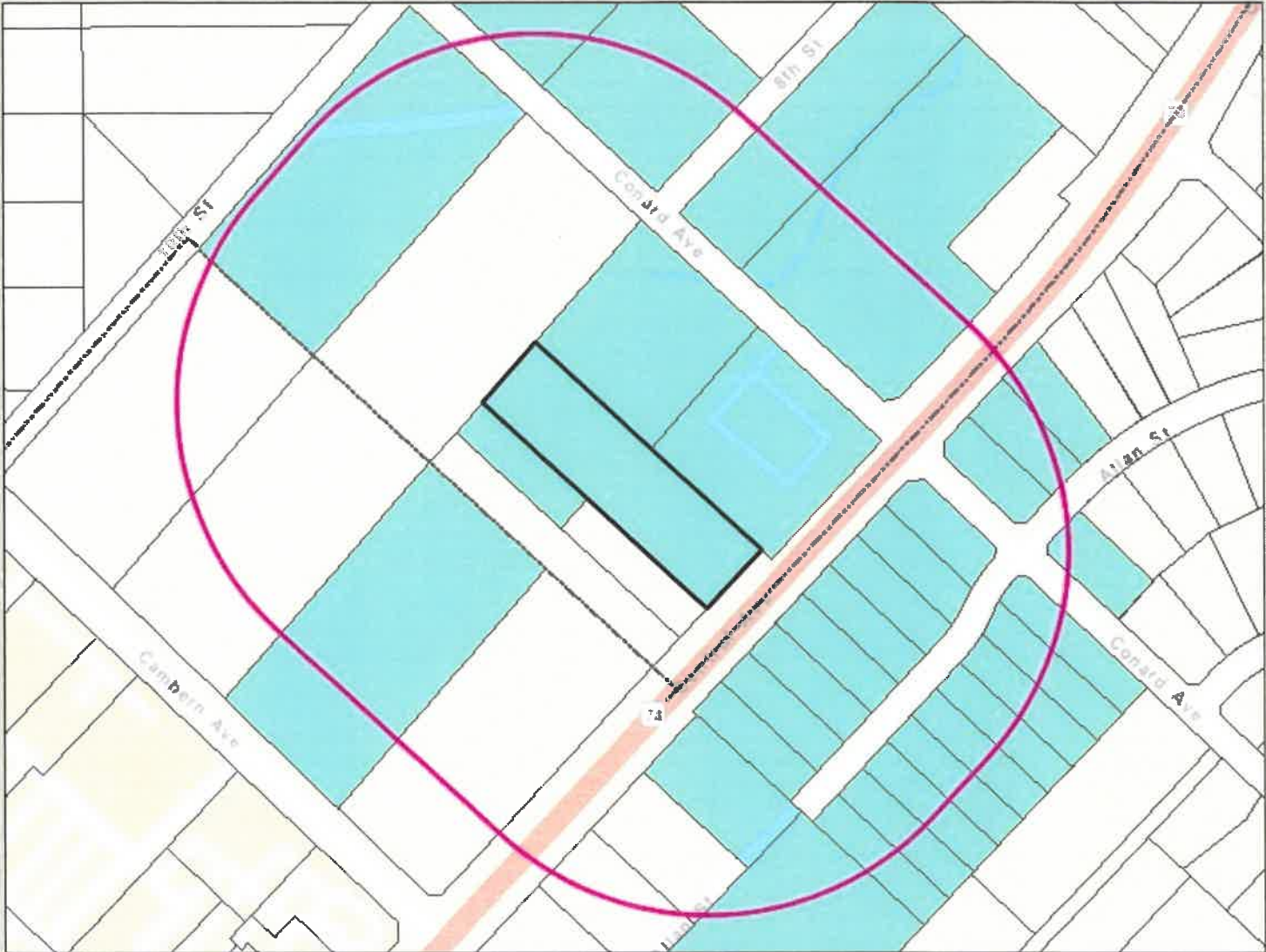
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190006 (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... 10/29/2020 2:05:17 PM

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377371005
MATTHEW PINGMAO WU
1828 S BALDWIN AVE
ARCADIA CA 91007

377403001
CAROL A SOLIS JONES
29138 ALLAN ST
LAKE ELSINORE CA 92532

377403008
KENNETH W. MILLER
29234 ALLAN ST
LAKE ELSINORE CA 92532

377020004
STATE OF CALIFORNIA
P O BOX 231
SAN BERNARDINO CA 92403

377392001
ANTONIO CURIEL
29111 ALLAN ST
LAKE ELSINORE CA 92532

377404003
MIGUEL MUNOZ
29211 ALLAN ST
LAKE ELSINORE CA 92532

377020001
XIU YING SHI
26560 MEADOW RD
MENIFEE CA 92584

377020014
BILLIE J. BOYLE
4337 N DESERTS GATE CIR
MESA AZ 85207

377020016
NIELSEN RTT&T REVOCABLE LIVING TRUST
25092 WILD VIEW RD
MENIFEE CA 92584

377371004
MIGUEL CEJA ROSALES
28841 8TH ST
LAKE ELSINORE CA 92532

377372040
74 CENTRAL SELF STORAGE
200 E CARIILLO ST STE 200
SANTA BARBARA CA 93101

377403005
CHRIS MATTESON
29186 ALLAN ST
LAKE ELSINORE CA 92532

377404002
THOMAS A. PACHECO
29225 ALLAN ST
LAKE ELSINORE CA 92532

377404004
JOHN BRANSON
29193 ALLAN ST
LAKE ELSINORE CA 92532

377404006
CHARLES E. LAGRONE
29161 ALLAN ST
LAKE ELSINORE CA 92532

377404007
J&K DTD 1/22/2009
29147 ALLAN ST
LAKE ELSINORE CA 92532

377403002
ROBERT B. MCCLARY
29146 ALLAN ST
LAKE ELSINORE CA 92532

377403004
SARETH LOEUNG
29170 ALLAN ST
LAKE ELSINORE CA 92532

377403006
DAVID MCLEAN
29202 ALLAN ST
LAKE ELSINORE CA 92532

377403007
ARMANDO GOMEZ
29218 ALLAN ST
LAKE ELSINORE CA 92532

377404005
TU UYEN CAO NGUYEN
1601 NABIL CIR
CORONA CA 92881

377401001
ANGELA DUTCHEN
29123 ALLAN ST
LAKE ELSINORE CA 92532

377403009
KARIN MARIE PARKS
29248 ALLAN ST
LAKE ELSINORE CA 92532

377404001
DAVID BAUCHMAN
29247 ALLAN ST
LAKE ELSINORE CA 92532

377404008
JASON LEMMON
29139 ALLAN ST
LAKE ELSINORE CA 92532

377372017
LAURIE ANNE LABBITT
28830 8TH ST
LAKE ELSINORE CA 92532

377392002
MARIA VALENCIA GARZA
29101 ALLAN ST
LAKE ELSINORE CA 92532

377401002
WE FIVE SAI DESAIS
18442 VILLA DR
VILLA PARK CA 92861

377020009
POPE ATHANASIOS
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660

377020023
STEVEN D. VANMETER
30239 CALLE BELCANTO
MENIFEE CA 92584

377020026
HALLE PROPERTIES
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255

377403003
ALLAN ST LAKE ELSINORE INC
29154 ALLAN ST
LAKE ELSINORE CA 92532

377020003
CHARLES H. SIMS
33280 HOLLISTER ST
LAKE ELSINORE CA 92530

Halle Properties, LLC
Atten: Scott Fournier
20225 N. Scottsdale Road
Scottsdale, AZ 85255

Halle Properties, LLC
Atten: Scott Fournier
20225 N. Scottsdale Road
Scottsdale, AZ 85255

R.A. Smith, INC.
Atten: Reid Kunishige
8881 Research Drive
Irvine, CA 92618

R.A. Smith, INC.
Atten: Reid Kunishige
8881 Research Drive
Irvine, CA 92618

Lake Elsinore Unified School Dist.
c/o Facilities & Operations
Building B., 545 Chaney Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School Dist.
c/o Facilities & Operations
Building B., 545 Chaney Street
Lake Elsinore, CA 92530

City of Lake Elsinore
Community Development Dept.
130 S. Main Street
Lake Elsinore, CA 92530

City of Lake Elsinore
Community Development Dept.
130 S. Main Street
Lake Elsinore, CA 92530

Pechanga Band of Luiseño Mission Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Luiseño Mission Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Cal Trans District #8
Atten: Mark Roberts MS:725
464 W. 4th Street, 6th Floor
San Bernardino, CA 92401-1400

Cal Trans District #8
Atten: Mark Roberts MS:725
464 W. 4th Street, 6th Floor
San Bernardino, CA 92401-1400

Soboba Band of Luiseño Indians
Atten: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Soboba Band of Luiseño Indians
Atten: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Rincon Band of Mission Indians
Atten: Jim McPherson
1 West Tribal Road
Valley Center, CA 92082

Rincon Band of Mission Indians
Atten: Jim McPherson
1 West Tribal Road
Valley Center, CA 92082

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

John Hildebrand
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CUP190006; CEQ190078MND

Project Title/Case Numbers

Deborah Bradford, Project Planner
County Contact Person

(951) 955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Halle Properties, LLC; c/o Scott Fournier
Project Applicant

Address

Project Location: north-east of Cambern Avenue; south-west of Conrad Avenue; south-east of 10th Street; north of Highway 24.

Project Description: **CONDITIONAL USE PERMIT NO. 190006** is a request to allow for the construction of an 8,192 square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 55 parking spaces, including 3 electrical vehicle parking spaces and charging stations. The Project site is comprised of 2.42 gross acres.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 13, 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 this project pursuant to the provisions of CEQA.
3. Mitigation measures **WERE** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program **WAS** adopted for this project.
5. A Statement of Overriding Consideration **WAS NOT** adopted for this project.
6. Findings **WERE** made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration (MND) is available to the General Public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ190078

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00128572)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Scott Fournier
Halle Properties, L.L.C.
20225 N Scottsdale Rd
Scottsdale, Az 85255

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00128572	11/02/2020	11/02/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200046	0451 - CF&W Trust ND/MND	\$2,406.75
	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Lake Elsinore, CA 92532	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.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 3

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s):	PPT190011	Applicant(s): Sares Regis Group Perris LP c/o Patrick Russell
EIR No.:	190038 (CEQ190038)	Representative(s): Michael Baker International c/o Cesar Mota
Area Plan:	Mead Valley	
Zoning Area/District:	Mead Valley District	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	 John Hildebrand Interim Planning Director
Project APN(s):	295-310-012, 013, 014, and 015	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 190011 is a proposal to construct two industrial warehouse buildings on two parcels. The total project site consists of four parcels that would adjust their existing lot lines to consist of the following: Parcel 1 of 20.90 acres would include a 363,367 sqft. industrial building (Building A) with 15,000 sqft. of office/mezzanine space and 348,367 sqft. of warehouse area with 46 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 245 parking spaces for vehicles and 62 parking stalls for trucks. Parcel 2 of 19.59 acres would include a 347,369 sqft. industrial building (Building B) with 15,000 sqft. of office/mezzanine space and 332,369 sqft of warehouse area with 39 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 226 parking spaces for vehicles and 53 parking stalls for trucks. Landscaping will surround the perimeter of both industrial sites. Parcels 3 and 4, totaling approximately 53.35 acres will remain vacant.

The project site's location is north of Oleander Avenue, south of Nandina Avenue, east of Day Street, and west of Decker Road, within the Mead Valley Area Plan.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT Planning Commission Resolution No. 2020-016 **CERTIFYING** the **ENVIRONMENTAL IMPACT REPORT (EIR)**, adopting environmental findings pursuant to the California Environmental Quality Act, and adopting a Mitigation Monitoring and Reporting Program; and,

APPROVE PLOT PLAN NO. 190011, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (CD: BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	City of Riverside
East:	Light Industrial (CD: LI)
South:	Light Industrial (CD: LI) and Rural Community: Very Low Density Residential (RC: VLDR)
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Industrial Park (I-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential
East:	Industrial Park (I-P)/Manufacturing – Medium (M-M)
South:	Industrial Park (I-P) and Light Agriculture - 1 Acre Minimum (A-1-1)
West:	Light Agriculture - 2 ½ Acre Minimum (A-1-2 ½)
Existing Use:	Vacant Land
Surrounding Uses	
North:	City of Riverside
South:	Vacant Land
East:	Vacant Land and Distribution Center
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	93.84 Gross/90.90 Net Acres	Min. lot size of 20,000 sqft.
Project Site (Width):	Approx. 680 feet wide	Min. 100 feet required width
Proposed Building Area (SQFT):	Total of Buildings A and B is 710,736 sqft.	N/A
Floor Area Ratio:	0.40 FAR	0.25 - 0.60 FAR

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	43 feet	50 feet

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Building A - Office	15,000 sqft.	1 parking space per 250 square feet	60	60
Building A - Warehouse	348,367 sqft.	1 parking space per 2,000 square feet	182	185
*Building A trailer stalls	*N/A	*N/A	*N/A	*62
Building A TOTAL:	363,367 sqft.	*includes 7 ADA and 11 EV spaces	242	245
Building B - Office	15,000 sqft.	1 parking space per 250 square feet	60	40
Building B - Warehouse	332,369 sqft.	1 parking space per 2,000 square feet	166	209
*Building B trailer stalls	*N/A	*N/A	*N/A	*53
Building B TOTAL:	347,369 sqft.	*includes 7 ADA and 11 EV spaces	226	226
Building Total - A & B	710,736 sqft.	*includes 14 ADA and 22 EV spaces	468	471

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – CSA 117 (Mead Valley Street Lighting)
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 190011 was submitted to the County of Riverside on April 10, 2019.

Anticipated Uses

The Project proposes the construction of a warehouse building on a speculative basis with no specific tenant or use intended at this time. These types of buildings can be used for a variety of tenants and uses including, but not limited to distribution centers, e-commerce, and manufacturing. The ultimate tenant will have to comply with the Project conditions of approval and the analysis included within the Environmental Impact Report (EIR), which may limit certain types of uses due to their scale that might exceed what is currently proposed to be permitted and what was analyzed in the EIR. If any proposed uses exceed what the Project was permitted for and what was analyzed in the EIR, further entitlement permitting and analysis pursuant to CEQA would be required.

Airport Land Use Commission

The Project is located within the Airport Influence Area of the March Air Reserve Base, specifically located within Compatibility Zone C2. This Project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on September 12, 2019. The ALUC determined the Project consistent subject to recommended conditions of approval that are included in the recommended conditions of approval on the Project.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated on September 15, 2020 with the comment period closed on October 30, 2020. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the project's exceedance of regional operational emission thresholds for NO_x. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality – Operation Emissions-Regional

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, operational emissions (primarily from mobile/vehicle emissions) for NO_x are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of NO_x would remain significant and unavoidable.

Greenhouse Gas Emissions

Although GHG emissions are exceeding the CAP Update 3,000 MTCO₂E screening level threshold, thereby resulting in significant environmental impacts. These GHG emissions impacts are by definition cumulative and global in their effects. Therefore, impacts related to GHG emissions would remain significant and unavoidable.

All other potential Project impacts would be either less-than-significant, or less-than significant after mitigation.

Four comments were received during the 45-day public review period (from September 15 through October 30, 2020; including the summary from State Clearinghouse). These comments were reviewed, and detailed responses to each comment were prepared and included in the Final EIR, which was posted on December 4, 2020 and with emailed notices to commenters sent.

For the reasons set forth above and in the Environmental Impact Report prepared for this Project, the proposed project will potentially have a significant effect on the environment related to Air Quality and

Greenhouse Gas Emissions. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval on the project.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 20% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval once a specific tenant is identified and more specific energy demand calculations can be calculated based on that specific tenant to determine the amount of renewable energy generation that is necessary. This is anticipated to be accommodated via rooftop mounted solar panels.

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 Land Use Designation of Community Development: Business Park (CD: BP) in the Riverside County General Plan. The Project is consistent with the Community Development: Business Park (CD: BP) land use designation and other aspects of the General Plan, including the Mead Valley Area Plan, since the Project proposes employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Additionally, the proposed Project would accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in area that are described as anticipated uses within the Business Park land use designation in the General Plan.
2. The Project site currently has a Zoning Classification of Industrial Park (I-P). This zone specifically allows for warehouse, distribution, and manufacturing uses; as well as various other industrial uses, offices, and professional sales and services as previously noted in the background section.
3. The Project, with proposed uses including warehouse, distribution, and manufacturing; plus other industrial uses, offices, and professional sales and services, is consistent with Ordinance No. 348 (Land Use) and is an allowable use within the Industrial Park (I-P) Zoning Classification, subject to Plot Plan approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Entitlement Findings:

Plot Plan

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

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 Project site is designated as

Business Park in the Riverside County General Plan. The Plot Plan proposes the construction of two buildings designed to be used for warehouse, distribution, and/or manufacturing purposes; as well as various other industrial uses, offices, and professional sales and services. These general uses are consistent with the Business Park land use designation of the General Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Environmental Impact Report, all impacts have been reduced to levels that are less than significant. These impacts were analyzed and feasible mitigation incorporated in the Initial Study/ Environmental Impact Report and through this project to reduce these impacts to a less than significant level. The Project prepared a Health Risk Assessment which determined that impacts from the Project's emissions on the surrounding residents would be within typical acceptable levels and would be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the east and south of the Project site have been developed with, approved for, or designated for similar uses as the proposed Project for industrial and warehouse type uses. The area to the west is over 1,000 feet of vacant land, buffering residential dwelling from the proposed Project. To the north is also vacant land and beyond that existing development from the Air Force Village West, General Old Golf Course, and Riverside National Cemetery. The Project has oriented dock doors to the west facing the 1,000 plus feet of vacant land; with landscaped screening slope directly next to the Project property line. The project also includes landscaping along the Nandina Avenue, Decker Road, and Oleander Avenue; plus along the proposed extended roadway cul-de-sac for Harley Knox Boulevard. Said landscaping would be in the right-of-way and on the property that will provide some visual buffering for traffic along those roadways. Additionally, the proposed Project would not inhibit development of surrounding areas.
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 dedication for Decker Road, Nandina Avenue, Oleander Avenue, and Harley Knox Road. The Project has been designed to accommodate, treat, and outlet the existing drainage pattern on the Project site with the proposed storm drain facility to accommodate existing flows that enter the western portion of the site to the existing storm drain lines beneath Harley Knox Boulevard east of the project site.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Industrial Park (I-P) zone as detailed in the following Development Standards Findings section. The Plot Plan proposes two industrial buildings with uses anticipated to include warehouse, distribution, and manufacturing. The Industrial Park (I-P) zone allows specifically for warehouse, distribution, and manufacturing as well as for other various industrial uses with the approval of a plot plan.
6. 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 Plot Plan proposes two buildings on currently four parcels.

The four current parcels are planned to have a lot line adjustment that would create a single parcel for each building and two parcels that would remain vacant. The project has been conditioned for this lot line adjustment to occur prior to building permit issuance. No further subdivision would be required to create legal lots to allow for the sale of any individual building.

Development Standards Findings:

1. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Industrial Park (I-P) zone as detailed below:

- a. *The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.* No subdivision is proposed at this time that would create parcels smaller than what currently exists. However, a lot line adjustment is anticipated to realign the current four parcels to create a single parcel for each building and two parcels that would remain vacant. The anticipated realignment of parcels from this would result in a minimum lot size of 19.59 acres that would far exceed the minimum standard of 20,000 square feet.
- b. *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of Ordinance No. 348.* The maximum height proposed for the building is 43 feet. As also noted below in subsection g of this section, the applicable baseline setback requirements are 25 foot minimum along streets, side yard setback of 10 feet, rear yard setback of 15 feet, and when abutting a residential or commercially zoned property of 50 feet.

As the Project is designed, the critical setback relative to the allowed height is the setback to the street since the property is not located adjacent to or near any residential or commercial zoned properties. Each building is fronted by streets on three sides. The required setback based on the proposed building height of 43 feet would be 41 feet (25 feet plus 16 feet with the 8 feet of additional building height above 35 feet). The smallest setback proposed is approximately 99 feet for Building 2 along Decker Road. All other setbacks for either building on any street are greater than this so would also more than meet the 41 foot setback. All other standard required setbacks per the Industrial Park (I-P) zone are met as shown in subsections d, e, and f of this section to not affect the maximum allowed height of the building.

- c. *In the I-P zone, a minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed (I-P zone).* Parcel 1/Building A is approximately 21.04 acres net and based on the 15% requirement would require a minimum of 136,557 square feet of landscaping. Parcel 1/Building A proposes 197,409 square feet or approximately 21% of the site for landscaping. Parcel 2/Building B is approximately 19.71 acres net and based on the 15% requirement would require a minimum of 128,028 square feet of landscaping. Parcel 2/Building B proposes 170,418 square feet or approximately 20% of the site for landscaping. Each site on its own and collectively meets the 15% requirement for landscape coverage. Automatic irrigation will be installed for landscaped areas and will be reviewed with final landscape plans.
- d. *A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated*

pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. Each building is bordered by streets on three sides. The Project proposes a minimum setback of approximately 99 feet for Building B along Decker Road. As noted above in section a., the setback is increased from 25 to 41 based on the building height. The proposed buildings more than meet this 41 foot setback requirement. The Project includes a minimum 10 foot strip of landscaping on the site outside of the right-of-way along all frontages, excluding where driveways are located.

- e. *The minimum sideyard setback shall equal not less than ten feet for the two side lot areas combined.* The sideyard condition could be applied on the north and south sides of the site. However, these sides front streets which the setback from streets is already greater than this sideyard setback condition. So the sideyard setback minimum is also met.
- f. *The minimum rear yard setback shall be 15 feet.* The rear yard setback condition would be applied on the west side of the site. This standard setback of 15 feet would increase to 31 based on the proposed building height of 43 feet. The minimum setback from the western proposed property line that is anticipated from the pending lot line adjustment is approximately 130 feet, which far exceeds the minimum setback of 31 feet.
- g. *A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.* As noted previously, this condition does not exist since no residential or commercially zoned properties are adjacent to or even near the Project site.
- h. *Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.* Standard vehicle parking areas are located along the south and north sides of each building and are screened with landscaping between the parking areas and the adjacent road right-of-way. The loading areas are located on the west sides of the buildings that face residential land uses further to the west, but would be screened via proposed slopes and existing topography between the buildings and dock areas and residential uses. Furthermore, closely spaced, tall growing shrubs are proposed immediately adjacent to the dock and truck and trailer parking area to screen views immediately outside of the site.
- i. *Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line.* No outside storage is proposed with the Project. If future tenants desire to incorporate outside storage it will be required to be adequately screened consistent with the I-P development standards.
- j. *Automobile parking shall be provided as required by Section 18.12 of Ordinance No. 348.* Based on the conceptual floor plans provided and the division between office and warehouse uses, the building for the proposed Project provides adequate parking consistent with Section 18.12 of Ordinance No. 348. Parcel 1/Building A proposes 10,000 square feet of office area and the remaining 353,367 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 40 spaces. At 1 space per 2,000

square feet, as required by Ordinance No. 348, the warehouse area requires 177 spaces. A total of 217 spaces is required for Parcel 1/Building A. A total of 245 total parking spaces are proposed for Parcel 1/Building A that meets the minimum required number of spaces. Parcel 2/Building B proposes 10,000 square feet of office area and the remaining 337,369 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 40 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 169 spaces. A total of 209 spaces is required for Parcel 2/Building B. A total of 226 total parking spaces are proposed for Parcel 2/Building B that meets the minimum required number of spaces. If future tenants propose tenant improvements through the building permit process that increase the amount of office or other area that requires more parking, such parking shall be provided on the Project site as appropriate and necessary consistent with Section 18.12 of Ordinance No. 348 and may be subject to further review pursuant to Section 18.43 of Ordinance No. 348. Additionally, electrical vehicle parking is noted on the site plan for 24 spaces, which meets the minimum requirement of Section 18.12 for 14 spaces.

- k. *All new utilities shall be underground.* The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- l. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* No specific use is proposed at this time and therefore no specific equipment is proposed. However, any future tenants would be required to comply with the development standards of the I-P zone and would be subject to this requirement to have any manufacturing equipment enclosed in a building. 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. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
- m. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* No signs are proposed at this time, but applications future signs will be reviewed as part of the building permit process for consistency with Article XIX of Ordinance No. 348.
- n. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

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 Perris Sphere of Influence. This project was provided to the City of Perris for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was

reviewed by ALUC on September 12, 2019 and determined the Project was Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land use Compatibility Plan.

4. In compliance with Assembly Bill 52 (AB52), on December 12, 2019 notices regarding this project were mailed to seven tribes and individuals identified by the Native American Heritage Commission (NAHC). Of the tribes noticed, three of them (Rincon, Soboba, and Pechanga) requested additional consultation. Recommendations by the consulting tribes and the lead agency, County of Riverside, have resulted in conditions of approval being imposed on the project. These conditions, which includes, archaeological and tribal monitoring during ground disturbing activities have been inserted.

Per these recommendations and conditions of approval, the Rincon tribe provided a conclusion letter dated January 20, 2020. Additionally, the County has sent conclusion notices for AB52 to both Soboba and Pechanga tribes on February 10, 2020 and March 9, 2020 respectively and have not received any further replies from the tribes.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The Project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Environmental Impact Report (EIR), 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 1200 feet of the project site. As of the writing of this report, Planning

Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

This project was presented before the Mead Valley MAC on September 4, 2019.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. 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 Commission's decision.

2
3 **RESOLUTION NO. 2020 – 016**

4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. CEQ190038**

5 **FOR PLOT PLAN NO. 190011**

6
7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public hearings
8 were held before the Riverside County Planning Commission in Riverside, California on December 16,
9 2020, to consider Plot Plan No. 190011 (PPT 190011); and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and Riverside
11 County Rules to Implement CEQA (Rules) have been met, and EIR CEQ190038 (referred to herein as EIR
12 or DEIR), in connection with PPT 190011 (referred to alternatively herein as the Project), is sufficiently
13 detailed so that all of the potentially significant effects of the Project on the environment and measures
14 necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA and
15 the above referenced Rules; and

16 **WHEREAS**, pursuant to the *State CEQA Guidelines* section 15151, the evaluation of environmental
17 effect is to be completed in light of what is reasonably feasible; and

18 **WHEREAS**, the Riverside County Planning Department circulated a Notice of Preparation (NOP)
19 for a 30-day public review period from June 4, 2019 to July 5, 2019. The County prepared a Draft EIR
20 (State Clearinghouse No. 2019060002) to address and evaluate all potential environmental impacts of PPT
21 190011. The County circulated the DEIR for public review and comment as specified in the *State CEQA*
22 *Guidelines* for a 45-day period from September 15, 2020 to October 30, 2020. Public comments were
23 received by the County and have been responded to by the County consistent with CEQA requirements.
24 The Project’s Final EIR (FEIR) Responses to Comments document was published on December 2, 2020
(the Responses).

25
26 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
27 public and affected government agencies; now, therefore,

1 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
2 of the County of Riverside in regular session assembled on December 16, 2020 that:

- 3 A. The Project includes PPT 190011 which was considered at the public hearing before the
4 Planning Commission.
- 5 B. The Project site consists of approximately 93.85 gross acres in the Mead Valley Area Plan
6 area in unincorporated western Riverside County (the Project Site). The Project Site
7 comprises vacant, undeveloped property. To the north, south, and west of the Project Site,
8 properties are also vacant and undeveloped. Easterly of the Project Site, across Decker Road,
9 are warehouse/distribution center uses and vacant land.
- 10 C. The Project Site General Plan Land Use designation and MVAP Land Use designation is
11 “Business Park” (BP). Zoning designation of the Project Site is “Industrial Park” (I-P). The
12 Project does not propose or require amendment of the site’s existing General Plan Land Use
13 designation, amendment of the MVAP, and/or Zoning designation.
- 14 D. The Project Site is located within the influence are of March Air Reserve Base and is subject
15 to Compatibility Zone C2 in the March Air Reserve Base/Inland Port Airport Land Use
16 Compatibility Plan.
- 17 E. PPT 190011 proposes construction and operation of approximately 710,736 square feet of
18 warehouse/manufacturing uses on the Project Site. Project Parcel 1 (approximately 20.90
19 acres) would be developed with approximately 363,367 square feet of
20 warehouse/manufacturing uses. Project Parcel 2 (approximately 19.59 acres) would be
21 developed with approximately 347,369 square feet of warehouse/manufacturing uses.
22 Project Parcels 3 and 4, totaling approximately 53.36 acres (gross) would remain vacant.
- 23 F. EIR CEQ190038 was prepared to evaluate the potential environmental impacts of PPT
24 190011. The DEIR analyzed the Project’s potential significant effects on the environment
25 and made the required findings in compliance with the *State CEQA Guidelines* and Riverside
26 County Rules. Based on the findings and conclusions in the DEIR and the conditions of
27 approval applied to the Project by the County of Riverside, PPT 190011 will
28 not cause serious public health problems.

1 G. As part of the approval process, conditions of approval were agreed to by the Project
2 Applicant.

3 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
4 impacts associated with EIR CEQ190038 are determined to have no environmental impacts in consideration
5 of existing regulations and Project Design Features.

6 **A. Aesthetics**

7 *Scenic Resources Threshold a): Implementation of the Project would not have a substantial*
8 *effect upon a scenic highway corridor within which it is located.*

9 1. No Impact:

10 The site is not located within a scenic highway corridor. As shown at Figure 10,
11 Scenic Highways, of the Mead Valley Area Plan (MVAP), there are no designated
12 scenic highways within the MVAP boundaries. The only State Eligible Scenic
13 Highway in the MVAP is State Route 74, which is located approximately 6 miles
14 southerly of the site. At this distance, and due to intervening development and
15 topography, the Project will not affect views from State Route 74. Therefore, Project
16 development will have no impact upon a scenic highway corridor. (DEIR, p. 1-16).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
19 Study.

20 **B. Agriculture and Forestry Resources**

21 *Agriculture Threshold b): The Project would not conflict with existing agricultural zoning,*
22 *agricultural use or with land subject to a Williamson Act contract or land within a Riverside*
23 *County Agricultural Preserve.*

24 1. No Impact:

25 The Project Site does not contain land zoned for agriculture or land used for
26 agricultural purposes. This threshold of significance was addressed in the Initial
27 Study prepared for the Project, which indicated no impact would occur. (DEIR, p.
28 1-17).

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
3 Study.

4 *Agriculture Threshold c): The Project would result in less-than-significant impacts due to*
5 *development of non-agricultural uses within 300 feet of agriculturally zoned property*
6 *(Ordinance No. 625 "Right-to-Farm").*

7 2. No Impact:

8 No portion of the Project site or any adjacent properties is zoned for agricultural uses.
9 According to Table 2, Statistical Summary of Mead Valley Area Plan, of the MVAP,
10 no agriculturally-zoned properties exist within the MVAP. As such, the Project does
11 not have the potential to cause development of non-agricultural uses within 300 feet
12 of agriculturally-zoned property. (DEIR, p. 1-17).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
15 Study.

16 *Agriculture Threshold d): The Project would not involve other changes in the existing*
17 *environment which, due to their location or nature, could result in conversion of Farmland,*
18 *to non-agricultural use.*

19 3. No Impact:

20 Given the existing land use designations of the site and vicinity, the Project does not
21 involve other changes in the existing environment which, due to their location or
22 nature, could result in conversion of Farmland, to non-agricultural use. This
23 threshold of significance was addressed in the Initial Study prepared for the Project
24 (DEIR Appendix A), which indicated no impact would occur. (DEIR, p. 1-17).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
27 Study.

1 ***Forest Threshold a):*** *The Project would not conflict with existing zoning for, or cause*
2 *rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland*
3 *(as defined by Public Resources Code section 4526), or timberland zoned Timberland*
4 *Production (as defined by Govt. Code section 51104(g)).*

5 4. No Impact:

6 The Project Site is not zoned as forest land and there are no lands within the Project
7 Site’s vicinity that are zoned for forest land, timberland, or Timberland Production.
8 This threshold of significance was addressed in the Initial Study prepared for the
9 Project (DEIR Appendix A), which indicated no impact would occur. (DEIR, p. 1-
10 17).

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
13 Study.

14 ***Forest Threshold b):*** *The Project would not result in the loss of forest land or conversion of*
15 *forest land to non-forest use.*

16 5. No Impact:

17 As shown at General Plan Figure OS-3a, Forestry Resources Western Riverside
18 County Parks, Forests, and Recreation Areas, neither the Project site nor vicinity is
19 forest land. As such, there is no potential for the proposed Project to cause the loss
20 of forest land or the conversion of forest land to non-forest use. No impact would
21 occur. (DEIR, p. 1-18).

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
24 Study.

25 ***Forest Threshold c):*** *The Project would not involve other changes in the existing*
26 *environment which, due to their location or nature, could result in conversion of forest land*
27 *to non-forest use.*

1 6. No Impact:

2 Due to the absence of forest lands on the Project Site and in its vicinity, there is no
3 potential for the proposed Project to involve other changes in the existing
4 environment which, due to their location or nature, could result in the conversion of
5 forest land to non-forest use. No impact would occur. (DEIR, p. 1-18).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
8 Study.

9 C. Air Quality

10 *Air Quality Threshold e): The Project would not involve the construction of a sensitive
11 receptor located within one mile of an existing substantial point source emitter.*

12 1. No Impact:

13 The Project proposes to develop the site with light industrial uses, which are not
14 considered sensitive receptors; as such, no impact would occur in this regard. (DEIR,
15 p. 1-18).

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
18 Study.

19 D. Geology and Soils

20 *Landslide Risk Threshold a): The Project would result in no impact due to a geologic unit
21 or soil that is unstable, or that would become unstable as a result of the project, and
22 potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.*

23 1. No Impact:

24 The Project site is mildly sloping and stable. Additionally, the site is not located
25 within a Slope Instability Area, as shown at Figure 15 of the MVAP. For this reason,
26 the site is not internally susceptible to landslides. As such, the potential for landslides
27 does not exist in the Project vicinity. No impact would occur. (DEIR, p. 1-19).

28 The evidence supporting these conclusions includes, without limitation, the

1 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
2 Study.

3 ***Other Geologic Hazards Threshold a): The Project would not be subject to geologic***
4 ***hazards, such as seiche, mudflow, or volcanic hazard.***

5 2. No Impact:

6 The Project site is not located near any bodies of water or water storage facilities that
7 would be considered susceptible to seiche. No volcanoes are located in proximity to
8 the site. Impacts related to seiche, mudflow, or volcanic hazards are unlikely. No
9 impact would occur. (DEIR, p. 1-19).

10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
12 Study.

13 ***Slopes Threshold c): The Project would not result in grading that affects or negates***
14 ***subsurface sewage disposal systems.***

15 3. No Impact:

16 The Project site is vacant, and contains no subsurface sewage disposal systems.
17 Project wastewater would be conveyed by the municipal sanitary sewer system to
18 area-serving wastewater treatment facilities. No subsurface sewage disposal systems
19 are proposed. No impact would occur. (DEIR, p. 1-19).

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
22 Study.

23 ***Soils Threshold c): The Project would not have soils incapable of adequately supporting***
24 ***use of septic tanks or alternative waste water disposal systems where sewers are not***
25 ***available for the disposal of waste water.***

26 4. No Impact:

27 Project wastewater would be conveyed by the municipal sanitary sewer system to
28 area-serving wastewater treatment facilities. No septic tanks or other alternative

1 wastewater disposal systems are proposed. There is no potential for adverse impacts
2 due to soil limitations relative to septic tanks or alternative waste water disposal
3 systems. No impact would occur. (DEIR, p. 1-19).

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
6 Study.

7 **E. Hazards and Hazardous Materials**

8 *Hazards and Hazardous Materials Threshold d): The Project would result in less-than-*
9 *significant impacts due to emission of hazardous emissions or handling hazardous or acutely*
10 *hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or*
11 *proposed school.*

12 1. No Impact:

13 There are no existing schools, and no schools are proposed, within one-quarter mile
14 of the Project site. The school nearest the Project site is Tomas River Middle School,
15 located over one mile southwesterly of the site. Accordingly, the Project would have
16 no potential to emit hazardous emissions or handle hazardous or acutely hazardous
17 materials, substances, or waste within one-quarter mile of an existing or proposed
18 school. Thus, no impact would occur. (DEIR, p. 1-20).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
21 Study.

22 *Hazards and Hazardous Materials Threshold e): The Project would not be located on a*
23 *site which is included on a list of hazardous materials sites compiled pursuant to*
24 *Government Code Section 65962.5 and would not create a significant hazard to the public*
25 *or the environment as a result.*

26 2. No Impact:

27 Based on information compiled by the Department of Toxic Substances Control, the
28 Project site is not included on a list of hazardous materials sites compiled pursuant

1 to Government Code Section 65962.5. The Project will not result in or cause any
2 impacts in this regard. Thus, no impact would occur. (DEIR, p. 1-20).

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
5 Study.

6 *Airports Threshold d): The Project Site is not located within the vicinity of a private airstrip,
7 or heliport, and would not result in a safety hazard for people residing or working in the
8 project area due to private airstrips or heliports.*

9 3. No Impact:

10 There are no known private airstrips or heliports located in the vicinity of the Project
11 site. Therefore, the Project will not expose people residing or working in the Project
12 area to safety hazards associated with a private airstrip or heliport. (DEIR, p. 1-20).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
15 Study.

16 **F. Hydrology and Water Quality**

17 *Water Quality Threshold e): The Project would not place housing within a 100-year flood
18 hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map
19 or other flood hazard delineation map.*

20 1. No Impact:

21 Housing is not a component of the Project. Additionally, as shown at Figure 11 of
22 the MVAP, the site is not located within any special flood hazard area. Thus, no
23 impact would occur. (DEIR, p. 1-21).

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
26 Study.

27 *Water Quality Threshold f): The Project would not place within a 100-year flood hazard
28 area structures which would impede or redirect flood flows.*

1 2. No Impact:

2 As shown at Figure 11 of the MVAP, the site is not located within any special flood
3 hazard area. As such, the Project would not place housing or other structures within
4 a 100-year flood hazard area. Thus, no impact would occur. (DEIR, p. 1-21).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
7 Study.

8 **G. Land Use and Planning**

9 *Planning Threshold e): The Project would not disrupt or divide the physical arrangement*
10 *of an established community (including a low-income or minority community)*

11 1. No Impact:

12 Project development is consistent with the land use designations assigned to the
13 Project Site in the County of Riverside General Plan, Land Use Ordinance, and the
14 Mead Valley Area Plan. The Project site is currently vacant. Light industrial land
15 uses, such as those proposed by the Project, have been anticipated for the site by
16 applicable planning documents. Additionally, as previously stated above, the Project
17 represents a logical continuation of the light industrial uses and designations that
18 exist westerly, easterly, and southerly of the site. No established community would
19 be disrupted or divided by development of the Project, and the Project would have
20 no impact in this regard. (DEIR, p. 1-22).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
23 Study.

24 **H. Mineral Resources**

25 *Mineral Resources Threshold a): The Project would not result in the loss of availability*
26 *of a known mineral resource that would be of value to the region or the residents of the*
27 *State.*

28 1. No Impact:

1 According to Figure OS-6, Mineral Resource Zones, of the Riverside County
2 General Plan, the Project Site is located within the “MRZ-3” Mineral Resource Zone.
3 This category represents “Areas where the available geologic information indicates
4 that mineral deposits are likely to exist, however, the significance of the deposit is
5 undetermined.” There are no known mineral resources within the Project site, nor
6 does the site’s existing zoning allow for the extraction of mineral resources. (DEIR,
7 p. 1-22).

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
10 Study.

11 ***Mineral Resources Threshold b): The Project would not result in the loss of availability of***
12 ***a locally-imported mineral resource recovery site delineated on a local general plan,***
13 ***specific plan, or other land use plan***

14 2. No Impact:

15 The Project Site does not have any known mineral resources. Neither the County
16 General Plan nor MVAP identify any locally-important mineral resource recovery
17 sites on-site or within close proximity to the site. (DEIR, p. 1-22).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
20 Study

21 ***Mineral Resources Threshold c): The Project would not be an incompatible land use***
22 ***located adjacent to a State classified or designated area or existing surface mine.***

23 3. No Impact:

24 There are no known mineral resources within the Project site, nor does the site’s
25 existing zoning allow for the extraction of mineral resources. No mines or quarries
26 are proposed by the Project nor are any known to exist on the site or in the
27 surrounding area.

1 ***Mineral Resources Threshold d): The Project would not expose people or property to***
2 ***hazards from proposed, existing, or abandoned quarries or mines.***

3 4. **No Impact:**

4 There are no proposed, existing or abandoned quarries or mines on the Project Site.
5 Therefore, Project development has no potential to expose people or property to
6 hazards from proposed, existing or abandoned quarries or mines and there would be
7 no impact. (DEIR, p. 1-22).

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
10 Study.

11 **I. Noise**

12 ***Airport Noise Threshold b): The Project would not expose people residing or working in***
13 ***the project area to excessive noise levels associated with private airstrips.***

14 1. **No Impact:**

15 The Project Site is not located within the vicinity of a private airstrip. The Project
16 would not expose people working in the Project area to excessive noise levels.
17 (DEIR, p. 1-23).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
20 Study.

21 ***Other Noise Threshold: The Project would not expose people residing or working in the***
22 ***project area to excessive noise levels from other sources.***

23 2. **No Impact:**

24 The Project does not contain any aspects that would qualify as “other noise” that
25 have not been addressed by the preceding discussions. (DEIR, p. 1-23).

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
28 Study.

1 **J. Population and Housing**

2 ***Housing Threshold a): The Project would not displace substantial numbers of existing***
3 ***housing, necessitating the construction of replacement housing elsewhere.***

4 1. No Impact:

5 The Project site is currently vacant; no housing exists within the site. Therefore,
6 Project development and operation would not result in displacing any housing.
7 (DEIR, p. 1-23).

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
10 Study.

11 ***Housing Threshold c): The Project would not displace substantial numbers of people,***
12 ***necessitating the construction of replacement housing elsewhere.***

13 2. No Impact:

14 The Project site is currently vacant; no people reside within the site. Therefore,
15 Project development and operation would not result in displacing any people.
16 (DEIR, p. 1-23).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
19 Study.

20 ***Housing Threshold d): The Project would not affect a County Redevelopment Project Area.***

21 3. No Impact:

22 The Riverside County Redevelopment Agency was dissolved as of February 1, 2012.
23 As such, the Project has no potential to adversely impact a County redevelopment
24 area. (DEIR, p. 1-23).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
27 Study.

28

1 **K. Recreation**

2 ***Parks and Recreation Threshold c): The Project would not be located within a Community***
3 ***Service Area (CSA) or recreation and park district with a Community Parks and Recreation***
4 ***Plan (Quimby fees).***

5 1. No Impact:

6 The Project Site is located within Community Service Area (CSA) 117. However,
7 CSA 117 was established for street lighting services, and does not address
8 recreational facilities. The Project site is not located in any recreation and parks
9 district. The Quimby Act (Government Code Section 66477) allows local
10 jurisdictions, through an ordinance, to require developers to dedicate land, pay fees
11 or a combination of both for park and recreational purposes as a condition of approval
12 of tract and parcel maps. The land, fees, or combination thereof would be used for
13 the development of new, or rehabilitation of existing, park and recreation facilities
14 to serve the associated population. The County of Riverside currently does not have
15 a requirement for industrial projects to pay Quimby Act fees. (DEIR, p. 1-25).

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
18 Study.

19 1. Transportation/Traffic

20 ***Bike Trails Threshold: The Project would not interfere with the use of any existing bike***
21 ***trails, or conflict with any planned future bike trails.***

22 1. No Impact:

23 According to Figure 9, Trails and Bikeway System, of the MVAP no designated bike
24 trails exist adjacent to the Project site. The nearest bike trail is located along Cajalco
25 Road, approximately 1.5 miles to the south of the Project site. Implementation of the
26 Project would not interfere with the use of this trail. (DEIR, p. 1-25).

27 The evidence supporting these conclusions includes, without limitation, the
28 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial

1 Study.

2 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
3 impacts associated with the DEIR are determined to be less than significant in consideration of existing
4 regulations and Project Design Features.

5 **A. Aesthetics**

6 *Scenic Resources Threshold b): The Project would result in a less-than-significant impact*
7 *resulting from damage to scenic resources, including, but not limited to, trees, rock*
8 *outcroppings and unique or landmark features; less-than-significant impacts resulting from*
9 *an obstruction of prominent scenic vistas or views open to the public; and less-than-*
10 *significant impacts resulting from the creation of an aesthetically offensive site open to*
11 *public view.*

12 1. Project Impact(s):

13 No scenic resources or significant natural features have been identified on the Project
14 site. All Project land uses and development would be required to conform to
15 applicable County design standards and development provisions, thereby ensuring
16 that the Project would not create or result in visually intrusive or objectionable
17 features. Passing motorists would view a contemporary, cohesively designed, and
18 landscaped development. It is noted that the rock outcroppings located on the
19 property to the west of the site would not be affected by the Project. (DEIR, p. 1-16)
20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
22 Study.

23 *Mt. Palomar Observatory Threshold a): The Project would result in less-than-significant*
24 *impacts due to an interference with the nighttime use of the Mt. Palomar Observatory, as*
25 *protected through Riverside County Ordinance No. 655.*

26 2. Project Impact(s):

27 As shown at Figure 7, Mt. Palomar Night Time Lighting Policy Area, of the MVAP,
28 the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting

1 Policy Area. All projects within this Zone are required to adhere to the requirements
2 of Riverside County Ordinance No. 655, which controls artificial lighting sources to
3 protect the Observatory. Ordinance No. 655 requires the use of low-pressure sodium
4 lamps that are shielded and identifies timing restrictions based on the type of lighting
5 source. As such, compliance with existing regulations precludes significant impacts
6 in this regard. (DEIR, p. 1-17).

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
9 Study.

10 *Other Lighting Issues Threshold a): The Project would result in less-than-significant*
11 *impacts due to the creation of a new source of substantial light or glare which would*
12 *adversely affect day or nighttime views in the area.*

13 3. Project Impact(s):

14 Illumination of Project entrances, walkways, and parking areas would introduce new
15 sources of light to the site and vicinity. Light sources within the Project site would
16 likely include building-mounted, wall-mounted, and pole-mounted light fixtures; and
17 illuminated signs. All Project lighting would comply with County requirements, and
18 would be designed and implemented in a manner that ensures adequate site
19 illumination; minimizes or precludes light overspill and glare; and that would not
20 otherwise result in potentially adverse impacts. Compliance with County standards
21 would minimize any potential light and glare impacts to levels that would be less-
22 than-significant. (DEIR, p. 1-17).

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
25 Study.

26 *Other Lighting Issues Threshold b): The Project would result in less-than-significant*
27 *impacts due to the exposure of residential property to unacceptable light levels.*
28

1 4. Project Impact(s):

2 Residentially-zoned properties exist to the north, across Nandina Avenue, and further
3 west, across Day Street. As stated above, the Project would comply with all County
4 requirements to preclude significant impacts to nearby residential properties. (DEIR,
5 p. 1-17).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
8 Study.

9 **B. Agriculture and Forest Resources**

10 *Agriculture Threshold a): The Project would not convert Prime Farmland, Unique*
11 *Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps*
12 *prepared pursuant to the Farmland Mapping and Monitoring Program of the California*
13 *Resources Agency, to non-agricultural use.*

14 1. Project Impact:

15 As illustrated at Figure OS-2, Agricultural Resources, of the Riverside County
16 General Plan, the site is not considered Prime Farmland, Unique Farmland, or
17 Farmland of Statewide Importance. However, the site is designated as Farmland of
18 Local Importance. Regardless, the General Plan and zoning designations of the site
19 are Business Park and Industrial Park, indicating the County's desire to dedicate the
20 site to urban uses. This threshold of significance was addressed in the Initial Study
21 prepared for the Project (DEIR Appendix A), which indicated that there is no Prime
22 Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) on
23 the Project Site. Thus, no impact would occur. (DEIR, p. 1-17).

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
26 Study.

27 **C. Air Quality**

28 *Air Quality Threshold d): The Project would not expose sensitive receptors which are*

1 *located within 1.0 mile of the Project site to substantial point source emissions.*

2 1. Project Impact(s):

3 Sensitive receptors can include uses such as long-term health care facilities,
4 rehabilitation centers, and retirement homes. Residences, schools, playgrounds,
5 childcare centers, and athletic facilities can also be considered as sensitive receptors.
6 As concluded in the above discussion of Localized Air Quality Impacts, the sensitive
7 receptors nearest the Project site would not be subject to emissions exceeding
8 SCAQMD LSTs. Nor would the Project create or result in localized CO hot spots.
9 The Project HRA, summarized herein, substantiates that the Project would not
10 generate or result in localized DPM emissions that would create or result in
11 potentially significant health risks. (DEIR, p. 4.2-72)

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
14 therein, and DEIR Appendix C.

15 *Air Quality Threshold f): The Project would result in less-than-significant impacts due to*
16 *the creation of objectionable odors affecting a substantial number of people.*

17 2. Project Impact(s):

18 Temporary, short-term odor releases are potentially associated with Project
19 construction activities. Potential sources of odors include, but are not limited to:
20 asphalt/paving materials, glues, paint, and other architectural coatings. Construction-
21 related odor impacts are mitigated by established requirements for a material
22 handling and procedure plan, which identifies odor sources, odor-generating
23 materials and quantities permitted on site, and isolation/containment devices or
24 mechanisms to prevent significant release of odors. Operations of light industrial
25 facilities proposed by the Project are not typically associated with objectionable
26 odors. The temporary storage of refuse associated with the proposed Project's long-
27 term operational use could be a potential source of odor; however, Project-generated
28 refuse is required to be stored in covered containers and removed at regular intervals

1 in compliance with Riverside County's solid waste regulations, thereby precluding
2 any significant odor impact. Furthermore, the proposed Project would be required to
3 comply with SCAQMD Rule 402, which prohibits the discharge of odorous
4 emissions that would create a public nuisance. (DEIR, p. 1-18).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
7 Study.

8 **D. Biological Resources**

9 *Threshold a): Project construction and implementation would not conflict with the*
10 *provisions of an adopted Habitat Conservation Plan, Natural Conservation Community*
11 *Plan, or other approved local, regional, or state conservation plan.*

- 12 1. Project Impact(s): The Project site is located within the Western Riverside County
13 MSHCP. No Cell or Cell Group is located within the site. No part of the Project site
14 is required for conservation or reserve assembly under the MSHCP. There are no
15 other known applicable local ordinances protecting biological resources. (DEIR, p.
16 4.9-13).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
19 therein, and DEIR Appendix J.

20 *Threshold d): The Project would result in less-than-significant interference with the*
21 *movement of any native resident or migratory fish or wildlife species or with established*
22 *native resident or migratory wildlife corridors, or impede the use of native wildlife nursery*
23 *sites.*

- 24 2. Project Impact(s): Due to disturbance and development of vicinity properties, the
25 Biological Report concluded that the site is unlikely to be of any significance to
26 wildlife movement or migratory wildlife corridors. Nor does the site function as a
27 wildlife nursery. Impacts to potential nesting migratory species are addressed
28 through the EIR mitigation measures. On this basis, the potential for the Project to

1 interfere substantially with the movement of any native resident or migratory fish or
2 wildlife species or with established native resident or migratory wildlife corridors,
3 or impede the use of native wildlife nursery sites is considered less-than-significant.
4 (DEIR, pp. 4.9-18 – 4.9-19).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
7 therein, and DEIR Appendix J.

8 *Threshold e): The Project would result in less-than-significant effects on any riparian*
9 *habitat or other sensitive natural community identified in local or regional plans, policies,*
10 *and regulations or by the California Department of Fish and Wildlife or U.S. Fish and*
11 *Wildlife Service.*

12 3. Project Impact(s): Riparian habitat or other sensitive natural communities do not
13 exist within the Project site. Under existing conditions, some surface drainage may
14 sheet flow off the Project site. This sheet flow appears to be conveyed off site, which
15 ultimately leads to broad swales located east of the site. The Project area is generally
16 not conducive to the development of wetland resources because of intensive
17 agricultural uses and/or routine discing activities (Jurisdictional Survey, p. 15).
18 Further, the Project does not propose or require facilities or operations that would
19 have an adverse effect on any off-site riparian habitat or other sensitive natural
20 communities. (DEIR, p. 4.9-19).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
23 therein, and DEIR Appendix J.

24 *Threshold f): The Project would result in less-than-significant effects on federally protected*
25 *wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to,*
26 *marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption,*
27 *or other means.*

1 4. Project Impact(s): The Biological Report found no federally protected wetlands
2 within the Project site. Under existing conditions, some surface drainage may sheet
3 flow off the Project site. This sheet flow appears to be conveyed off site, which
4 ultimately leads to broad swales located east of the site. The Project area is generally
5 not conducive to the development of wetland resources because of intensive
6 agricultural uses and/or routine discing activities (Jurisdictional Survey, p. 15).
7 Further, the Project would have no adverse effect on any off-site federally protected
8 wetlands. (DEIR, pp. 4.9-19 – 4.9-20).

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
11 therein, and DEIR Appendix J.

12 *Threshold g): The Project would not conflict with any local policies or ordinances*
13 *protecting biological resources, such as a tree preservation policy or ordinance.*

14 5. Project Impact(s): There are no known applicable local ordinances protecting
15 biological resources. The Project's potential to conflict with any local policies or
16 ordinances protecting biological resources is therefore considered less-than-
17 significant. (DEIR, p. 4.9-13).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted
20 therein, and DEIR Appendix J.

21 **D. Cultural Resources**

22 *Historic Thresholds a) and b): Project construction and implementation would not alter or*
23 *destroy a historic site or cause a substantial adverse change in the significance of a*
24 *historical resource pursuant to California Code of regulations 15064.5.*

25 1. Project Impact(s):

26 The 2008 Phase II Study prepared for the Project concluded that Site 33-017080,
27 located within the Project site, qualifies as a historical resource. The 2019 Update to
28 the 2008 Phase II Study confirms and reiterates this finding. The site was centrally

1 located among a large group of bedrock milling sites that contained little or no
2 cultural deposit. This suggests that Site 33-017080 may have operated as a temporary
3 habitation center surrounded by food resources and milling stations, situated some
4 distance away from a larger, permanently settled village. The information provided
5 helps to set a possible scenario for prehistoric settlement and site distribution patterns
6 in the Mead Valley area. Because the site has yielded information important to the
7 study of prehistory, it meets Criterion 4 for listing in the California Register.

8 Pursuant to PRC §21083.2, impacts to archaeological resources, when they cannot
9 be prevented can be mitigated through data recovery. As a result of the field
10 recordation of the bedrock milling features, coupled with the collection and analysis
11 of a substantial amount of surface and subsurface cultural materials from the site, the
12 2008 Phase II Study successfully gathered sufficient information as to constitute
13 adequate mitigation of Project effects to Site 33-017080. The 2008 Phase II Study
14 concluded that future impacts to Site 33-017080 would be less-than-significant. No
15 other historical resources would be affected by the Project. (DEIR, pp. 4.10-18 –
16 4.10-19).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
19 therein.

20 *Paleontological Threshold a): Project would not directly or indirectly destroy a unique*
21 *paleontological resource or site or unique geologic feature.*

22 1. Project Impact(s):

23 The entire site evidences surface exposure of igneous rocks. Igneous rocks (from the
24 Greek word for fire) form when hot, molten rock crystallizes and solidifies. The melt
25 originates deep within the Earth near active plate boundaries or hot spots, then rises
26 toward the surface. Fossils, with few exceptions, are not found within igneous rocks
27 (volcanic, or of molten origin) due to the extreme heat and/or pressure associated
28 with the origin and history of these rock types. The Paleontological Resources

1 Assessment concluded that the Project would not significantly affect paleontological
2 resources. (DEIR, p. 4.10-25).

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted
5 therein.

6 ***Archaeological Resources Threshold c): The Project would result in less-than-significant***
7 ***impacts associated with the disturbance of human remains, including those interred outside***
8 ***of formal cemeteries.***

9 2. **Project Impact(s):**

10 The likelihood of encountering human remains in the course of Project development
11 is minimal. Further, as required by California Health and Safety Code Section
12 7050.5, should human remains be found, no further disturbance shall occur until the
13 County Coroner has made a determination of origin and disposition pursuant to
14 Public Resources Code Section 5097.98. The County Coroner must be notified of the
15 find immediately. If the remains were found to be prehistoric, the coroner would
16 coordinate with the California Native American Heritage Commission as required by
17 State law. Based on compliance with these existing regulations, the potential for the
18 Project to disturb any human remains, including those interred outside of formal
19 cemeteries is considered less-than-significant. (DEIR, p. 1-18).

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
22 Study.

23 **E. Energy**

24 ***Energy Threshold a): The Project would result in less-than-significant environmental***
25 ***impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during***
26 ***project construction or operation.***

27 1. **Project Impact(s):**

28 Energy demands of the Project can be accommodated within the context of available

1 resources and energy delivery systems. The Project would comply with the
2 California Code Title 24, Part 6 (the California Energy Code) and California Green
3 Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by
4 the County of Riverside. Further, the Project would implement applicable
5 efficiency/conservation measures provisions of the CAP Update. The Project would
6 also provide for and promote energy efficiencies beyond those required under
7 Federal and State of California standards and regulations and in doing so would meet
8 or exceed all California Building Standards Code Title 24 standards. Lastly, the
9 Project would not cause or result in the need for additional energy producing facilities
10 or energy delivery systems. (DEIR, pp. 4.11-12 – 4.11-18).

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.11 of the DEIR and the citations noted
13 therein, and DEIR Appendix K.

14 *Energy Threshold b): The Project would result in less-than-significant conflict or*
15 *obstruction of a state or local plan for renewable energy or energy efficiency.*

16 2. Project Impact(s):

17 Project would implement energy-saving features and operational programs,
18 consistent with reduction measures contained in the County of Riverside Climate
19 Action Plan and would comply with Standards Title 24 mandates, along with other
20 State and County Energy Efficiency/Energy Conservation Plans as summarized in
21 Table 4.11-1. (DEIR, pp. 4.11-6 – 4.11-11). Additionally, regulatory measures,
22 standards, and policies directed at reducing air pollutant emissions and GHG
23 emissions would also act to promote energy conservation and reduce Project energy
24 consumption. (DEIR, pp. 4.11-12 – 4.11-18).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.11 of the DEIR and the citations noted
27 therein, and DEIR Appendix K.

1 **F. Geology and Soils**

2 ***Alquist-Priolo Earthquake Fault Zone or County Fault Zone Threshold a):*** *The Project*
3 *would result in less-than-significant impacts due to the exposure of people or structures to*
4 *potential substantial adverse effects, including the risk of loss, injury, or death.*

5 1. Project Impact(s):

6 There are no known active or potentially active faults traversing the Project site. The
7 site is not located within an Alquist-Priolo Zone or an earthquake hazard zone, as
8 mapped by the County (General Plan Figures S-1 and S-2, MVAP Figure 13). (DEIR,
9 p. 1-18).

10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
12 Study.

13 ***Alquist-Priolo Earthquake Fault Zone or County Fault Zone Threshold b):*** *The Project*
14 *would have less-than-significant impacts due to the rupture of a known earthquake fault, as*
15 *delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the*
16 *State Geologist for the area or based on substantial evidence of a known fault.*

17 2. Project Impact(s):

18 Development of the Project site would not expose people or structure to substantial
19 adverse seismic risks. No active or potentially active faults with the potential for
20 surface fault rupture are known to pass directly beneath the site. The site is not
21 located within an Alquist-Priolo Zone or an earthquake hazard zone, as mapped by
22 the County (General Plan Figures S-1 and S-2, MVAP Figure 13). (DEIR, p. 1-18).

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
25 Study.

26 ***Liquefaction Potential Zone Threshold a):*** *The Project would result in less-than-*
27 *significant impacts associated with seismic-related ground failure, including liquefaction.*

28

1 3. Project Impact(s):

2 Liquefaction and seismically-induced settlement or ground failure are generally
3 associated with strong seismic shaking in areas where groundwater tables are at
4 relatively shallow depths (within 50 feet of the ground surface) and/or when the area
5 is underlain by loose, cohesionless deposits.

6 The Riverside County GIS system indicates that the Project site is not located within
7 an area of liquefaction susceptibility. Additionally, the subsurface exploration
8 conducted as part of the Project Geotechnical Investigation included eight borings at
9 a maximum depth of approximately 30 feet. Groundwater was not encountered
10 during any of the borings. Groundwater data within two miles of the Project site
11 indicates a high groundwater level of approximately 72 feet below ground surface.
12 (DEIR, p. 4.6-9).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted
15 therein, and DEIR Appendix G.

16 ***Ground-Shaking Zone Threshold a): The Project would result in less-than-significant***
17 ***impacts associated with strong seismic ground shaking.***

18 4. Project Impact(s):

19 Based on information presented in the Project Geotechnical Investigation, the Project
20 site is not located within an Alquist-Priolo Earthquake Fault Zone, or adversely
21 affected by known earthquake faults or other seismic hazards. Further, appropriate
22 measures which reduce the effects of seismic events and potentially adverse geology
23 and soils conditions at the Project site are broadly identified in the CBC as
24 implemented by the County of Riverside. Through established Site Plan, Building
25 Permit, and Certificate of Occupancy requirements, the County will verify that
26 required design and construction measures are incorporated throughout Project
27 development and are functionally implemented in the completed structures and
28 facilities. It is anticipated that any site-specific geologic constraints which may be

1 encountered during Project implementation will be addressed by compliance with
2 the recommendations of the final Project Geotechnical Investigation(s), and existing
3 County/CBC seismic design regulations, standards, and policies. (DEIR, pp. 4.6-9 –
4 4.6-10).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted
7 therein, and DEIR Appendix G.

8 ***Ground Subsidence Threshold a): The Project would result in less-than-significant impacts***
9 ***associated with geologic units or soils that are unstable, or that would become unstable as***
10 ***a result of the Project, and impacts associated with ground subsidence would be less than***
11 ***significant.***

12 5. Project Impact(s):

13 According to Riverside County GIS, the site is not located within a subsidence hazard
14 area. As a standard condition of Project approval, the Project would be required to
15 comply with the site-specific recommendations contained in the final Project
16 Geotechnical Investigation, including recommendations related to site preparation
17 and compaction that would minimize potential hazards in this regard. (DEIR, p. 4.6-
18 11).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted
21 therein, and DEIR Appendix G.

22 ***Slopes Threshold a): The Project would result in less-than-significant impacts due to a***
23 ***change to topography or ground surface relief features.***

24 6. Project Impact(s):

25 Under existing conditions, the Project Site consists of gently sloping topography.
26 These conditions would generally be maintained by the proposed Project, although
27 some grading would be necessary to accommodate level development pads and site
28 drainage. Development of the Project would change topography and ground surface

1 relief features as compared to existing conditions. However, any potential impacts
2 of the Project are determined to be less-than-significant based on compliance with
3 recommendations of the Project Geotechnical Investigation, provisions of the
4 California Building Code (CBC) and County Conditions of Approval. (DEIR, p. 1-
5 19).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
8 Study.

9 ***Slopes Threshold b): The Project would result in less-than-significant impacts due to the***
10 ***creation of cut or fill slopes greater than 2:1 or higher than 10 feet.***

11 7. Project Impact(s):

12 The Project would involve slopes higher than 10 feet. The Project Geotechnical
13 Investigation includes recommendations to ensure the stability of newly constructed
14 slopes. As a standard condition of Project approval, the Project would be required to
15 comply with the site-specific recommendations contained in the final Project
16 Geotechnical Investigation, including recommendations related to site preparation,
17 soil compaction, and manufactured slope design that would minimize potential
18 hazards associated with manufactured slopes. (DEIR, p. 4.6-11).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted
21 therein, and DEIR Appendix G.

22 ***Soils Threshold a): The Project would result in less-than-significant impacts due to***
23 ***substantial soil erosion or loss of topsoil.***

24 8. Project Impact(s):

25 Construction activities associated with the Project would temporarily expose
26 underlying soils, thereby increasing their susceptibility to erosion until the Project is
27 fully implemented. Potential erosion impacts and construction-source stormwater
28 pollutant discharges are addressed through compliance with the National Pollutant

1 Discharge Elimination System (NPDES). The NPDES program is administered by
2 the State Water Resources Control Board (SWRCB) through the individual
3 California Regional Water Quality Control Boards (RWQCBs). General
4 Construction Activity Storm Water NPDES permits are issued for storm water
5 discharges by the RWQCBs. Construction activities subject to this General Permit
6 include clearing, grading, disturbances to the ground such as stockpiling, or
7 excavation that results in soil disturbances. Stormwater pollution prevention plans
8 (SWPPP) are required for issuance of a construction NPDES permit; these plans
9 typically include both structural and non-structural Best Management Practices
10 (BMPs) that minimize erosion potentials and reduce impacts. Prior to issuance of a
11 grading permit, the Applicant would be required to demonstrate compliance with
12 NPDES construction activity stormwater permit requirements.

13 Further, the Project as implemented would be required to implement and maintain
14 stormwater management systems and facilities pursuant to an approved Water
15 Quality Management Plan (WQMP) that would effectively minimize or negate
16 erosion potentials on a long-term basis. (DEIR, p. 1-19).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
19 Study.

20 ***Soils Threshold b): The Project would result in less-than-significant impacts due to location***
21 ***on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019),***
22 ***creating substantial risks to life or property.***

23 9. Project Impact(s):

24 Based on testing conducted as part of the Project Geotechnical Investigation, the near
25 surface site soils are generally expected to possess a “non-expansive” to “very low”
26 expansion potential (EI of 0 to 2). Additionally, any site-specific geologic constraints
27 which may be encountered during Project implementation will be addressed by
28 compliance with the recommendations of the final Project Geotechnical

1 Investigation(s), and existing County/CBC seismic design regulations, standards,
2 and policies. (DEIR, p. 4.6-12).

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted
5 therein, and DEIR Appendix G.

6 ***Erosion Threshold a): The Project would result in less-than-significant impacts associated***
7 ***with a change in deposition, siltation, or erosion that may modify the channel of a river or***
8 ***stream or the bed of a lake.***

9 10. **Project Impact(s):**

10 Project construction activities would temporarily expose underlying soils, thereby
11 increasing their susceptibility to erosion until the Project is fully implemented.
12 However, potential erosion impacts and construction-source stormwater pollutant
13 discharges are addressed through compliance with the NPDES. Pursuant to the
14 NPDES program, BMPs that minimize erosion and reduce water quality impacts
15 would be implemented. Prior to issuance of a grading permit, development proposals
16 within the Project site would be required to demonstrate compliance with NPDES
17 construction activity stormwater permit requirements. Further, the Project would be
18 required to implement and maintain stormwater management systems and facilities
19 pursuant to an approved WQMP that would effectively minimize or negate erosion
20 potentials on a long-term basis. (DEIR, p. 1-19).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
23 Study.

24 ***Erosion Threshold b): The Project would result in less-than-significant impacts associated***
25 ***with any increase in water erosion either on or off site.***

26 11. **Project Impact(s):**

27 Project construction activities would temporarily expose underlying soils, thereby
28 increasing their susceptibility to erosion until the Project is fully implemented.

1 However, potential erosion impacts and construction-source stormwater pollutant
2 discharges are addressed through compliance with the NPDES. Pursuant to the
3 NPDES program, BMPs that minimize erosion and reduce water quality impacts
4 would be implemented. Prior to issuance of a grading permit, development proposals
5 within the Project site would be required to demonstrate compliance with NPDES
6 construction activity stormwater permit requirements. Further, the Project would be
7 required to implement and maintain stormwater management systems and facilities
8 pursuant to an approved WQMP that would effectively minimize or negate erosion
9 potentials on a long-term basis. (DEIR, p. 1-19).

10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
12 Study.

13 *Wind Erosion and Blowsand Threshold a): The Project would result in less-than-*
14 *significant impacts associated with on- or off-site wind erosion and blowsand.*

15 12. Project Impact(s):

16 According to General Plan Figure S-8, *Wind Erosion Susceptibility Map*, the Project
17 site is located in an area with a moderate susceptibility to wind erosion. Construction
18 activities associated with the Project would temporarily expose underlying soils,
19 thereby increasing their susceptibility to erosion until the Project is fully
20 implemented. However, the site would be constructed and maintained consistent with
21 the requirements set forth in County Ordinances 460 (Article XV) and 484, which
22 set forth methods and requirements for the control of blowsand. Compliance with
23 these existing regulations would ensure impacts due to wind erosion and blowsand
24 are less-than-significant. (DEIR, p. 1-19).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
27 Study.

1 **G. Hazards and Hazardous Materials**

2 ***Hazards and Hazardous Materials Threshold a): The Project would not create a significant***
3 ***hazard to the public or the environment through the routine transport, use, or disposal of***
4 ***hazardous materials and impacts.***

5 1. Project Impact:

6 During the normal course of construction activities, there will be limited transport of
7 potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer,
8 etc.) to and from the Project site. The Project is required to comply with Hazardous
9 Materials Management Plans and regulations addressing transport, use, storage and
10 disposal of these materials. Additionally, rock blasting activities may be required
11 during the site preparation phase to remove bedrock and create buildable pads. Rock
12 blasting typically utilizes small, highly controlled explosive charges to fragment hard
13 rocks into smaller, crushable pieces. Construction contractors would be required to
14 comply with all applicable federal, state, and local laws and regulations in this regard.
15 The Project does not propose uses or activities that would require atypical
16 transportation, use, storage, or disposal of hazardous or potentially hazardous
17 materials not addressed under current regulations and policies. Mandated compliance
18 with existing regulations also reduces the potential for risk of accidental explosion
19 or release of hazardous substances. (DEIR, p. 1-20).

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
22 Study.

23 ***Hazards and Hazardous Materials Threshold b): The Project would not create a***
24 ***significant hazard to the public or the environment through reasonably foreseeable upset***
25 ***and accident conditions involving the release of hazardous materials into the environment.***

26 2. Project Impact(s):

27 During the normal course of construction activities, there will be limited transport of
28 potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer,

1 etc.) to and from the Project site. The Project is required to comply with Hazardous
2 Materials Management Plans and regulations addressing transport, use, storage and
3 disposal of these materials. Additionally, rock blasting activities may be required
4 during the site preparation phase to remove bedrock and create buildable pads. Rock
5 blasting typically utilizes small, highly controlled explosive charges to fragment hard
6 rocks into smaller, crushable pieces. Construction contractors would be required to
7 comply with all applicable federal, state, and local laws and regulations in this regard.
8 The Project does not propose uses or activities that would require atypical
9 transportation, use, storage, or disposal of hazardous or potentially hazardous
10 materials not addressed under current regulations and policies. Mandated compliance
11 with existing regulations also reduces the potential for risk of accidental explosion
12 or release of hazardous substances. (DEIR, p. 1-20).

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
15 Study.

16 *Hazards and Hazardous Materials Threshold c): The Project would not impair*
17 *implementation of or physically interfere with an adopted emergency response plan or an*
18 *emergency evacuation plan.*

19 3. Project Impact:

20 The Project does not propose or require designs or activities that would interfere with
21 any identified emergency response or emergency evacuation plan. Temporary
22 alterations to vehicle circulation routes associated with Project construction are
23 addressed through the Project Construction Traffic Management Plan (please refer
24 to IS Section 2.0, *Project Description*, Construction Traffic Management Plan).
25 Ongoing coordination with the local fire and police departments during construction
26 would ensure that potential interference with emergency response and evacuation
27 efforts are avoided. (DEIR, p. 1-20).

28 The evidence supporting these conclusions includes, without limitation, the

1 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
2 Study.

3 *Airports Threshold a): The Project would result in less-than-significant impacts due to an*
4 *inconsistency with an Airport Master Plan.*

5 4. Project Impact(s):

6 The Project site is located approximately one mile southwesterly of March Air
7 Reserve Base/Inland Port Airport. An Airport Master Plan has not yet been created
8 for March Inland Port Airport. Absent an Airport Master Plan, the March JPA
9 General Plan establishes the long-term vision to guide the future development of
10 properties located within the March JPA Planning Area. As shown at Figure II-1 of
11 the March JPA General Plan, the Project site is not located within the General Plan
12 Planning Area, and as such is not subject to the provisions presented therein. The
13 Project would not conflict or obstruct implementation of the General Plan in any
14 way. It is assumed that the future Airport Master Plan would be developed consistent
15 with the land uses and boundaries presented within the existing General Plan. (DEIR,
16 p. 4.5-14).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.5 of the DEIR and the citations noted
19 therein, and DEIR Appendix F.

20 *Airports Threshold b): The Project was reviewed by the Airport Land Use Commission and*
21 *was found to be compatible with airport operations; impacts would be less than significant.*

22 5. Project Impact(s):

23 Riverside County ALUC review is necessary primarily for projects that include
24 legislative actions such as a General Plan Amendment, Specific Plan Amendment,
25 or Zone Change. The Oleander Business Park Project would not require any such
26 amendments. Since the Project is consistent with the existing Riverside County land
27 use designations of the site, it would also be considered consistent with the land uses
28 assumed by the 2014 Riverside County ALUCP for March ARB/IPA (March

1 ARB/IPA ALUCP).

2 The Project Applicant has submitted the Project plans to the ALUC for that agency's
3 independent review. Review and conditional approval of the Project is documented
4 in Airport Land Use Commission (ALUC) Development Review (Riverside County
5 Airport Land Use Commission) September 19, 2019 (DEIR Appendix F).
6 Conditions, revisions or limitations required by the ALUC would be incorporated in
7 the Project prior to approval by the County. (DEIR, pp. 4.5-15 – 4.5-16).

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.5 of the DEIR and the citations noted
10 therein, and DEIR Appendix F.

11 *Airports Threshold c): The Project would result in a less-than-significant impact due to*
12 *safety hazards associated with public airports.*

13 6. Project Impact(s):

14 The Riverside County ALUC has reviewed the Project and determined the Project to
15 be consistent with the March Air Reserve Base/Inland Port Airport ALUCP, subject
16 to conditions. Additionally, Federal Aviation Administration (FAA) airspace review
17 has been completed for the Project, and the FAA has issued No Hazard to Air
18 Navigation Determinations for all Project facilities. The Project would comply with
19 all ALUC conditions and requirements established through the ALUC review
20 process, including but not limited to compliance with applicable provisions of the
21 March ARB/IPA ALUCP. Consistency with the ALUCP demonstrates that the
22 Project would not result in or create safety hazard related to or affecting March
23 ARP/IPA facilities or operations. (DEIR, p. 4.5-17).

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Subsection 4.5 of the DEIR and the citations noted
26 therein, and DEIR Appendix F.

27 *Hazardous Fire Area Threshold a): The Project would not expose people or structures to*
28 *a significant risk of loss, injury or death involving wildland fires, including where wildlands*

1 *are adjacent to urbanized areas or where residences are intermixed with wildlands.*

2 7. **Project Impact(s):**

3 As shown at Figure 12, Wildfire Susceptibility, of the MVAP, the Project site is not
4 located within a designated Fire Hazard Severity Zone. Additionally, the Project site
5 and surrounding areas are currently provided fire protection and emergency response
6 services by the Riverside County Fire Department. Development fees and taxes paid
7 by the Project act to offset its incremental demands for fire protection services. Based
8 on the preceding discussion, the Project's potential to expose people or structures to
9 a significant risk of loss, injury or death involving wildland fires is considered less-
10 than-significant. (DEIR, p. 1-20).

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
13 Study.

14 **H. Hydrology and Water Quality**

15 ***Water Quality Threshold a):*** *The Project would not substantially alter the existing drainage*
16 *pattern of the site or area, including through the alteration of the course of a stream or river,*
17 *in a manner that would result in substantial erosion or siltation on- or off-site.*

18 1. **Project Impact(s):**

19 Post-development drainage patterns would respect the tributary drainage areas and
20 drainage patterns depicted on the Master Drainage Plan for Perris Valley Area June
21 1991. The Project does not propose or require alteration of any streams or rivers.

22 Developed stormwaters would be conveyed by storm drains connecting to the
23 existing MDP storm drain system and would not be discharged to areas subject to
24 erosion. Stormwaters from the Project site would therefore not be discharged in a
25 manner that cause or result in substantial erosion. The Project SWPPP and WQMP,
26 discussed subsequently, would ensure that substantial erosion and/or siltation would
27 not otherwise occur under post-development conditions. (DEIR, p. 4.7-26).

28 The evidence supporting these conclusions includes, without limitation, the

1 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
2 therein, and DEIR Appendix H.

3 ***Water Quality Thresholds b) and g): The Project would not violate any water quality***
4 ***standards or waste discharge requirements; or otherwise substantially degrade water***
5 ***quality.***

6 2. Project Impact(s):

7 During site preparation activities, any existing groundcover would be removed from
8 the site, exposing the Project area to increased wind and water erosion potentials.
9 Further, construction site runoff may carry increased loads of sediment, heavy metals
10 and petroleum hydrocarbons (from machinery) which could degrade water quality.
11 In accordance with NPDES requirements, the Project Applicant would be required
12 to prepare and implement a construction activities erosion control plan to alleviate
13 potential sedimentation and stormwater discharge contamination impacts of the
14 Project.

15 The Applicant would also be responsible for compliance with the General
16 Construction NPDES permit from the SARWQCB by filing a Notice of Intent to
17 Commence Construction Activities. Under the General Construction Permit,
18 discharge of materials other than stormwater is prohibited. The General Construction
19 Permit stipulates further that the Applicant shall prepare, retain at the construction
20 site, and implement a SWPPP which identifies the sources of sediments and other
21 pollutants that affect the quality of stormwater discharge, and implement practices to
22 reduce sediment and other pollutants to stormwater discharge. SWPPP requirements
23 include identification of construction and post-construction BMPs that would act to
24 reduce sediments and other pollutants.

25 Implementation of the Project SWPPP and compliance with applicable NPDES and
26 SARWQCB requirements would ensure that potential construction-source water
27 quality impacts of the Project are reduced below the level of significance. (DEIR, p.
28 4.7-27).

1 Over the life of the Project, contaminants such as oil, fuel and grease that are spilled
2 or left behind by vehicular traffic, collect and concentrate on paved surfaces. During
3 storm events, these contaminants are washed into the storm drain system and may
4 potentially degrade receiving water quality. Stormwater runoff from paved surfaces
5 within the developed Project area could carry a variety of urban wastes, including
6 greases and oils and small amounts of metals which are common by-products of
7 vehicular travel. In addition, storm runoff will likely contain residual amounts of
8 fertilizers and plant additives washed off from landscaped areas.

9 Recognizing the potential hazards of such urban runoff, the EPA has issued
10 regulations which require municipalities to participate in the NPDES program. As
11 part of this program, the SARWQCB has issued an NPDES permit for urban runoff
12 to the RCFCWCD, and the County has been established as a co-permittee.
13 Compliance with the provisions specified in the NPDES permit ensures proper
14 management and disposal of urban runoff from the Project.

15 To ensure adequate and appropriate treatment of stormwater discharges, the Project
16 stormwater management system concept and associated WQMP would incorporate
17 treatment systems to remove potential pollutants of concern from developed
18 stormwater discharges onsite prior to release to the master plan drainage system.
19 More specifically, the Project WQMP would provide volume-based underground
20 storage areas and MWS bio-filtration facilities. Additionally, self-treating landscape
21 areas would be constructed along the Project perimeter. Please refer also to Project
22 WQMP Section D: Implement LID BMPs for specific water quality treatment
23 systems and facilities to be implemented by the Project. The Project WQMP would
24 be designed, constructed, operated and maintained in conformance with design
25 criteria and performance standards presented in the Santa Ana Regional Water
26 Quality Control Board WQMP Guidance Document. (DEIR, p. 4.7-28).

27 The evidence supporting these conclusions includes, without limitation, the
28 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted

1 therein, and DEIR Appendix H.

2 ***Water Quality Threshold c): The Project would not substantially deplete groundwater***
3 ***supplies or interfere substantially with groundwater recharge such that there would be a net***
4 ***deficit in aquifer volume or a lowering of the local groundwater table level.***

5 3. Project Impact(s):

6 The Project would be provided domestic water service by the Eastern Municipal
7 Water District (EMWD). The Project does not propose direct withdrawal of
8 groundwater that would substantially deplete groundwater supplies. Nor does the
9 Project propose facilities or activities affecting designated groundwater recharge
10 areas. Further, construction proposed by the Project will not involve massive
11 substructures at depths that would significantly impair or alter the direction or rate
12 of flow of groundwater. As such, the potential for the Project to substantially deplete
13 groundwater supplies, or to substantially interfere with groundwater recharge
14 capabilities are anticipated to be less-than-significant. (DEIR, p. 1-21).

15 The evidence supporting these conclusions includes, without limitation, the
16 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
17 Study.

18 ***Water Quality Threshold d): The Project would not create or contribute runoff water that***
19 ***would exceed the capacity of the existing or planned stormwater drainage systems or provide***
20 ***substantial additional sources of polluted runoff.***

21 4. Project Impact(s):

22 The Project incorporates necessary drainage and stormwater management systems,
23 and would comply with stormwater system design, construction, and operational
24 requirements mandated under the County Code as well as regulations established by
25 other agencies such as the SARWQCB and RCFCWCD. The Project stormwater
26 management system incorporates storm drains sized to accept and convey calculated
27 maximum stormwater discharges. More specifically, as discussed in the Project
28 Hydrology Report, and summarized in this Section, stormwater discharges from the

1 Project stormwater management system would not exceed existing conditions.
2 Receiving MPD storm drains are adequately sized and configured to accept
3 developed stormwater discharges from the Project site.

4 Final design, configuration, and locations of proposed drainage system
5 improvements would be reviewed and approved by the County and RCFCWCD,
6 prior to, or concurrent with, application for grading permits. (DEIR, p. 4.7-29).

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
9 therein, and DEIR Appendix H.

10 *Water Quality Threshold h): The Project would include new or retrofitted stormwater*
11 *Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment*
12 *basins, constructed treatment wetlands), the operation of which could result in significant*
13 *environmental effects (e.g., increased vectors or odors).*

14 5. Project Impact(s):

15 The Project does not propose or require Treatment Control BMPs the operation of
16 which could result in significant environmental effects. More specifically, Treatment
17 Control BMPs implemented by the Project would comprise underground storage
18 areas, followed by bio-filtration utilizing a Modular Wetlands System (MSW).
19 Treatment Control BMPs implemented by the Project would conform to design
20 criteria and performance standards presented in Water Quality Management Plan, A
21 Guidance Document for the Santa Ana Region of Riverside County (Santa Ana
22 Regional Water Quality Control Board) October 22, 2012 (WQMP Guidance
23 Document) Section 3.4.2 Types of LID BMPs.

24 There is the potential that vegetation in and around MSW areas or elsewhere within
25 the Project site could provide food or cover for bird species that could interfere with
26 operations of proximate March Air Base. The Project would be required to comply
27 with Airport Land Use Commission (ALUC) conditions of approval addressing
28 vegetation in and around MSW areas or elsewhere in the Project site that could

1 provide food or cover for bird species. Normal maintenance activities for bio-
2 filtration areas and MSWs would further minimize potential effects related to vectors
3 and odors. (DEIR, p. 4.7-30).

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
6 therein, and DEIR Appendix H.

7 ***Floodplains Threshold a): The Project would not substantially alter the existing drainage***
8 ***pattern of the site or area, including through the alteration of the course of a stream or river,***
9 ***or substantially increase the rate or amount of surface runoff in a manner that would result***
10 ***in flooding on- or off-site.***

11 6. Project Impact(s):

12 The Project stormwater management concept would maintain the subject site's
13 existing prevalent west – east trending drainage pattern. The Project does not propose
14 or require alteration of any streams or rivers. The Project stormwater management
15 system described herein would ensure that additional stormwaters generated by the
16 Project would not exceed the capacity of the receiving storm drain system or
17 otherwise result in flooding on-site or off-site. (DEIR, p. 4.7-31).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
20 therein, and DEIR Appendix H.

21 ***Floodplains Threshold b): The Project would not change absorption rates or the rate and***
22 ***amount of surface runoff.***

23 7. Project Impact(s):

24 New impervious surfaces and structures implemented by the Project would increase
25 the rate and amount of surface runoff developed within the Project site. However,
26 the Project stormwater management system described herein acts to preclude or
27 minimize potential adverse effects of additional generated stormwater runoff. (DEIR,
28 p. 4.7-32).

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
3 therein, and DEIR Appendix H.

4 ***Floodplains Threshold c): The Project will result in less-than-significant impacts due to***
5 ***exposure of people or structures to a significant risk of loss, injury or death involving***
6 ***flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation***
7 ***Area).***

8 8. Project Impact(s):

9 The Project site is not located in a dam inundation area, or any other special flood
10 hazard area, as delineated at Figure 15 of the MVAP. As such, the potential for the
11 Project to expose people or structures to a significant risk of loss, injury or death
12 involving flooding as a result of the failure of a levee or dam is considered less-than-
13 significant. (DEIR, p. 1-21).

14 The evidence supporting these conclusions includes, without limitation, the
15 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
16 Study.

17 ***Floodplains Threshold d): The Project would not change the amount of surface water in***
18 ***any water body.***

19 9. Project Impact(s):

20 Runoff from the Project site would be conveyed south/southwesterly toward Lake
21 Elsinore, which is located approximately 14 miles southwesterly of the Project site.
22 As discussed previously, the Project stormwater management system would be
23 designed to ensure that the historical drainage characteristics of the Project site and
24 surrounding areas would not be substantially altered. Additionally, stormwater
25 discharges from the Project site would not exceed existing conditions and would
26 therefore not substantially add to the amount of surface water in any water body. The
27 Project does not propose elements or operations that would substantially reduce the
28 amount of surface water in any water body. (DEIR, p. 4.7-33).

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted
3 therein, and DEIR Appendix H.

4 **I. Land Use and Planning**

5 ***Land Use Threshold a): The Project would not result in a substantial alteration of the***
6 ***present or planned land use of an area.***

7 1. **Project Impact(s):**

8 Uses proposed by the Project are consistent with the site's current Business Park
9 General Plan Land Use designation; and the site's Industrial zoning designation. The
10 proposed uses are representative of those envisioned for the site by the General Plan
11 and the MVAP. The site is located within the City of Perris' sphere of influence
12 (SOI). However, the Perris General Plan does not identify land use designations for
13 property located outside the City boundaries, but within its SOI. Although the Project
14 represents development of a property located within a City SOI, it is consistent with
15 the land use designations currently in place. No change in land use designation is
16 required or proposed. Impacts in this regard are considered less-than-significant.
17 (DEIR, p. 1-21).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
20 Study.

21 ***Land Use Threshold b): The Project would not affect land use within a city sphere of***
22 ***influence and/or within adjacent city or county boundaries.***

23 2. **Project Impact(s):**

24 Uses proposed by the Project are consistent with the site's current Business Park
25 General Plan Land Use designation; and the site's Industrial zoning designation. The
26 proposed uses are representative of those envisioned for the site by the General Plan
27 and the MVAP. The site is located within the City of Perris' sphere of influence
28 (SOI). However, the Perris General Plan does not identify land use designations for

1 property located outside the City boundaries, but within its SOI. Although the Project
2 represents development of a property located within a City SOI, it is consistent with
3 the land use designations currently in place. No change in land use designation is
4 required or proposed. Impacts in this regard are considered less-than-significant.
5 (DEIR, p. 1-21).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
8 Study.

9 *Planning Threshold a): The Project would not be inconsistent with the site's existing or*
10 *proposed zoning.*

11 3. Project Impact(s):

12 The General Plan Land Use designation of the site is Business Park (BP). The site's
13 zoning is Industrial Park (I-P). The Project does not propose or require modification
14 of the County's existing General Plan Land Use or Zoning designations. Properties
15 located to the north are zoned Rural Residential (R-R). Properties located easterly
16 and southerly of the site are zoned for light industrial (LI) uses. Properties located
17 westerly adjacent to the site are zoned I-P. The Project represents a logical
18 continuation of the existing light industrial uses and designations that exist westerly,
19 easterly, and southerly of the site. (DEIR, p. 1-21).

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
22 Study.

23 *Planning Threshold b): The Project would be compatible with existing surrounding zoning.*

24 4. Project Impact(s):

25 The General Plan Land Use designation of the site is Business Park (BP). The site's
26 zoning is Industrial Park (I-P). The Project does not propose or require modification
27 of the County's existing General Plan Land Use or Zoning designations. Properties
28 located to the north are zoned Rural Residential (R-R). Properties located easterly

1 and southerly of the site are zoned for light industrial (LI) uses. Properties located
2 westerly adjacent to the site are zoned I-P. The Project represents a logical
3 continuation of the existing light industrial uses and designations that exist westerly,
4 easterly, and southerly of the site. (DEIR, p. 1-22).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
7 Study.

8 *Planning Threshold c): The Project would be compatible with existing and planned*
9 *surrounding land uses.*

10 5. Project Impact(s):

11 The General Plan Land Use designation of the site is Business Park (BP). The site's
12 zoning is Industrial Park (I-P). The Project does not propose or require modification
13 of the County's existing General Plan Land Use or Zoning designations. Properties
14 located to the north are zoned Rural Residential (R-R). Properties located easterly
15 and southerly of the site are zoned for light industrial (LI) uses. Properties located
16 westerly adjacent to the site are zoned I-P. The Project represents a logical
17 continuation of the existing light industrial uses and designations that exist westerly,
18 easterly, and southerly of the site. (DEIR, p. 1-22).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
21 Study.

22 *Planning Threshold d): The Project would be consistent with the land use designations and*
23 *policies of the General Plan (including those of any applicable Specific Plan).*

24 6. Project Impact(s):

25 The General Plan Land Use designation of the site is Business Park (BP). The site's
26 zoning is Industrial Park (I-P). The Project does not propose or require modification
27 of the County's existing General Plan Land Use or Zoning designations. Properties
28 located to the north are zoned Rural Residential (R-R). Properties located easterly

1 and southerly of the site are zoned for light industrial (LI) uses. Properties located
2 westerly adjacent to the site are zoned I-P. The Project represents a logical
3 continuation of the existing light industrial uses and designations that exist westerly,
4 easterly, and southerly of the site. (DEIR, p. 1-22).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
7 Study.

8 **J. Noise**

9 *Airport Noise Threshold a): The Project would result in a less-than-significant exposure*
10 *of people residing or working in the Project area to excessive noise levels associated with*
11 *public airports.*

12 1. Project Impact(s):

13 The Project site is located within Compatibility Zone C2 of the March Air Reserve
14 Base/Inland Airport Land Use Compatibility Plan (ALUCP). According to Table
15 MA-1, Compatibility Zone Factors, of the ALUCP, Compatibility Zone C2 includes
16 properties within the 60 dBA CNEL noise contour. Properties within Compatibility
17 Zone C2 may be subject to single-noise events that are disruptive to noise-sensitive
18 land uses. However, uses proposed by the Project are not considered noise-sensitive
19 receptors. According to General Plan Table N-1, land uses such as the Project are
20 considered “normally acceptable” at noise levels up to 75 dBA CNEL. Based on the
21 preceding, significant impacts related to airport noise would not occur. (DEIR, p. 1-
22 22).

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
25 Study.

26 *Railroad Noise Threshold: The Project will result in a less-than-significant exposure of*
27 *people residing or working in the project area to excessive noise levels from rail/railroad*
28 *operations.*

1 2. Project Impact(s):

2 The Project site is located approximately one-half mile (2,640 feet) westerly of an
3 existing rail spur line, which connects to a north-south rail corridor that runs adjacent
4 to Interstate 215. According to General Plan Draft EIR No. 521 (Figures 4.15.2
5 through 4.15.4), which presents information about noise levels associated with rail
6 lines throughout the County, land uses located between 1,600 feet and 3,800 feet
7 from existing rail corridors would be subject to noise levels between 60 dBA and 65
8 dBA. According to General Plan Table N-1, land uses such as the Project are
9 considered “normally acceptable” at noise levels up to 75 dBA CNEL. Based on the
10 preceding, significant impacts related to railroad noise would not occur. (DEIR, p.
11 1-23).

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
14 Study.

15 ***Highway Noise Threshold:*** *The Project will result in a less-than-significant exposure of*
16 *people residing or working in the project area to excessive noise levels from highway*
17 *operations.*

18 3. Project Impact(s):

19 The Project site is located approximately one-half mile (2,640 feet) westerly of
20 Interstate 215. According to Figure 4.13.9 of the Riverside County General Plan EIR,
21 land uses that are located between 1,228 feet and 2,645 feet from a freeway corridor
22 would be subject to noise levels ranging from 55 dBA to 60 dBA. According to
23 General Plan Table N-1, land uses such as the Project are considered “normally
24 acceptable” at noise levels up to 75 dBA CNEL. Based on the preceding, significant
25 impacts related to highway noise would not occur. (DEIR, p. 1-23).

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
28 Study.

1 ***Noise Effects by the Project Threshold a): The Project would not result in a substantial***
2 ***permanent increase in ambient noise levels in the project vicinity above levels existing***
3 ***without the project.***

4 4. Project Impact(s):

5 Project noise sources that could result in or cause a substantial permanent increase in
6 ambient noise levels in the Project vicinity above levels existing without the Project
7 include: Project operational/area-source noise, and Project vehicular-source noise.
8 As substantiated at DEIR Subsection 4.4, Noise and supporting technical Noise
9 Impact Analysis (DEIR Appendix E):

- 10 • Project operational/area-source noise would not cause or result in a
11 substantial permanent increase in ambient noise levels when compared to
12 ambient conditions without the Project. Impacts in these regards would
13 therefore be less-than-significant. (DEIR, pp. 4.4-31, 4.4-32).
- 14 • Project vehicular-source noise would not cause or result in a substantial
15 permanent increase in ambient noise levels when compared to ambient
16 conditions without the Project. Impacts in these regards would therefore be
17 less-than-significant. (DEIR, p. 4.4-27).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted
20 therein, and DEIR Appendix E.

21 ***Noise Effects by the Project Threshold b): The Project would not result in a substantial***
22 ***temporary or periodic increase in ambient noise levels in the project vicinity above levels***
23 ***existing without the project.***

24 5. Project Impact(s):

25 Project noise sources that could result in or cause a substantial temporary or periodic
26 increase in ambient noise levels in the Project vicinity above levels existing without
27 the Project include: Project construction-source noise. As substantiated at DEIR
28 Subsection 4.4, Noise and supporting technical Noise Impact Analysis (DEIR

1 Appendix E):

- 2 • Project construction-source noise would not cause or result in a substantial
3 temporary or periodic increase in ambient noise levels when compared to
4 ambient conditions without the Project. Impacts in these regards would
5 therefore be less-than-significant. (DEIR, pp. 4.4-24, 4.4-25).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted
8 therein, and DEIR Appendix E.

9 *Noise Effects by the Project Threshold c): The Project would not result in exposure of*
10 *persons to or generation of noise levels in excess of standards established in the local*
11 *general plan or noise ordinance, or applicable standards of other agencies.*

12 6. Project Impact(s):

13 Project noise sources that could result in exposure of persons to or generation of
14 noise levels in excess of standards established in the local general plan or noise
15 ordinance, or applicable standards of other agencies include: Project construction-
16 source noise, Project operational/area-source noise, and Project vehicular-source
17 noise. As substantiated at DEIR Subsection 4.4, and supporting technical Noise
18 Impact Analysis (DEIR Appendix E):

- 19 • Project construction-source noise would not cause or result in exposure of
20 persons to or generation of noise levels in excess of standards established in
21 the local general plan or noise ordinance, or applicable standards of other
22 agencies. Impacts in these regards would therefore be less-than-significant.
23 (DEIR, pp. 4.4-23 – 4.4-25).
- 24 • Project operational/area-source noise would not cause or result in exposure
25 of persons to or generation of noise levels in excess of standards established
26 in the local general plan or noise ordinance, or applicable standards of other
27 agencies. Impacts in these regards would therefore be less-than-significant.
28 (DEIR, pp. 4.4-28, 4.4-29).

- 1 • Project vehicular-source noise would not cause or result in exposure of
2 persons to or generation of noise levels in excess of standards established in
3 the local general plan or noise ordinance, or applicable standards of other
4 agencies. Impacts in these regards would therefore be less-than-significant.
5 (DEIR, pp. 4.4-25 – 4.4-27).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted
8 therein, and DEIR Appendix E.

9 *Noise Effects by the Project Threshold d): The Project would not result in exposure of*
10 *persons to or generation of excessive ground-borne vibration or ground-borne noise levels.*

11 7. Project Impact(s):

12 Project vibration sources that could result in exposure of persons to or generation of
13 excessive ground-borne vibration or ground-borne noise levels include: Project
14 construction activities, and Project operational activities.

15 As substantiated at DEIR Subsection 4.4 and supporting technical Noise Impact
16 Analysis (DEIR Appendix E):

- 17 • Project construction activities would not result in exposure of persons to or
18 generation of excessive ground-borne vibration or ground-borne noise levels.
19 Impacts in these regards would therefore be less-than-significant. (DEIR, pp.
20 4.4-32 – 4.4-34).
- 21 • Project operational activities would not result in exposure of persons to or
22 generation of excessive ground-borne vibration or ground-borne noise levels.
23 Impacts in these regards would therefore be less-than-significant. (DEIR, pp.
24 4.4-34, 4.4-35).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted
27 therein, and DEIR Appendix E.

28

1 **K. Population and Housing**

2 ***Housing Threshold b): The Project would not create a demand for additional housing,***
3 ***particularly housing affordable to households earning 80% or less of the County's median***
4 ***income, and impacts would be less than significant.***

5 1. Project Impact(s):

6 The Project does not propose uses that would result in substantial population growth,
7 creating a demand for additional housing. Project-related employment demands
8 would likely be filled by the existing Riverside County personnel pool, with little or
9 no measurable increase in the County resident population or the demand for housing
10 within the area. Impacts would be less-than-significant. (DEIR, p. 1-23).

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
13 Study.

14 ***Housing Threshold e): The Project would not cumulatively exceed official regional or local***
15 ***population projections, and impacts would be less than significant.***

16 2. Project Impact(s):

17 The Project would not induce substantial population growth in the area, either
18 directly (for example, by proposing new homes and businesses) or indirectly (for
19 example, through extension of roads or other infrastructure), and impacts would be
20 less than significant. (DEIR, p. 1-23).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
23 Study.

24 ***Housing Threshold f): The Project would not induce substantial population growth in the***
25 ***area, either directly (for example, by proposing new homes and businesses) or indirectly***
26 ***(for example, through extension of roads or other infrastructure), and impacts would be less***
27 ***than significant.***

28 3. Project Impact(s):

1 The Project does not propose residential development, nor would the Project
2 otherwise induce substantial population growth in the area, either directly or
3 indirectly. In this latter regard, land uses and development intensities proposed by
4 the Project are consistent with land uses and development intensities assumed under
5 the General Plan. As such, growth resulting from buildout of the Project is consistent
6 with, and reflected in, the growth projections assumed by the County. Further,
7 supporting infrastructure for the Project is also a planned response to anticipated
8 growth of the area, not an inducement to growth. The potential for the Project to
9 induce substantial population growth in the area, either directly or indirectly is
10 therefore considered less-than-significant. (DEIR, p. 1-24).

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
13 Study.

14 **L. Public Services**

15 ***Public Services Threshold):** The Project would not result in substantial adverse physical
16 impacts associated with the provision of new or physically altered government facilities or
17 the need for new or physically altered governmental facilities, the construction of which
18 could cause significant environmental impacts, in order to maintain acceptable service
19 ratios, response times or other performance objectives for fire services, sheriff services,
20 schools, libraries, and/or health services.*

21 1. **Project Impact(s):**

22 The Project would introduce structures, traffic, and workers to the Project Site, which
23 would increase the demand for fire protection and law enforcement services provided
24 by the Riverside County Fire Department and Sheriff Facilities. However, the
25 Project would be required to comply with County Ordinance No. 695, which
26 establishes development impact fees. Fees collected pursuant to Ordinance No. 695
27 would act to offset incremental Project-related fire protection and police protection
28 services demands.

1 The Project is industrial in nature and thereby would not result in impacts to schools,
2 libraries or health services such that the physical impacts would require provision of
3 altered or new government facilities. Additionally, the Project Applicant would pay
4 mandatory school impact fees prior to issuance of the first Project building permit.
5 The overall Project impact level to Public Services will be less than significant.
6 (DEIR, p. 1-24).

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
9 Study.

10 **M. Recreation**

11 *Parks and Recreation Threshold a): The Project would not include recreational facilities*
12 *or require the construction or expansion of recreational facilities which might have an*
13 *adverse physical effect on the environment.*

14 1. Project Impact(s):

15 The Project does not propose elements (e.g., residential development) that would
16 result in substantial increased demands for neighborhood or regional parks or other
17 recreational facilities. Additionally, Development Impact Fees (DIF) would be
18 collected by the County to offset any impacts to recreational facilities. As such, the
19 Project's potential to result in increased demands on neighborhood or regional parks
20 or other recreational facilities is considered less-than-significant. (DEIR, p. 1-24).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
23 Study.

24 *Parks and Recreation Threshold b): The Project would not include the use of existing*
25 *neighborhood or regional parks or other recreational facilities such that substantial*
26 *physical deterioration of the facility would occur or be accelerated.*

27 2. Project Impact(s):

28 The Project does not propose elements (e.g., residential development) that would

1 result in substantial increased demands for neighborhood or regional parks or other
2 recreational facilities. Additionally, Development Impact Fees (DIF) would be
3 collected by the County to offset any impacts to recreational facilities. As such, the
4 Project's potential to result in increased demands on neighborhood or regional parks
5 or other recreational facilities is considered less-than-significant. (DEIR, p. 1-25).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
8 Study.

9 ***Recreational Trails Threshold: The Project would not interfere with the use of any existing
10 recreational trails, or conflict with any planned future recreational trails.***

11 3. Project Impact(s):

12 The Figure 9, Trails and Bikeway System, of the MVAP indicates that designated
13 Community Trails exist along Nandina Avenue, Decker Road, Oleander Avenue and
14 Harley Knox Road. Implementation of the Project would not interfere with the use
15 of any existing trails. Any future trails planned adjacent to the Project site would be
16 implemented by the Project. As such, no significant impacts to recreational trails
17 would occur. (DEIR, p. 1-25).

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
20 Study.

21 N. Transportation/Traffic

22 ***Transportation Threshold: The Project would not conflict with or be inconsistent with
23 CEQA Guidelines Section 15064.3, subdivision (b), resulting in Vehicle Miles Traveled
24 (VMT) impacts.***

25 1. Project Impact(s):

26 The Project would generate additional Vehicle Miles Traveled (VMT). As
27 substantiated at DEIR Subsection 4.1, and supporting technical VMT Assessment
28 (DEIR Appendix B), Project VMT/employee would not exceed the applicable

1 County VMT/employee threshold. On this basis, the potential for the Project to
2 conflict with or be inconsistent with *CEQA Guidelines* Section 15064.3, subdivision
3 (b) would be less-than-significant. Additionally, the Project would not result in or
4 contribute to substantial adverse induced VMT impacts. Impacts in this regard would
5 therefore be less-than-significant. (DEIR, pp. 4.1-3 - 4.1-9).

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
8 therein, and DEIR Appendix B.

9 *Circulation Threshold a): The Project would not conflict with a program, plan, ordinance*
10 *or policy addressing the circulation system, including transit, roadway, bicycle and*
11 *pedestrian facilities.*

12 2. Project Impact(s):

13 The Project does not propose elements or aspects that would conflict with a program,
14 plan, ordinance or policy addressing the circulation system, including transit,
15 roadway, bicycle and pedestrian facilities. In this respect, the Project is designed to
16 accommodate pedestrians via sidewalks provided along adjacent public roadways.
17 Landscaping would be installed along the Project's perimeter, separating and
18 defining the adjacent public roadway rights-of-way (and their associated streetscapes
19 and sidewalks) from the Project interior spaces, minimizing or avoiding conflict
20 between Project operations and pedestrian traffic. Additionally, all Project site design
21 features, including but not limited to sidewalk designs and driveway access to
22 adjacent streets would be subject to review and approval by the County of Riverside
23 at the time improvement plans are submitted. Established County review processes
24 ensure that Project driveway access control and sight distance standards conform to
25 County safety standards, acting to minimize potential pedestrian/vehicle conflicts at
26 the Project driveway intersections with adjacent sidewalks.

27 The Project is located within the MVAP. In the Project vicinity, community trails are
28 proposed along Oleander Avenue, Harvill Avenue (north of Oleander Avenue), and

1 Harley Knox Boulevard. Consistent with County requirements, the Project would
2 design and construct adjacent roadway sections, including any trail improvements
3 and/or incorporation of trail easements.

4 There are no public transit services in the vicinity of the Project site under existing
5 conditions. On a long-term basis, the Project may result in increased demand for
6 public transportation as increased employment opportunities become available on-
7 site; however, transit agencies routinely review and adjust their ridership schedules
8 to accommodate public demand. Accordingly, the Project has no potential to conflict
9 with local public transit service.

10 No designated truck routes exist within the County jurisdiction. However, when
11 Project truck traffic passes through adjacent jurisdictions (e.g., City of Perris) trucks
12 would be required to use designated truck routes. Mandatory use of designated truck
13 routes would minimize potential conflicts between truck traffic and other motorized
14 and non-motorized transportation modes. (DEIR, pp. 4.1-10 – 4.1-11).

15 The evidence supporting these conclusions includes, without limitation, the
16 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
17 therein, and DEIR Appendix B.

18 *Circulation Threshold b): The Project would not conflict with an applicable congestion*
19 *management program, including, but not limited to level of service standards and travel*
20 *demand measures, or other standards established by the county congestion management*
21 *agency for designated roads or highways.*

22 3. Project Impact(s):

23 Congestion and Level of Service (LOS) deficiencies are no longer environmental
24 impact considerations under CEQA. The Initial Study topic: “Conflict with an
25 applicable congestion management program, including, but not limited to level of
26 service standards and travel demand measures, or other standards established by the
27 county congestion management agency for designated roads or highways” is
28 therefore no longer a County CEQA environmental consideration. For informational

1 purposes, congestion management and related analysis of potential LOS deficiencies
2 are addressed in detail in the Project TIA, DEIR Appendix B.

3 ***Circulation Threshold c): The Project would not result in a change in air traffic patterns,***
4 ***including either an increase in traffic levels or a change in location that results in substantial***
5 ***safety risks.***

6 4. Project Impact(s):

7 The Project site is located approximately one mile southwesterly of March Air
8 Reserve Base/Inland Port Airport (MARB/IPA), within the MARB/IPA Airport
9 Influence Area (Airport Influence Area). Within the Airport Influence Area are three
10 designated Compatibility Zones. Properties within these zones are subject to
11 MARB/IPA Airport Land Use Compatibility Plan (ALUCP) policies and regulations
12 governing such issues as land use, development intensity, density, height of
13 structures, and noise. The Project site is located within Compatibility Zone C2.

14 The Project proposes conventional warehouse/manufacturing uses and does not
15 propose or require facilities or operations that would affect or be affected by
16 MARB/IPA air traffic levels or air traffic patterns. The Project does not propose
17 designs or uses that would not encroach on restricted air space(s) nor would the
18 Project structures otherwise adversely affect MARB/IPA airfield operations. The
19 Project would comply with all requirements established under the ALUCP. (DEIR,
20 p. 4.1-12).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
23 therein, and DEIR Appendix B.

24 ***Circulation Threshold d): The Project would not alter waterborne, rail or air traffic.***

25 5. Project Impact(s):

26 There are no existing or proposed waterborne traffic routes or rail traffic routes
27 within the Study Area. The Project would have no impact on waterborne traffic or
28 rail traffic. On this basis, the potential for the Project to alter waterborne, rail, or air

1 traffic would be less-than-significant. (DEIR, p. 4.1-13).

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
4 therein, and DEIR Appendix B.

5 ***Circulation Threshold e): The Project would not substantially increase hazards due to a***
6 ***geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible***
7 ***uses (e.g., farm equipment).***

8 6. Project Impact(s):

9 The final design of the Project site plan and all Project traffic improvements would
10 be subject to review and approval by the County, thereby ensuring conformance of
11 the Project improvements with County design and safety standards. In addition,
12 representatives of the County Sheriff Department and County Fire Department would
13 review the Project's plans to ensure that emergency access is provided consistent
14 with Department(s) requirements. Efficient and safe access within, and access to, the
15 Project is provided by the site plan design concept, site access improvements, and
16 site adjacent roadway improvements included as components of the Project. On-site
17 traffic signing and striping would be implemented in conjunction with detailed
18 construction plans for the Project site. Sight distance at each Project access point
19 would be reviewed to ensure conformance with County sight distance standards at
20 the time of preparation of final grading, landscape and street improvement plans.
21 (DEIR, p. 4.1-14).

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
24 therein, and DEIR Appendix B.

25 ***Circulation Threshold f): The Project would not cause an effect upon, or a need for new or***
26 ***altered maintenance of roads.***

27 7. Project Impact(s):

28 The Project would implement recommended roadway system improvements

1 identified in this Section and any additional/alternative improvements that may be
2 required pursuant to the Project Conditions of Approval. All proposed improvements
3 would be designed and constructed consistent with County engineering standards
4 and requirements. The County would review and inspect all roads constructed as part
5 of the Project prior to their acceptance for maintenance, thereby minimizing potential
6 roadway maintenance requirements.

7 Roadways in the Study Area generally would require routine, intermittent
8 maintenance. Periodic maintenance of the Study Area roadway system is a function
9 of the County (and Caltrans for Caltrans facilities). Such maintenance activities
10 would not result in any new or substantially different impacts beyond those identified
11 and addressed in this EIR.

12 Maintenance and repair of Study Area roads is funded by federal, state, and local tax
13 revenues. The Project will also contribute fees and tax revenues to the County that
14 may be directed to the repair and maintenance of Study Area roads. (DEIR, p. 4.1-
15 15).

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted
18 therein, and DEIR Appendix B.

19 *Circulation Threshold g): The Project would not substantially cause an effect upon*
20 *circulation during Project's construction.*

21 8. Project Impact(s):

22 Temporary alterations to vehicle circulation routes associated with Project
23 construction are addressed through the Project Construction Traffic Management
24 Plan (please refer to IS Section 2.0, *Project Description*, Construction Traffic
25 Management Plan). With the implementation of this Plan, the Project's potential to
26 cause an effect upon circulation during construction is considered less-than-
27 significant. (DEIR, p. 1-25).

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
3 Study.

4 *Circulation Threshold h): The Project would not substantially result in inadequate*
5 *emergency access or access to nearby uses.*

6 9. Project Impact(s):

7 The Project would not affect any local area roadways that serve as emergency access
8 routes during construction or operations. The Project's design would be reviewed to
9 ensure adequate access for emergency vehicles. With required adherence to
10 Riverside County requirements for emergency vehicle access, impacts in this regard
11 are considered less-than-significant. (DEIR, p. 1-25).

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
14 Study.

15 *Circulation Threshold i): The Project would not conflict with adopted policies, plans or*
16 *programs regarding public transit, bikeways or pedestrian facilities, or otherwise*
17 *substantially decrease the performance or safety of such facilities.*

18 10. Project Impact(s):

19 The Project does not propose elements or aspects that would conflict with adopted
20 alternative transportation policies. On a long-term basis, the Project may result in
21 increased demand for public transportation as increased employment opportunities
22 become available on-site; however, transit agencies routinely review and adjust their
23 ridership schedules to accommodate public demand. As part of the County's standard
24 development review processes, the need for transit-related facilities, bicycle, and
25 pedestrian access would be coordinated between the County and the Project
26 Applicant. Based on the preceding discussions, the potential for the Project to
27 conflict with adopted policies, plans, or programs regarding public transit, bicycle,
28 or pedestrian facilities, or otherwise decrease the performance or safety of such

1 facilities is considered less-than-significant. (DEIR, p. 1-25).

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
4 Study.

5 **O. Utilities and Service System**

6 *Water Threshold a): The Project would not require or result in the construction of new*
7 *water treatment facilities or expansion of existing facilities, the construction of which would*
8 *cause significant environmental effects.*

9 1. Project Impact(s):

10 The Project proposes conventional light industrial facilities and does not require
11 water treatment beyond that provided by EMWD. No additional or non-standard
12 treatment is required to specifically meet the Project's water demands.

13 The Applicant would be required to pay water service connection fees established by
14 EMWD to support the maintenance and planned improvement of water treatment
15 facilities. The EMWD, as a regional water treatment provider, would determine when
16 and in what manner treatment facilities would be constructed and/or upgraded to
17 meet increasing demands of area wide development, including the incremental
18 demands of the Project. (DEIR, p. 4.8-7).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.8 of the DEIR and the citations noted
21 therein, and DEIR Appendix I.

22 *Water Threshold b): The Project would have sufficient water supplies available to serve the*
23 *project from existing entitlements and resources, or are new or expanded entitlements*
24 *needed.*

25 2. Project Impact(s):

26 Water service to the Project would be provided by EMWD. The Project would
27 connect to existing EMWD water system lines located in adjacent rights-of-way.
28 EMWD's 2015 Urban Water Management Plan (UWMP) was prepared in response

1 to Water Code Sections 10610 through 10656 of the Urban Water Management
2 Planning Act, and includes detailed information about EMWD's water demand,
3 supply and reliability for the next 25 years. A Water Supply Assessment (WSA) has
4 been prepared for the proposed Project.

5 Summarizing the findings of the WSA, the Project's annual demand of 60.7 af is well
6 below the demand assumed for the site within the 2015 UWMP. As stated on page
7 24 of the WSA, "EMWD has determined that it will be able to provide adequate
8 water supplies to meet the potable water demand for this project as part of its existing
9 and future demands." Further, within the 2015 UWMP, EMWD determined that they
10 have the ability to meet all projected demand through 2040, even under a repeat of
11 historic multiple-year drought scenarios.

12 EMWD has provided a conditional "Will-Serve" letter indicating availability of
13 water supplies and water service to the Project. Provision of water service by EMWD
14 is contingent on the Applicant's compliance with EMWD rules and regulations. The
15 Applicant would comply with additional EMWD requirements for water service
16 including, but not limited to, plan check review and approval, facility construction,
17 inspection, jurisdictional annexation, and payment of financial participation charges.
18 (DEIR, p. 4.8-9).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.8 of the DEIR and the citations noted
21 therein, and DEIR Appendix I.

22 *Sewer Threshold a): The Project would not require or result in the construction of new*
23 *wastewater treatment facilities, including septic systems, or expansion of existing facilities,*
24 *the construction of which would cause significant environmental effects.*

25 3. Project Impact(s):

26 Wastewater treatment and conveyance services for the Project would be provided by
27 EMWD and/or WMWD. The Project would construct wastewater service lines
28 connecting to existing EMWD/WMWD sewer mainlines. Existing EMWD/WMWD

1 sewer mainlines may be realigned or otherwise modified as part of the Project. All
2 proposed connections to sewer lines, and proposed sewer realignments and
3 modifications would conform to purveyor standards and requirements, and would be
4 subject to review and approval by the affected purveyor(s).

5 The composition of wastewater produced by the Project would be typical of other
6 light industrial uses currently operating within EMWD/WMWD service areas, and
7 would not require alteration of EMWD/WMWD wastewater treatment practices or
8 facilities. No additional or non-standard treatment is required to specifically meet the
9 Project's wastewater treatment demands.

10 The Applicant would be required to pay sewer connection fees established by
11 EMWD/WMWD to support the maintenance and planned improvement of
12 wastewater treatment facilities. EMWD/WMWD, as regional wastewater treatment
13 providers, would determine when and in what manner treatment facilities would be
14 constructed and/or upgraded to meet increasing demands of areawide development,
15 including the incremental demands of the Project. (DEIR, p. 4.8-8).

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.8 of the DEIR and the citations noted
18 therein, and DEIR Appendix I.

19 *Sewer Threshold b): The Project would not result in a determination by the wastewater*
20 *treatment provider that serves or may service the project that it has adequate capacity to*
21 *serve the project's projected demand in addition to the provider's existing commitments.*

22 4. Project Impact(s):

23 Wastewater treatment service will be provided to the Project site by EMWD and/or
24 WMWD. Wastewater generated by the Project would be collected and conveyed to
25 the PVRWRF and or the WWRF. The PVRWRF currently has a capacity to treat 22
26 million gallons of wastewater per day (mgd) and a planned capacity to expand to 100
27 mgd. Estimated daily influent flow for this facility is 13.8 mgd. The current WWRF
28 wastewater treatment capacity is 3.0 mgd. Estimated year 2020 average daily

1 influent flow for the WWRF is 2.0 mgd.

2 Based on the current PVRWRF capacity/demand estimates, the PVRWRF has an
3 approximately 8.2 mgd residual treatment capacity. Conservatively assuming the
4 entire Project water demand (54,150 gpd) would translate to wastewater treatment
5 demand, the Project wastewater treatment demand would comprise approximately
6 0.66 percent of PVRWRF estimated 8.2 mgd residual capacity. It therefore appears
7 that there is available PVRWRF wastewater treatment capacity available to serve the
8 Project without the need for additional or expanded wastewater treatment facilities.

9 Based on the current WWRF capacity/demand estimates, the WWRF has an
10 approximately 1.0 mgd residual treatment capacity. Conservatively assuming the
11 entire Project water demand (54,150 gpd) would translate to wastewater treatment
12 demand, the Project wastewater treatment demand would comprise approximately
13 5.4 percent of WWRF estimated 1.0 mgd residual capacity. It therefore appears that
14 there is available WWRF wastewater treatment capacity available to serve the
15 Project without the need for additional or expanded wastewater treatment facilities.

16 EMWD has provided a conditional "Will-Serve" letter indicating availability of
17 wastewater treatment service for the Project. Provision of wastewater service by
18 EMWD is contingent on the Applicant's compliance with EMWD rules and
19 regulations. The Applicant would comply with additional EMWD requirements for
20 wastewater service including, but not limited to, plan check review and approval,
21 facility construction, inspection, jurisdictional annexation, and payment of financial
22 participation charges. Should the Project ultimately request connection to WMWD
23 wastewater services, a Will-Serve letter from that agency would be required prior to
24 the issuance of building permits. The Project would be required to comply with
25 WMWD requirements for wastewater service. (DEIR, pp. 4.8-10 – 4.8-11).

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.8 of the DEIR and the citations noted
28 therein, and DEIR Appendix I.

1 ***Solid Waste Threshold a):*** *The Project would be served by a landfill with sufficient*
2 *permitted capacity to accommodate the project’s solid waste disposal needs resulting in less-*
3 *than-significant impacts.*

4 5. Project Impact(s):

5 The Riverside County Department of Waste Resources operates several landfills
6 within the County. Additionally, Waste Management, Inc. operates the El Sobrante
7 Landfill, which is open to the public. All Riverside County landfills are Class III
8 disposal sites permitted to receive non-hazardous municipal solid waste such as
9 would be generated by the Project. The projected capacity of landfills to serve
10 existing and proposed developed is based on buildout of the County, consistent with
11 existing General Plan land use designations. The Project proposes development
12 consistent with the existing land use designations, as envisioned by the Riverside
13 County General Plan. Further the EIR prepared by the General Plan concluded,
14 “...the proposed General Plan would not create demands for waste management
15 services that exceed the capabilities of the County’s waste management system and
16 impacts to solid waste facilities associated with future build out of the General Plan
17 are less than significant.”

18 Compliance with State and County waste reduction and recycling mandates would
19 decrease the Project’s solid waste disposal requirements by a minimum of 50 percent,
20 further reducing potential impacts at serving landfills. Project impacts would be less
21 than significant. (DEIR, p. 1-25).

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
24 Study.

25 ***Solid Waste Threshold b):*** *The Project would result in less-than-significant impacts due to*
26 *a conflict with federal, state, and local statutes and regulations related to solid wastes*
27 *including the CIWMP (County Integrated Waste Management Plan).*

1 6. Project Impact(s):

2 The Project would be implemented and operated in compliance with applicable
3 County General Plan Goals and Policies, and would comport with County Zoning
4 regulations. Specifically, the Project would comply with local, state and federal
5 initiatives and directives acting to reduce and divert solid waste from landfill waste
6 streams.

7 In these regards, the California Integrated Waste Management Act under the Public
8 Resources Code requires that local jurisdictions divert at least 50% of all solid waste
9 generated by January 1, 2000. The County remains committed to continuing its
10 existing waste reduction and minimization efforts with the programs that are
11 available through the County. Additionally, beginning July 1, 2012, the State of
12 California required that all businesses that generate four cubic yards or more of refuse
13 per week implement a recycling program. This requirement is set forth in Assembly
14 Bill 341, which was passed by the California legislation in October 2011. The Project
15 would comply with the California Integrated Waste Management Act and AB 341 as
16 implemented by the County.

17 Light industrial uses proposed by the Project, and solid waste generated by those uses
18 would not otherwise conflict with federal, state, and local statutes and regulations
19 related to solid waste; as such, impacts related to solid waste statutes and regulations
20 would be less than significant. (DEIR, p. 1-26).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
23 Study.

24 *Utilities Threshold: The Project would result in less-than-significant impacts due to the*
25 *construction of new facilities or the expansion of existing facilities, whereby the construction*
26 *or relocation would cause significant environmental effects for the following: electricity;*
27 *natural gas; communications systems; storm water drainage; street lighting; maintenance*
28 *of public facilities, including roads; and other governmental services.*

1 7. Project Impact(s):

2 Development of the Project site would require the construction of a variety of utilities
3 on- and/or off-site, including electrical, natural gas, communications systems, storm
4 water drainage facilities, street lighting, and other facilities.

5 For sewer service, the Project would connect to an 8-inch sewer line that exists within
6 Harley Knox Boulevard, east of the Project site. The connection would occur east of
7 Diablo Drive. Domestic water service would connect to an existing 12-inch water
8 line located in Harley Knox Boulevard and to an existing 12-inch water line that is
9 located within Oleander Avenue. Storm drain improvements would involve
10 connecting the proposed on-site storm drainage system to an existing 48-inch line
11 that is located within Oleander Avenue. All dry utilities would also connect to the
12 existing dry utility systems located within Oleander Avenue. All utilities currently
13 exist with the immediate vicinity of the Project site, and all connections would be
14 accomplished consistent with County and purveyor requirements. Impacts associated
15 with providing utilities to the Project site are considered less-than-significant. (DEIR,
16 p. 1-26).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Section 1.0 of the DEIR and Section 3.0 of the Initial
19 Study.

20 **P. Wildfires**

21 *Wildfire Threshold a): The Project would not impair implementation of an adopted*
22 *emergency response plan or an emergency evacuation plan; impacts would be less than*
23 *significant.*

24 1. Project Impact(s):

25 The Project is not located in or near state responsibility areas or lands classified as
26 very high fire hazard severity zones; and therefore, would not impair an adopted
27 emergency response plan or emergency evacuation plan for a very high fire hazard
28 severity zone. Moreover, the Project does not propose or require uses or operations

1 that would substantially impair an adopted emergency response plan or emergency
2 evacuation plan. Impacts would be less-than-significant. (DEIR, pp. 4.12-5 – 4.12-
3 7).

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted
6 therein.

7 ***Wildfire Threshold b): The Project would result in less-than-significant impacts to Project***
8 ***occupants from exposure of pollutant concentrations from wildfire or the uncontrolled***
9 ***spread of a wildfire caused by slope, prevailing winds, and other factors.***

10 2. **Project Impact(s):**

11 The Project is not located in or near state responsibility areas or lands classified as
12 very high fire hazard severity zones; and therefore, would not exacerbate wildfire
13 risks, and thereby expose project occupants to pollutant concentrations from a
14 wildfire or the uncontrolled spread of a wildfire in a very high fire hazard severity
15 zone. Further, the Project would comply with applicable County Policies, County
16 Ordinances, and State Codes acting to prevent or minimize wildfire hazards, thereby
17 avoiding or minimizing exposure to pollutant concentrations from wildfires. Impacts
18 would be less-than-significant. (DEIR, pp. 4.12-5 – 4.12-7).

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted
21 therein.

22 ***Wildfire Threshold c): The Project would not require installation or maintenance of***
23 ***associated infrastructure that may exacerbate fire risks or that may result in temporary or***
24 ***ongoing impacts to the environment; less-than-significant impacts.***

25 3. **Project Impact(s):**

26 The Project is not located in or near state responsibility areas or lands classified as
27 very high fire hazard severity zones; and therefore, would not require the installation
28 or maintenance of associated infrastructure that may exacerbate fire risk or that may

1 result in temporary or ongoing impacts to the environment in a very high fire hazard
2 severity zone. Additionally, the Project does not propose or require installation or
3 maintenance of associated infrastructure that may exacerbate fire risk. In the event
4 of fire, County fire suppression services would be available to the Project site thereby
5 minimizing potential fire risks and associated temporary or ongoing impacts to the
6 environment. Impacts would be less-than-significant. (DEIR, pp. 4.12-5 – 4.12-7).

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted
9 therein.

10 *Wildfire Threshold d): The Project would not expose people or structures to significant*
11 *risks, including downslope or downstream flooding or landslides, as a result of runoff, post-*
12 *fire slope instability, or drainage changes; less-than-significant impacts.*

13 4. Project Impact(s):

14 The Project is not located in or near state responsibility areas or lands classified as
15 very high fire hazard severity zones; and therefore, would not expose people or
16 structures to significant risks, including downslope or downstream flooding or
17 landslides, as a result of runoff, post-fire slope instability, or drainage changes in a
18 very high fire hazard severity zone. Further, the Project stormwater management
19 system, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality
20 Management Plan (WQMP) act to avoid or minimize flooding, landslides, slope
21 instability, or adverse drainage changes. Impacts would be less-than-significant.
22 (DEIR, pp. 4.12-5 – 4.12-7).

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted
25 therein.

26 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
27 impacts associated with the DEIR are potentially significant unless otherwise indicated, but each of these
28 impacts would be avoided or substantially lessened to a level of less than significant through existing

1 regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation
2 Monitoring and Reporting Program) which is incorporated herein by this reference. Accordingly, the
3 County makes the following findings as to each of the following impacts pursuant to *State CEQA Guidelines*
4 section 15091 (a): “Changes or alterations have been required in, or incorporated into, the Project which
5 avoid or substantially lessen the significant environmental effect as identified in the final EIR.”

6 **A. Biological Resources**

7 *Thresholds b) and c): The Project would not have a substantial adverse effect, either directly*
8 *or through habitat modifications, on any endangered, or threatened species, as listed in Title*
9 *14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of*
10 *Federal Regulations (Sections 17.11 or 17.12); or have a substantial adverse effect either*
11 *directly or through habitat modifications on any species identified as a candidate, sensitive,*
12 *or special status species in local or regional plans, policies, or regulations, or by the*
13 *California Department of Fish and Game or US Fish and Wildlife Service.*

14 1. Project Impact(s): Two special-status wildlife species, the California horned lark
15 (*Eremophila alpestris actia*) and the San Diego black-tailed jackrabbit (*Lepus*
16 *californicus bennettii*) have been documented on-site. Both of these species are
17 covered species under the Western Riverside County MSHCP; preserved open
18 spaces under this plan provide sufficient habitat for these species. The Project’s
19 required compliance with all measures in the MSHCP plan, including payment of
20 appropriate fees, fulfills all required mitigation measures for these species.

21 The survey area for the biological survey consisted of all areas that could be disturbed
22 during Project construction activities (developed building areas and all areas
23 disturbed by infrastructure construction), and also included a buffer area extending
24 150 meters beyond construction areas. A single burrowing owl located within the
25 150-meter buffer area was detected during the survey. Additionally, Project
26 construction activities could disturb nesting birds. (DEIR, pp. 4.9-14 – 4.9-18).

27 2. Finding: Impacts to nesting birds are prohibited under the Migratory Bird Treaty Act
28 (MBTA) and California Fish and Game Code. Impacts to burrowing owls and nesting

1 birds is a potentially significant impact.

2 3. Mitigation Requirements:

3 4.9.1 *Limits of the Project site shall be clearly marked by stakes or other means to*
4 *ensure that off-site areas are not disturbed by Project construction activities.*

5 4.9.2 *A biological monitor shall be on-site during all ground disturbance activities,*
6 *and shall halt any such activities if, in his or her professional opinion, such*
7 *activities will result in the take of a protected species.*

8 4.9.3 *General Avoidance/Protection of Burrowing Owls: No more than 72 hours*
9 *prior to any site disturbances, a pre-construction survey for the burrowing*
10 *owl shall be conducted. If absence of this species is confirmed, Project work*
11 *can proceed.*

12 4.9.4 *Protection of Observed Owl(s). One burrowing owl was observed during*
13 *focused April 2020 springtime surveys. This owl was observed at the location*
14 *indicated at EIR Figure 4.9-1. If this owl is still present at the time*
15 *construction activities are initiated along Harley Knox Boulevard, a sound*
16 *barrier/wall shall be installed along the edge of the work area along Harley*
17 *Knox Boulevard. The sound barrier/wall shall be a minimum of 10 feet in*
18 *height, and a minimum of 200 feet in length. The barrier/wall shall be located*
19 *adjacent to the Harley Knox Boulevard right-of-way southerly edge and shall*
20 *be roughly centered opposite the primary burrow (B1, as indicated at EIR*
21 *Figure 4.9-1). The barrier/wall shall be composed of hay bales, plywood or*
22 *similar materials or combinations of materials. The sound barrier/wall shall*
23 *be installed prior to start of construction and remain in place until*
24 *construction is completed in the vicinity of the owl. Should the owl relocate*
25 *closer to Decker Road, or another project location, a sound barrier/wall*
26 *shall be installed adjacent to the potentially affected location. The owl shall*
27 *be monitored during construction activity to ensure no impacts occur to the*
28 *owl.*

1 4.9.5 *Avoidance of Nesting Migratory Birds: If possible, all vegetation removal*
2 *activities shall be scheduled from August 1 to February 1, which is outside*
3 *the general avian nesting season. This would ensure that no active nests*
4 *would be disturbed and that removal could proceed rapidly. If vegetation is*
5 *to be cleared during the nesting season, all suitable habitat will be*
6 *thoroughly surveyed within 72 hours prior to clearing for the presence of*
7 *nesting birds by a qualified biologist (Project Biologist). The Project*
8 *Biologist shall be approved by the County and retained by the Applicant. The*
9 *survey results shall be submitted by the Project Applicant to the County*
10 *Planning Department. If any active nests are detected, the area shall be*
11 *flagged and mapped on the construction plans along with a minimum 300-*
12 *foot buffer, with the final buffer distance to be determined by the Project*
13 *Biologist. The buffer area shall be avoided until, as determined by the Project*
14 *Biologist, the nesting cycle is complete or it is concluded that the nest has*
15 *failed. In addition, the Project Biologist shall be present on the site to monitor*
16 *the vegetation removal to ensure that any nests, which were not detected*
17 *during the initial survey, are not disturbed.*

18 4. Rationale:

19 With the incorporation of Mitigation Measures 4.9.1 through 4.9.5, impacts would
20 be less-than-significant. The evidence supporting these conclusions includes,
21 without limitation, the discussion of these impacts in Subsection 4.9 of the DEIR and
22 the citations noted therein, and DEIR Appendix J.

23 **B. Cultural Resources**

24 *Archeological Resources Thresholds a), b) and d): Potential to alter or destroy an*
25 *archaeological site; or cause a substantial adverse change in the significance of an*
26 *archaeological resource pursuant to California Code of Regulations, Section 15064.5 or*
27 *restrict existing religious or sacred uses within the potential impact area.*

1 1. Project Impact(s): There is the potential for the area in general to contain additional
2 as yet unknown subsurface cultural deposits that could be disturbed by Project
3 development. (DEIR, p. 4.10-19).

4 2. Finding: This is a potentially significant impact.

5 3. Mitigation Requirements:

6 4.10.1 *Prior To Grading Permit Issuance: CULTURAL SENSITIVITY TRAINING*

7 *The Project Archaeologist and a representative designated by the Tribe shall*
8 *attend the pre-grading meeting with the contractors to provide Cultural*
9 *Sensitivity Training for all Construction Personnel. Training will include a*
10 *brief review of the cultural sensitivity of the Project and the surrounding*
11 *area; what resources could potentially be identified during earthmoving*
12 *activities; the requirements of the monitoring program; the protocols that*
13 *apply in the event unanticipated cultural resources are identified, including*
14 *who to contact and appropriate avoidance measures until the find(s) can be*
15 *properly evaluated; and any other appropriate protocols. This is a*
16 *mandatory training and all construction personnel must attend prior to*
17 *beginning work on the Project site. A sign-in sheet for attendees of this*
18 *training shall be included in the Phase IV Monitoring Report.*

19 4.10.2 *Prior To Grading Permit Issuance: FEATURE RELOCATION*

20 *Site(s) 33-011076, 33-011075, 33-017077, 33-017075, 33-017076 and*
21 *portions of 33-017098, 33-017078, 33-017080 cannot be avoided through*
22 *Project redesign. Prior to grading permit issuance, the Project Supervisor*
23 *and Project Archaeologist shall meet onsite to determine the strategy for*
24 *relocating the milling features to a permanent open space area*
25 *predetermined and designated on a confidential map. Before construction*
26 *activities are allowed to start and using professional archaeological*
27 *methods, any visible artifacts shall be recovered and recorded, photo*
28 *documentation of each feature in situ shall occur. The current Department of*

1 *Parks and Recreation forms for the sites shall be updated, detailing which*
2 *features were relocated, the process through which this was done, and*
3 *updated maps using sub meter GIS technology to document the new location*
4 *of each feature. The relocation information shall be included in the Phase IV*
5 *Monitoring Report.*

6 **4.10.3 Prior To Grading Permit Issuance: NATIVE AMERICAN MONITOR**

7 *Prior to the issuance of grading permits, the developer/permit applicant shall*
8 *enter into an agreement with the consulting tribe(s) for a Native American*
9 *Monitor. The Native American Monitor(s) shall be on-site during all initial*
10 *ground disturbing activities and excavation of each portion of the Project site*
11 *including clearing, grubbing, tree removals, grading and trenching. In*
12 *conjunction with the Archaeological Monitor(s), the Native American*
13 *Monitor(s) shall have the authority to temporarily divert, redirect or halt the*
14 *ground disturbance activities to allow identification, evaluation, and*
15 *potential recovery of cultural resources. The developer/permit applicant*
16 *shall submit a fully executed copy of the agreement to the County*
17 *Archaeologist to ensure compliance with this condition of approval. Upon*
18 *verification, the Archaeologist shall clear this condition. This agreement*
19 *shall not modify any condition of approval or mitigation measure.*

20 **4.10.4 Prior To Grading Permit Issuance: PROJECT ARCHAEOLOGIST**

21 *Prior to issuance of grading permits, the applicant/developer shall provide*
22 *evidence to the County of Riverside Planning Department that a County*
23 *certified professional archaeologist (Project Archaeologist) has been*
24 *contracted to implement a Cultural Resource Monitoring Program (CRMP).*
25 *A CRMP shall be developed that addresses the details of all activities and*
26 *provides procedures that must be followed in order to reduce the impacts to*
27 *cultural and historic resources to a level that is less than significant as well*
28 *as address potential impacts to undiscovered buried archaeological*

1 *resources associated with this Project. A fully executed copy of the contract*
2 *and a wet-signed copy of the Monitoring Plan shall be provided to the County*
3 *Archaeologist to ensure compliance with this condition of approval.*

4 *Working directly under the Project Archaeologist, an adequate number of*
5 *qualified Archaeological Monitors shall be present to ensure that all earth*
6 *moving activities are observed and shall be on-site during all grading*
7 *activities for areas to be monitored including off-site improvements.*
8 *Inspections will vary based on the rate of excavation, the materials*
9 *excavated, and the presence and abundance of artifacts and features. The*
10 *frequency and location of inspections will be determined by the Project*
11 *Archaeologist.*

12 **4.10.5 Prior to Ground Disturbing activities: TEMPORARY FENCING**

13 *Prior to ground disturbance, temporary fencing shall be required for the*
14 *protection of cultural sites 33-005368, 33-005367, 33-005373, 33-017081,*
15 *33-017179, 33-005380, 33-017099 and portions of 33-017098, 33-017078,*
16 *33-017080 and 33-028891. Prior to commencement of grading or brushing,*
17 *the Project Archaeologist shall identify the site boundaries and determine an*
18 *adequate buffer for protection of the site(s). Upon approval of buffers, the*
19 *applicant shall direct the installation of fencing under the supervision of the*
20 *project archaeologist. The fencing can be removed only after grading*
21 *operations have been completed.*

22 **4.10.6 Prior To Grading Final Inspection: ARTIFACT DISPOSITION**

23 *Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish*
24 *ownership of all tribal cultural resources that are unearthed on the Project*
25 *property during any ground-disturbing activities, including previous*
26 *investigations and/or Phase III data recovery.*

- 27 • *Historic Resources - all historic archaeological materials recovered*
28 *during the archaeological investigations (this includes collections*

1 *Office of Historic Preservation Guidelines for the Curation of*
2 *Archaeological Resources ensuring access and use pursuant*
3 *to the Guidelines. The collection and associated records shall*
4 *be transferred, including title, and are to be accompanied by*
5 *payment of the fees necessary for permanent curation.*
6 *Evidence of curation in the form of a letter from the curation*
7 *facility stating that subject archaeological materials have*
8 *been received and that all fees have been paid, shall be*
9 *provided by the landowner to the County. There shall be no*
10 *destructive or invasive testing on sacred items, burial goods*
11 *and Native American human remains.*

12 **4.10.7 Prior To Grading Final Inspection: PHASE IV MONITORING REPORT**

13 *Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources*
14 *Monitoring Report shall be submitted that complies with the Riverside*
15 *County Planning Department's requirements for such reports for all ground*
16 *disturbing activities associated with this grading permit. The report shall*
17 *follow the County of Riverside Planning Department Cultural Resources*
18 *(Archaeological) Investigations Standard Scopes of Work posted on the*
19 *TLMA website. The report shall include results of any feature relocation or*
20 *residue analysis required as well as evidence of the required cultural*
21 *sensitivity training for the construction staff held during the required pre-*
22 *grade meeting and evidence that any artifacts have been treated in*
23 *accordance to procedures stipulated in the Cultural Resources Management*
24 *Plan.*

25 **4. Rationale:**

26 With the incorporation of Mitigation Measures 4.10.1 through 4.10.7, impacts would
27 be less-than-significant. The evidence supporting these conclusions includes,
28 without limitation, the discussion of these impacts in Subsection 4.10 of the DEIR

1 and the citations noted therein.

2 ***Tribal Cultural Resources Thresholds a) and b): Potential to cause a substantial adverse***
3 ***change in the significance of a tribal cultural resource as defined in Public Resources Code***
4 ***21074 and that is: Listed or eligible for listing in the California Register of Historical***
5 ***Resources, or in a local register of historical resources as defined in Public Resources Code***
6 ***section 5020.1 (k); or, A resource determined by the lead agency, in its discretion and***
7 ***supported by substantial evidence, to be significant pursuant to criteria set forth in***
8 ***subdivision (c) of Public Resources Code Section 5024.1.***

9 1. **Project Impact(s):** The County has contacted those tribes on its most current AB 52
10 Consultation list. In compliance with AB 52, notices regarding the Project were
11 provided to all requesting tribes.

12 Consultation was requested by the Soboba Band of Luiseño Indians (Tribe), who
13 advised the Planning Department that the Project area comprises a tribal cultural
14 resource (TCR). (DEIR, pp. 4.10-25 – 4.10-26).

15 2. **Finding:** Development of the Project could adversely affect this TCR, and the Project
16 therefore has the potential to cause or result in substantial adverse change in the
17 significance of a tribal cultural resource as defined in Public Resources Code 21074.
18 This is a potentially significant impact.

19 3. **Mitigation Requirements:** Please refer to previous Mitigation Measures 4.10.1
20 through 4.10.7.

21 4. **Rationale:** The Tribe concurred with measures outlined in the Project Conditions of
22 Approval to mitigate impacts to any TCRs that may be impacted during Project
23 grading activities. These Conditions of Approval are restated herein as previous
24 Mitigation Measures 4.10.1 through 4.10.7. With implementation of the Project
25 Conditions of Approval and Mitigation Measures 4.10.1 through 4.10.7, potential
26 impacts to TCRs would be reduced to levels that would be less-than-significant.

27 The evidence supporting these conclusions includes, without limitation, the
28 discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted

1 therein.

2 **C. Greenhouse Gases**

3 ***Greenhouse Gases Threshold b): Potential to conflict with an applicable plan, policy or***
4 ***regulation adopted for the purpose of reducing the emissions of greenhouse gases.***

5 1. Project Impact(s): The CAP Update establishes Screening Tables to aid in measuring
6 the reduction of GHG emissions from development projects, and provide a basis for
7 determining project consistency with the CAP Update. Projects that yield at least 100
8 points are determined to be consistent with the reduction quantities anticipated in the
9 County’s GHG Technical Report, and consequently would be consistent with the
10 CAP Update. Absent implementation of Screening Table Measures yielding 100
11 points, the Project could be considered inconsistent with the County CAP Update.
12 (DEIR, pp. 4.3-38 – 4.3-47).

13 2. Finding: This is a potentially significant impact.

14 3. Mitigation Requirements:

15 4.3.1 *The Project shall implement Screening Table Measures providing for a*
16 *minimum 100 points per the County Screening Tables. The Project would be*
17 *consistent with the CAP Update’s requirement to achieve at least 100 points.*
18 *The County shall verify incorporation of the identified Screening Table*
19 *Measures within the Project building plans and site designs prior to the*
20 *issuance of building permit(s) and/or site plans (as applicable). The County*
21 *shall verify implementation of the identified Screening Table Measures prior*
22 *to the issuance of Certificate(s) of Occupancy.*

23 4.3.2 *The Project shall comply with CAP Update Measure R2-CE1. CAP Update*
24 *Measure R2-CE1 requires that the Project provide onsite renewable energy*
25 *production generation comprising at least 20% of the Project energy*
26 *demand. The County shall verify implementation of CAP Update Measure*
27 *R2-CE1 within the Project building plans and site designs prior to the*
28 *issuance of building permit(s) and/or site plans (as applicable). The County*

1 *shall verify implementation of CAP Update Measure R2-CE1 prior to the*
2 *issuance of Certificate(s) of Occupancy.*

3 4. Rationale: Pursuant to Mitigation Measure 4.3.1, the Project would implement
4 Screening Table Measures that would provide a minimum of 100 Screening Table
5 Points. Pursuant to Mitigation Measure 4.3.2, the Project would be required to
6 comply with CAP Update Measure R2-CE1. With incorporation of Mitigation
7 Measures 4.3.1 and 4.3.2, the Project would be consistent with the CAP Update and
8 impacts would be less-than-significant.

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted
11 therein, and DEIR Appendix D.

12 **BE IT FURTHER RESOLVED** by the Planning Commission that the following impacts
13 potentially resulting from the adoption of the EIR CEQ190038 cannot be fully mitigated and would be only
14 partially avoided or lessened in consideration of existing regulations, Project Design Features, or mitigation
15 measures specified in Attachment A (Mitigation Monitoring and Reporting Program, incorporated by
16 reference into this document). Accordingly, and as further explained below, the County makes the
17 following findings as to each of the following impacts as allowed by *State CEQA Guidelines*
18 section 15091(a): “Changes or alterations [that might further reduce Project impacts] are within the
19 responsibility and jurisdiction of another public agency and not the [County]. Such changes have been
20 adopted by such other agency”; or “Specific economic, legal, social, technological, or other considerations,
21 make infeasible the mitigation measures or project alternatives identified in the final EIR.” Therefore, a
22 statement of overriding considerations consistent with *State CEQA Guidelines* sections 15092(b)(2)(B) and
23 15093 is required and included herein:

24 **A. Air Quality**

25 *Air Quality Threshold a): Conflict with or obstruct implementation of the applicable air*
26 *quality plan.*

27 1. Project Impact(s): Project operational-source emissions would exceed SCAQMD
28 NOx regional significance thresholds. Project operational-source NOx emissions

1 exceedances may delay or obstruct goals and strategies articulated in the AQMP for
2 the SCAB. The Project would therefore conflict with AQMP consistency Criterion
3 No. 1. (DEIR, p. 4.2-38).

4 2. Finding: Operational-source regional exceedances would conflict with the AQMP.
5 There is no feasible mitigation that would reduce this impact to levels that would be
6 less-than-significant. This is a significant and unavoidable impact.

7 3. Mitigation Requirements: There is no feasible mitigation that would reduce this
8 impact to levels that would be less-than-significant.

9 4. Rationale: Because there are no feasible means to reduce this impact to levels that
10 would be less-than-significant, this is a significant and unavoidable impact.

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
13 therein, and DEIR Appendix C.

14 ***Air Quality Threshold b): Violate any air quality standard or contribute substantially to an***
15 ***existing or projected air quality violation.***

16 1. Project Impact(s): Operational NOx emissions would exceed applicable SCAQMD
17 regional thresholds. (DEIR, p. 4.2-45).

18 2. Finding: This a potentially significant impact.

19 3. Mitigation Requirements:

20 4.2.1 *Legible, durable, weather-proof signs shall be placed at truck access gates,*
21 *loading docks, and truck parking areas that identify applicable California*
22 *Air Resources Board (CARB) anti-idling regulations. At a minimum, each*
23 *sign shall include: 1) instructions for truck drivers to shut off engines when*
24 *not in use; 2) instructions for drivers of diesel trucks to restrict idling to no*
25 *more than five (5) minutes once the vehicle is stopped, the transmission is set*
26 *to "neutral" or "park," and the parking brake is engaged; and 3) telephone*
27 *numbers of the building facilities manager and the CARB to report violations.*
28 *Prior to the issuance of an occupancy permit, the County shall conduct a site*

1 *inspection to ensure that the signs are in place.*

2 4.2.2 *Prior to tenant occupancy, the Project Applicant or successor in interest shall*
3 *provide documentation to the County demonstrating that occupants/tenants*
4 *have been provided documentation on funding opportunities, such as the Carl*
5 *Moyer Program, that provide incentives for using cleaner-than-required*
6 *engines and equipment.*

7 4.2.3 *As agreed to by the Project Applicant and Lead Agency, final designs of the*
8 *Project buildings shall include electrical infrastructure sufficiently sized to*
9 *accommodate potential installation of additional auto and truck EV charging*
10 *stations.*

11 4.2.4 *As agreed to by the Applicant and Lead Agency, final Project designs shall*
12 *provide for installation of conduits in tractor trailer parking areas, for the*
13 *purpose of accommodating the installation of EV truck charging stations.*

14 Additionally, as provided for under Board Policy F-3 Section 6.4, “the applicant for
15 any new facility may be required to provide a supplemental funding contribution,
16 which would be applied to further off-set potential air quality impacts to the
17 community and provide a community benefit above and beyond any CEQA related
18 mitigation measures. Said financial contribution would generally be determined by
19 the Transportation and Land Management Agency based on the level of nitrogen
20 oxides (NOx) emissions generated by the project that exceeds the regional NOx
21 significance thresholds established by the appropriate AQMD” (Board Policy F-3, p.
22 9).

23 4. Rationale: Even with application of Mitigation Measures 4.2.1 through 4.2.4 and
24 implementation of applicable Board Policy F-3 provisions, Project operational-
25 source NOx emissions impacts would exceed applicable SCAQMD regional
26 thresholds. Individually and cumulatively, Project operational-source NOx
27 emissions would result in significant and unavoidable air quality impacts.

28 The evidence supporting these conclusions includes, without limitation, the

1 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
2 therein, and DEIR Appendix C.

3 ***Air Quality Threshold c): Result in a cumulatively considerable net increase of any criteria***
4 ***pollutant for which the project region is non-attainment under an applicable federal or state***
5 ***ambient air quality standard.***

- 6 1. **Project Impact(s)**: The Project area is designated as an extreme non-attainment area
7 for ozone; a serious non-attainment area for PM₁₀; and a non-attainment area for
8 PM_{2.5}. Even after application of mitigation, Project operational-source NOx
9 emissions would exceed applicable SCAQMD regional significance thresholds.
10 (DEIR, p. 4.2-71).
- 11 2. **Finding**: The fact that the Project operational-source NOx emissions would exceed
12 applicable SCAQMD thresholds indicates that the Project impacts in these regards
13 are significant on an individual basis, and under SCAQMD significance criteria,
14 would therefore also be cumulatively considerable. NOx is an ozone precursor.
15 Project operational-source emissions of NOx would therefore contribute to a
16 cumulatively considerable net increase in the ozone precursor NOx within the
17 encompassing ozone non-attainment area. Additionally, NOx is a precursor to
18 PM₁₀/PM_{2.5}, and Project operational-source emissions of NOx would therefore
19 contribute to a cumulatively considerable net increase in PM₁₀/PM_{2.5} levels within
20 the encompassing PM₁₀/PM_{2.5} nonattainment area. These are potentially significant
21 cumulative air quality impacts.
- 22 3. **Mitigation Requirements**: See Mitigation Measures 4.2.1 through 4.2.4.
- 23 4. **Rationale**: Mitigation Measures 4.2.1 through 4.2.4 would reduce Project-source air
24 pollutant emissions, including NOx emissions, to the extent feasible. The Project
25 would also comply with all applicable SCAQMD Rules and would be required to
26 comply with County of Riverside development standards, California Title 24 energy
27 efficiency performance standards. However, even with the application of mitigation,
28 Project operations would result in cumulatively considerable net increase of in the

1 non-attainment pollutants NO_x, PM₁₀ and PM_{2.5}. Project impacts in this regard are
2 cumulatively considerable and the impacts are cumulatively significant and
3 unavoidable.

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted
6 therein, and DEIR Appendix C.

7 **B. Greenhouse Gases**

8 ***Greenhouse Gases Threshold a): The Project could generate direct or indirect GHG***
9 ***emissions that would result in a significant impact on the environment.***

10 1. **Project Impact(s)**: The Project would generate approximately 10,837.63 MTCO_{2e}
11 per year, which exceeds the CAP Update screening threshold of 3,000 MTCO_{2e} per
12 year. (DEIR, p. 4.3-36).

13 2. **Finding**: Unmitigated Project GHG emissions could result in a potentially significant
14 impact on the environment.

15 3. **Mitigation Requirements**:

16 4.3.1 *The Project shall implement Screening Table Measures providing for a*
17 *minimum 100 points per the County Screening Tables. The Project would be*
18 *consistent with the CAP Update's requirement to achieve at least 100 points.*
19 *The County shall verify incorporation of the identified Screening Table*
20 *Measures within the Project building plans and site designs prior to the*
21 *issuance of building permit(s) and/or site plans (as applicable). The County*
22 *shall verify implementation of the identified Screening Table Measures prior*
23 *to the issuance of Certificate(s) of Occupancy.*

24 4.3.2 *The Project shall comply with CAP Update Measure R2-CE1. CAP Update*
25 *Measure R2-CE1 requires that the Project provide onsite renewable energy*
26 *production generation comprising at least 20% of the Project energy*
27 *demand. The County shall verify implementation of CAP Update Measure*
28 *R2-CE1 within the Project building plans and site designs prior to the*

1 *issuance of building permit(s) and/or site plans (as applicable). The County*
2 *shall verify implementation of CAP Update Measure R2-CE1 prior to the*
3 *issuance of Certificate(s) of Occupancy.*

4 4. Rationale: Implementation of the CAP Screening Table Measures per Mitigation
5 Measures 4.3.1, 4.3.2 does not ensure that quantified Project GHG emissions would
6 not exceed the CAP Update screening level threshold of 3,000 MTCO₂e. As such,
7 the Project could generate direct or indirect GHG emissions that would result in a
8 significant impact on the environment. This is a significant and unavoidable impact.
9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted
11 therein, and DEIR Appendix D.

12 **BE IT FURTHER RESOLVED** by the Planning Commission that it has considered, consistent
13 with CEQA’s requirements, the impacts of the Project together with all other past, present, and probable
14 future projects producing related or cumulative impacts within the affected area for each resource area, and
15 finds that:

16 A. **Aesthetics Cumulative Impacts.**

17 *Cumulative Impact Finding:* Not cumulatively considerable.

18 As discussed in the Initial Study (DEIR Appendix A), under the topics listed below, the
19 Project would have no impact, or impacts would be less-than-significant.

20 Scenic Resources

- 21 • Potential to have a substantial effect upon a scenic highway corridor within which it
22 is located.
- 23 • Potential to substantially damage scenic resources, including, but not limited to,
24 trees, rock outcroppings and unique or landmark features; obstruct any prominent
25 scenic vista or view open to the public; or result in the creation of an aesthetically
26 offensive site open to public view.

27 Mt. Palomar Observatory

- 28 • Potential to interfere with the nighttime use of the Mt. Palomar Observatory, as

1 protected through Riverside County Ordinance No. 655.

2 Other Lighting Issues

- 3 • Potential to create a new source of substantial light or glare which would adversely
4 affect day or nighttime views in the area.
5 • Potential to expose residential property to unacceptable light levels.

6 (DEIR, p. 5-4).

7 The evidence supporting these conclusions includes, without limitation, the Project's
8 application materials on file with the County of Riverside, discussion of the Project's design
9 features presented at DEIR Section 3.0, discussions at DEIR Section 5.1, and the Initial
10 Study and the citations noted therein.

11 **B. Agriculture and Forest Resources Cumulative Impacts**

12 *Cumulative Impact Finding:* Not cumulatively considerable.

13 As discussed in the Initial Study (DEIR Appendix A), under the topics listed below, the
14 Project would have no impact, or impacts would be less-than-significant.

15 Agriculture

- 16 • Potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide
17 Importance (Farmland) as shown on the maps prepared pursuant to the Farmland
18 Mapping and Monitoring Program of the California Resources Agency, to
19 nonagricultural use.
20 • Potential to conflict with existing agricultural zoning, agricultural use or with land
21 subject to a Williamson Act contract or land within a Riverside County Agricultural
22 Preserve.
23 • Potential to cause development of non-agricultural uses within 300 feet of
24 agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
25 • Potential to involve other changes in the existing environment which, due to their
26 location or nature, could result in conversion of Farmland, to non-agricultural use.

27 Forest

- 28 • Potential to conflict with existing zoning for, or cause rezoning of, forest land (as

1 defined in Public Resources Code section 12220(g)), timberland (as defined by
2 Public Resources Code section 4526), or timberland zoned Timberland Production
3 (as defined by Govt. Code section 51104(g)).

- 4 • Potential to result in the loss of forest land or conversion of forest land to non-forest
5 use.
- 6 • Potential to involve other changes in the existing environment which, due to their
7 location or nature, could result in conversion of forest land to non-forest use. (DEIR,
8 pp. 5-4, 5-5).

9 The evidence supporting these conclusions includes, without limitation, the discussions
10 presented at DEIR Section 5.1 and the citations noted therein, and the Initial Study and the
11 citations noted therein.

12 C. Air Quality Cumulative Impacts

13 *Cumulative Impact Finding:* Cumulatively Considerable for operational-source NOx
14 emissions impacts; nonattainment impacts; AQMP inconsistency impacts.

15 Operational-Source Emissions Impacts

16 The Project would incorporate mitigation, energy-efficient technologies and operational
17 programs design features, and would be required to comply with SCAQMD emissions
18 reductions measures and rules. These measures would reduce Project operational-source air
19 pollutant emissions generally. However, even with implementation of these measures, the
20 Project would generate operational-source NOx emissions that would exceed applicable
21 SCAQMD regional thresholds.¹ This is an individually significant and cumulative
22 significant air quality impact. (DEIR, pp. 5-17, 5-18).

23 Nonattainment Impacts

24 The Project is located within ozone and PM₁₀/PM_{2.5} nonattainment areas (NOx is a precursor
25

26 ¹ For purposes of the DEIR analysis, unmitigated and mitigated operational-source NOx emissions are considered
27 substantively equal. In this regard, it is important to recognize that approximately 93% of the Project operational-
28 source NOx emissions derive from mobile-source tailpipe emissions. Regulation and mitigation of tailpipe emissions
is the responsibility of CARB and EPA. The Lead Agency and/or Applicant cannot autonomously regulate or mitigate
tailpipe emissions.

1 to ozone and PM₁₀/PM_{2.5}). Over the life of the Project, operational-source NO_x emissions
2 exceedances would result in a cumulatively considerable net increase in criteria pollutants
3 (ozone and PM₁₀/PM_{2.5}) for which the encompassing region is nonattainment. Project
4 nonattainment impacts would therefore be cumulatively significant and unavoidable. (DEIR,
5 p. 5-18).

6 AQMP Consistency Impacts

7 Project operational-source NO_x emissions would exceed applicable SCAQMD regional
8 thresholds. As discussed above, there is no feasible means to reduce Project operational-
9 source emissions to levels that would be less-than-significant. Project operational-source
10 NO_x emissions exceedances may therefore delay or obstruct goals and strategies articulated
11 in the AQMP for the South Coast Air Basin. On this basis, the Project would conflict with
12 the governing AQMP. This is a Project-level and cumulatively significant and unavoidable
13 impact. (DEIR, pp. 5-17, 5-18).

14 Construction-Source Emissions Impacts

15 All construction-source criteria pollutant emissions impacts would be less-than-significant
16 at the Project level, and would therefore per AQMD criteria, not be cumulatively significant.
17 (Project AQIA, p. 64; DEIR, pp. 5-15 – 5-17).

18 Air Quality Impacts Previously Substantiated not to be Potentially Significant

19 Additionally, as discussed in the Initial Study (DEIR Appendix A), under the topics listed
20 below, the Project would have no impact, or impacts would be less-than-significant. There
21 are no known or probable related projects that would interact with the less-than-significant
22 effects of the Project and thereby result in cumulatively significant impacts.

- 23 • Involve the construction of a sensitive receptor located within one mile of an existing
24 substantial point source emitter; or
- 25 • Create objectionable odors affecting a substantial number of people.

26 The evidence supporting these conclusions includes, without limitation, the discussion of
27 these impacts at DEIR Subsection 4.3, DEIR Section 5.1 and the citations noted therein, the
28 Project AQIA (DEIR Appendix C) and citations noted therein, the Initial Study and the

1 citations noted therein, and FEIR Responses to Comment Letter “EJA.”

2 **D. Biological Resources Cumulative Impacts**

3 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after the incorporation of
4 Mitigation Measures and mandated compliance with Applicable Regulations and Design
5 Requirements.

6 As discussed at DEIR Section 4.9, Biological Resources, mitigation proposed in the DEIR
7 reduces potential impacts to special-status wildlife species to levels that would be less-than-
8 significant. (DEIR, pp. 4.9-17, 4.9-18; Mitigation Measures 4.9.1 through 4.9.5). Mitigation
9 of Project-specific biological resources impacts would also reduce the Project’s potential
10 incremental contributions to cumulative biological resources impacts within the region.

11 The Project would not result in any other potentially significant biological resources impacts.
12 (DEIR, pp. 4.9-13 – 4.9-20). The Project would therefore not otherwise contribute
13 considerably to cumulative biological resources impacts. (DEIR, p. 5-32).

14 There are no known or probable related projects that would interact with the less-than-
15 significant effects of the Project and thereby result in cumulatively significant impacts.

16 Based on the preceding, the Project’s potential contribution to cumulative biological
17 resources impacts is not considerable, and the cumulative effects of the Project are
18 determined to be less-than-significant.

19 The evidence supporting these conclusions includes, without limitation, the discussion of
20 these impacts at DEIR Subsection 4.9 and the citations noted therein, DEIR Section 5.1 and
21 the citations noted therein, and DEIR Appendix J.

22 **E. Cultural Resources Cumulative Impacts**

23 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after the incorporation of
24 Mitigation Measures and mandated compliance with Applicable Regulations and Design
25 Requirements.

26 Several archaeological finds have been identified within the Project site. Any finds that may
27 be affected by the Project would be documented, relocated, and protected pursuant to the
28 DEIR mitigation measures. Additionally, any temporary staging and storage of construction

1 equipment, construction materials, and soils stockpiling would be located so as not to affect
2 any known resources. DEIR Mitigation Measures 4.10.1 through 4.10.7 reduces impacts to
3 potentially affected archaeological resources to levels that would be less-than-significant.
4 (DEIR, pp. 4.10-19 – 4.10-25).

5 Mitigation Measures 4.10.1 through 4.10.7 would also reduce potential impacts to Tribal
6 Cultural Resources to levels that would be less-than-significant. (DEIR, pp. 4.10-25, 4.10-
7 26).

8 Cultural Resources Impacts Previously Substantiated not to be Potentially Significant

9 Additionally, as discussed in the Initial Study (DEIR Appendix A), under the topic listed
10 below, the Project would have no impact, or impacts would be less-than-significant.

- 11 • Potential to disturb any human remains, including those interred outside of formal
12 cemeteries.

13 There are no known or probable related projects that would interact with the less-than-
14 significant effects of the Project and thereby result in cumulatively significant impacts.

15 Based on the preceding, cultural resources/tribal cultural resources impacts of the Project
16 are not cumulatively considerable and the Project cumulative cultural resources/tribal
17 cultural resources impacts would be less-than-significant.

18 The evidence supporting these conclusions includes, without limitation, the discussion of
19 these impacts at DEIR Subsection 4.9 and the citations noted therein, the Initial Study and
20 the citations noted therein, DEIR Section 5.1 and the citations noted therein, confidential
21 technical studies and analyses on file with the County, DEIR Appendix L, and FEIR
22 Responses to Comment Letter from the Rincon Band of Luiseno Indians.

23 **F. Geology and Soils Cumulative Impacts**

24 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after mandated compliance
25 with Applicable Regulations and Design Requirements.

26 All potential Project-related impacts related to geology and soils would be precluded through
27 Project mandatory compliance with geotechnical recommendations contained in the
28 Geotechnical Investigation and with compliance with State standards and regulations as part

1 of Project design. All Project-related impacts to geology and soils would be less-than-
2 significant and would not require mitigation. (Initial Study Checklist Section *Geology and*
3 *Soils*; DEIR Section 4.6).

4 The Project site and all of Southern California lie within a seismically active area, generally
5 susceptible to earthquake hazards. In this sense, Southern California is considered the
6 cumulative impact area for geology and soils considerations. As noted above, the Project's
7 potential geology and soils impacts are determined to be less-than-significant as mitigated.
8 The Project does not propose or require facilities or operations that would result in or
9 contribute to potentially adverse seismic effects or adverse soils conditions.

10 Geology and Soils Impacts Previously Substantiated not to be Potentially Significant

11 Additionally, as discussed in the Initial Study (DEIR Appendix A), under the topics listed
12 below, the Project would have no impact, or impacts would be less-than-significant.

- 13 • Potential to expose people or structures to potential substantial adverse effects,
14 including the risk of loss, injury, or death.
- 15 • Potential to be subject to rupture of a known earthquake fault, as delineated on the
16 most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State
17 Geologist for the area or based on other substantial evidence of a known fault.
- 18 • Potential to be located on a geologic unit or soil that is unstable, or that would become
19 unstable as a result of the project, and potentially result in on- or off-site landslide,
20 lateral spreading, collapse, or rockfall hazards.
- 21 • Potential to be subject to geologic hazards, such as seiche, mudflow, or volcanic
22 hazard.
- 23 • Potential to change topography or ground surface relief features.
- 24 • Potential to result in grading that affects or negates subsurface sewage disposal
25 systems.
- 26 • Potential to result in substantial soil erosion or the loss of topsoil.
- 27 • Potential to have soils incapable of adequately supporting use of septic tanks or
28 alternative wastewater disposal systems where sewers are not available for the

1 disposal of wastewater.

2 There are no known or anticipated projects or conditions whose impacts might compound or
3 interrelate with those of the Project, and thereby result in potentially significant cumulative
4 impacts.

5 Based on the preceding, the Project's potential contribution to cumulative geology and soils
6 impacts is not considerable, and the cumulative effects of the Project are less-than-
7 significant.

8 The evidence supporting these conclusions includes, without limitation, the discussion of
9 these impacts at DEIR Subsection 4.6 and the citations noted therein, the Initial Study and
10 the citations noted therein, DEIR Section 5.1 and the citations noted therein, and DEIR
11 Appendix G.

12 **G. Greenhouse Gas Emissions Cumulative Impacts**

13 ***Cumulative Impact Finding:*** Cumulatively Considerable for GHG emissions impacts on
14 the environment. Potential conflicts with an applicable plan, policy or regulation adopted for
15 the purpose of reducing the emissions of greenhouse gases not cumulatively considerable
16 after incorporation of mitigation.

17 CEQA emphasizes that the effects of greenhouse gas emissions are cumulative and should
18 be analyzed in the context of CEQA's requirements for cumulative impacts analysis. (*CEQA*
19 *Guidelines* Section 15130(f)). The Project Greenhouse Gas (GHG) Analysis (DEIR
20 Appendix D) is by nature a cumulative analysis. Because GHG emissions and climate
21 change are a global issue, any approved project regardless of its location has the potential to
22 contribute to a cumulative global accumulation of GHG emissions. The geographic context
23 of the cumulative contributions to GHGs and climate change is worldwide. Practically
24 however, lead agencies and responsible agencies are only able to regulate GHG emissions
25 within their respective jurisdictions. Accordingly, for the purposes of this analysis, the
26 cumulative impact area for GHG/Global Climate Change considerations is the County and
27 the encompassing SCAQMD jurisdictional area.

28 Consistent with *CEQA Guidelines* direction, the Project GHG Analysis and the DEIR

1 evaluate Project GHG emissions under the following topical headings:

- 2 • Potential for the Project to generate greenhouse gas emissions, either directly or
- 3 indirectly, that may have a significant impact on the environment; and
- 4 • Potential for the Project to conflict with an applicable plan, policy or regulation
- 5 adopted for the purpose of reducing the emissions of greenhouse gases.

6 The County has further determined that each of the above thresholds establish a separate and
7 independent basis upon which to substantiate the significance of the Project's potential GHG
8 emissions impact. Project impacts within the context of the above threshold considerations
9 are evaluated in the following discussions.

10 As substantiated at DEIR Section 4.3, the Project cannot feasibly achieve no net increase in
11 GHG emissions, nor can the applicable CAP Update screening-level threshold (3,000
12 MTCO₂e/year) be achieved. In this regard, the majority (approximately 75%) of the Project
13 GHG emissions would be generated by Project vehicular sources. Responsibility and
14 authority for regulation of vehicular-source emissions resides with the State of California
15 (CARB, et al.). Neither the Applicant nor the Lead Agency can effect or mandate substantial
16 reductions in vehicular-source GHG emissions, much less reductions that would achieve no
17 net increase condition or achieve the CAP Update screening-level 3,000 MTCO₂e/year
18 threshold. In effect, all Project traffic would need to be eliminated or be "zero GHG
19 emissions sources" in order to achieve the CAP Update threshold. There are no feasible
20 means to or alternatives to eliminate all Project traffic, or to ensure that Project traffic would
21 be zero GHG emissions sources. In terms of its practical application, this would constitute a
22 "no build" condition. On this basis, even with implementation of mitigation the Project could
23 generate direct or indirect GHG emissions that would result in a significant impact on the
24 environment. This is a significant and unavoidable impact at the Project level. (DEIR, p. 4.3-
25 38). Significant and unavoidable GHG emissions impacts at the Project level are by
26 definition cumulatively significant.

27 As also discussed at DEIR Section 4.3, *Greenhouse Gas Emissions*, with incorporation of
28 mitigation, the Project would not conflict with an applicable plan, policy or regulation

1 adopted for the purpose of reducing the emissions of greenhouse gases. The Project's
2 potential GHG emissions impacts in this respect are therefore determined to be less-than-
3 significant. (DEIR, pp. 4.3-38 – 4.3-47). Less-than-significant GHG emissions impacts at
4 the Project level are by definition not cumulatively significant.

5 The evidence supporting these conclusions includes, without limitation, the discussion of
6 these impacts at DEIR Subsection 4.3 and the citations noted therein, DEIR Section 5.1 and
7 the citations noted therein, and DEIR Appendix D.

8 **H. Hazards and Hazardous Materials Cumulative Impacts**

9 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after mandated compliance
10 with Applicable Regulations and Design Requirements.

11 All potential Project-related impacts related to hazards and hazardous materials would be
12 precluded through Project mandatory compliance with local, state, and federal regulations.

13 All Project-related impacts to hazards and hazardous materials would be less-than-
14 significant and would not require mitigation. (Initial Study Checklist Section *Hazards and*
15 *Hazardous Materials*; DEIR Section 4.5).

16 For the purposes of the DEIR analysis, the cumulative impact area when considering
17 potential hazards and hazardous materials issues generally includes the area to be developed
18 within the Project site, as well as off-site locations that might be affected by or contribute to
19 hazards or hazardous conditions resulting from the Project and its operations. The
20 cumulative hazards and hazardous materials impact analysis evaluates effects of the Project
21 construction and operations, and reflects long-term buildout conditions within the
22 cumulative impact area.

23 As substantiated at DEIR Section 4.5, *Hazards/Hazardous Materials*, development and
24 operation of land uses within the Project site would not create, or result in exposure to
25 potentially significant hazardous conditions. Further, the Project would not be adversely
26 affected by any hazards or hazardous conditions associated with MARB/Inland Port Airport
27 (Airport); nor would the Project result in or cause hazards or hazardous conditions that would
28 adversely affect the Airport or its operations. (DEIR, pp. 5-24, 5-25).

1 The Project does not propose uses or activities that would require substantive handling or
2 use of hazardous materials, hazardous substances, or hazardous waste that could result in
3 potential adverse effects. To the extent that such materials or substances may be present
4 during Project construction or operations they would be transported, stored, used and
5 disposed of consistent with the multiple and broad regulatory requirements. (DEIR, p. 5-25).

6 Hazards/Hazardous Materials Impacts Previously Substantiated not to be Potentially
7 Significant

8 Additionally, as discussed in the Initial Study (DEIR Appendix A), under the topics listed
9 below, the Project would have no impact, or impacts would be less-than-significant.

- 10 • Result in an inconsistency with an Airport Master Plan;
- 11 • Require review by the Airport Land Use Commission; or
- 12 • For a project located within an airport land use plan or, where such a plan has not
13 been adopted, within two miles of a public airport or public use airport, would the
14 project result in a safety hazard for people residing or working in the project area.

15 There are no known or anticipated projects or conditions whose impacts might compound or
16 interrelate with those of the Project, and thereby result in potentially significant cumulative
17 impacts.

18 Based on the preceding, the Project's potential contribution to cumulative hazards/hazardous
19 materials impacts is not considerable, and the cumulative effects of the Project are less-than-
20 significant.

21 The evidence supporting these conclusions includes, without limitation, the discussion of
22 these impacts at DEIR Subsection 4.5 and the citations noted therein, the Initial Study and
23 the citations noted therein, DEIR Section 5.1 and the citations noted therein, and the
24 Riverside County ALUC Staff Report for the Project presented at DEIR Appendix F.

25 **I. Hydrology and Water Quality Cumulative Impacts**

26 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after mandated compliance
27 with applicable Regulations and Design Requirements.

28 The area encompassed within the jurisdictional Regional Water Quality Control Board

1 (RWQCB); in this case, the Santa Ana Regional Water Quality Control Board (SARWQCB),
2 defines the cumulative impact area for hydrology/water quality impact considerations. Local
3 oversight addressing hydrology/water quality impact considerations is provided by
4 Riverside County. Development of the Project site would incrementally increase impervious
5 surfaces within the cumulative impact area, with related potential increases in the rate and
6 quantity of local stormwater discharges. As summarized at DEIR Section 4.7, and presented
7 in detail within the Project Hydrology Study, (DEIR Appendix H), the Project incorporates
8 those stormwater management components, including drainage facilities, stormwater
9 detention basins, and structural and non-structural Best Management Practices, which
10 collectively act to ensure that post-development stormwater discharge rates are adequately
11 conveyed within available system capacities. (DEIR Section 4.7, DEIR, p. 5-27).

12 Stormwater discharges from the Project site would be conveyed via the on-site storm drain
13 system to existing Master Drainage Plan (MDP) storm drains. The MDP storm drain has
14 been designed and constructed pursuant to the Perris Valley MDP, and in anticipation of
15 stormwater discharges resulting from areawide development such as that proposed by the
16 Project. As substantiated in the Project Hydrology Study, Project stormwater discharges
17 would not result in exceedance of available storm drain capacities or flooding due to the
18 introduction of substantial, unanticipated stormwater flows. In this manner, the Project's
19 contributions to cumulative stormwater discharges are limited consistent with available
20 stormwater system capacities, and the Project's contributions would not be cumulatively
21 considerable. (DEIR Section 4.7, DEIR p. 5-27).

22 To ensure adequate and appropriate treatment of stormwater discharges, the Project
23 stormwater management system concept and associated Water Quality Management Plan
24 (WQMP) would incorporate treatment systems to remove potential pollutants of concern
25 from developed stormwater discharges onsite prior to release to the MDP system. More
26 specifically, the Project WQMP would provide volume-based underground retention areas
27 and Modular Wetland System (MWS) bio-filtration facilities. The Project WQMP would be
28 designed, constructed, operated and maintained in conformance with design criteria and

1 performance standards presented in the Santa Ana Regional Water Quality Control Board
2 WQMP Guidance Document. (DEIR Section 4.7, DEIR pp. 5-27, 5-28).

3 The Project would also be required to comply with applicable provisions of the Statewide
4 Industrial General Permit 2014-0057-DWQ. The Statewide Industrial General Permit (IGP)
5 implements applicable federal regulations addressing industrial activities that discharge
6 stormwaters to waters of the United States. The Project WQMP and mandated compliance
7 with provisions of the IGP act to ensure that potential water quality impacts of the Project
8 would be individually and cumulatively less-than-significant. (DEIR Section 4.7, DEIR, p.
9 5-28).

10 Hydrology and Water Quality Impacts Previously Substantiated not to be Potentially
11 Significant

12 Additionally, as discussed in the Initial Study (DEIR Appendix A), under the topics listed
13 below, the Project would have no impact, or impacts would be less-than-significant.

- 14 • Substantially deplete groundwater supplies or interfere substantially with
15 groundwater recharge such that there would be a net deficit in aquifer volume or a
16 lowering of the local groundwater table level (e.g., the production rate of the pre-
17 existing nearby wells would drop to a level which would not support existing land
18 uses or planned uses for which permits have been granted);
- 19 • Place housing within a 100-year flood hazard area as mapped on a federal Flood
20 Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation
21 map;
- 22 • Place within a 100-year flood hazard area structures which would impede or redirect
23 flood flows; or
- 24 • Expose people or structures to a significant risk of loss, injury or death involving
25 flooding, including flooding as a result of the failure of a levee or dam (Dam
26 Inundation Area).

27 There are no known or anticipated projects or conditions whose impacts might compound or
28 interrelate with those of the Project, and thereby result in potentially significant cumulative

1 impacts.

2 Based on the preceding, the Project's potential contribution to cumulative hydrology/water
3 quality impacts is not considerable, and the cumulative effects of the Project are less-than-
4 significant.

5 The evidence supporting these conclusions includes, without limitation, the discussion of
6 these impacts at DEIR Subsection 4.7 and the citations noted therein, the Initial Study and
7 the citations noted therein, DEIR Section 5.1 and the citations noted therein, and the Project
8 Hydrology Report and WQMP presented at DEIR Appendix H.

9 **J. Land Use and Planning Cumulative Impacts**

10 ***Cumulative Impact Finding:*** Not Cumulatively Considerable

11 **Land Use and Planning Impacts Previously Substantiated not to be Potentially Significant**

12 Project Land Use and Planning impacts have been previously determined through the Initial
13 Study process not to be potentially significant. These topics include the potential to:

- 14 • Result in a substantial alteration of the present or planned land use of an area;
- 15 • Affect land use within a city sphere of influence and/or within adjacent city or county
16 boundaries;
- 17 • Be inconsistent with the site's existing or proposed Zoning;
- 18 • Be in compatible with existing surrounding Zoning;
- 19 • Be incompatible with existing and planned surrounding land uses;
- 20 • Be inconsistent with the land use designations and policies of the General Plan
21 (including those of any applicable Specific Plan); or
- 22 • Disrupt or divide the physical arrangement of an established community (including
23 a low-income or minority community).

24 There are no known or anticipated projects or conditions whose impacts might compound or
25 interrelate with those of the Project, and thereby result in potentially significant cumulative
26 impacts.

27 Based on the preceding, the Project's potential contribution to cumulative land use and
28 planning impacts is not considerable, and the cumulative effects of the Project are less-than-

1 significant.

2 The evidence supporting these conclusions includes, without limitation, the Project's
3 application materials on file with the County of Riverside, discussion of the Project's design
4 features presented at DEIR Section 3.0, discussions at DEIR Section 5.1, and the Initial
5 Study and the citations noted therein.

6 **K. Mineral Resources Cumulative Impacts**

7 *Cumulative Impact Finding: Not Cumulatively Considerable*

8 Mineral Resources Impacts Previously Substantiated not to be Potentially Significant

9 Project Mineral Resources impacts have been previously determined through the Initial
10 Study process not to be potentially significant. These topics include the potential to:

- 11 • Result in the loss of availability of a known mineral resource that would be of value
12 to the region or the residents of the State;
- 13 • Result in the loss of availability of a locally-important mineral resource recovery site
14 delineated on a local general plan, specific plan or other land use plan;
- 15 • Be an incompatible land use located adjacent to a State classified or designated area
16 or existing surface Mine; or
- 17 • Expose people or property to hazards from proposed, existing or abandoned quarries
18 or mines.

19 There are no known or anticipated projects or conditions whose impacts might compound or
20 interrelate with those of the Project, and thereby result in potentially significant cumulative
21 impacts.

22 Based on the preceding, the Project's potential contribution to cumulative mineral resources
23 impacts is not considerable, and the cumulative effects of the Project are less-than-
24 significant.

25 The evidence supporting these conclusions includes, without limitation, the Project's
26 application materials on file with the County of Riverside, discussion of the Project's design
27 features presented at DEIR Section 3.0, discussions at DEIR Section 5.1, and the Initial
28 Study and the citations noted therein.

1 **L. Noise Cumulative Impacts**

2 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after mandated compliance
3 with Applicable Regulations and Design Requirements.

4 The cumulative impact area for noise considerations is generally defined as surrounding
5 properties that could receive Project-generated noise (either construction-source or
6 operational-source), and would also include roadway corridors affected by Project-related
7 traffic and associated vehicular noise. Potential noise impacts of the Project are discussed in
8 detail at DEIR Section 4.4, *Noise*; and DEIR Appendix E.

9 **Construction-Source Noise**

10 As discussed at DEIR Section 4.4, *Noise*, Project construction-source noise would not
11 exceed applicable thresholds, and would not substantially contribute to ambient noise
12 conditions or to other related noise sources. There are no known or probable related projects
13 that would interact with the less-than-significant effects of the Project and thereby result in
14 cumulatively significant impacts. Other related projects within the cumulative impact area
15 would be required to minimize construction noise consistent with County policies and
16 regulations, thereby minimizing cumulative impacts. Mitigation would be implemented, if
17 applicable. Based on the preceding, the potential for Project construction-source noise to
18 result in or cause cumulatively significant impacts is considered less-than-significant.
19 (DEIR, p. 5-22).

20 **Operational Noise-Area Sources**

21 As discussed at DEIR Section 4.4, Project operational noise from area sources would not
22 exceed applicable thresholds. Noise levels resulting from Project operations would not
23 substantially contribute to ambient noise conditions or to other related noise sources. There
24 are no known or probable related projects that would interact with the less-than-significant
25 effects of the Project and thereby result in cumulatively significant impacts. Other related
26 projects within the cumulative impact area would be required to minimize construction noise
27 consistent with County policies and regulations, thereby minimizing cumulative impacts.
28 Mitigation would be implemented, if applicable. Based on the preceding, the potential for

1 Project operational area-source noise to result in or cause cumulatively significant impacts
2 is considered less-than-significant. (DEIR pp. 5-22, 5-23).

3 **Operational Noise-Mobile Sources**

4 Maximum cumulative effects of vehicular (mobile-source) noise are demonstrated by
5 comparing noise levels under Existing Conditions (2019) and Opening Year Conditions
6 (2021). Noise contours for Study Area roadway segments are based on roadway average
7 daily trip (ADT) estimates, Project trip generation, and trip distribution as presented in the
8 Project TIA. As summarized at DEIR Table 5.1-1, even when considering the maximum
9 cumulative noise increases along roadways, none of the received cumulative vehicular-
10 source noise impacts would exceed applicable thresholds. Cumulative effects of vehicular-
11 source noise would therefore be less-than-significant. Based on the preceding, the Project's
12 potential contribution to cumulative operational mobile-source noise impacts is not
13 considerable, and the cumulative effects of the Project are less-than-significant. (DEIR, pp.
14 5-23, 5-24).

15 Noise Impacts Previously Substantiated not to be Potentially Significant

16 Additionally, as discussed in the Initial Study (DEIR Appendix A), under the topics listed
17 below, the Project would have no impact, or impacts would be less-than-significant.

- 18 • Potential to expose people residing or working in the Project area to excessive noise
19 levels from public airport or public use airport operations.
- 20 • Potential to expose people residing or working in the Project area to excessive noise
21 levels from private airstrip operations.
- 22 • Potential to expose people residing or working in the Project area to excessive noise
23 levels from rail/railroad operations.
- 24 • Potential to expose people residing or working in the Project area to excessive noise
25 levels from highway operations.
- 26 • Potential to expose people residing or working in the Project area to excessive noise
27 levels from other noise sources.

28 There are no known or anticipated projects or conditions whose impacts might compound or

1 interrelate with those of the Project, and thereby result in potentially significant cumulative
2 impacts.

3 Based on the preceding, the Project's potential contribution to cumulative noise impacts is
4 not considerable, and the cumulative effects of the Project are less-than-significant.

5 The evidence supporting these conclusions includes, without limitation, the discussion of
6 these impacts at DEIR Subsection 4.4 and the citations noted therein, the Initial Study and
7 the citations noted therein, DEIR Section 5.1 and the citations noted therein, and the Project
8 Noise Impact Analysis presented at DEIR Appendix E.

9 **M. Paleontological Resources Cumulative Impacts**

10 ***Cumulative Impact Finding: Not Cumulatively Considerable.***

11 The entire Project site evidences surface exposure of igneous rocks. Igneous rocks (from the
12 Greek word for fire) form when hot, molten rock crystallizes and solidifies. The melt
13 originates deep within the Earth near active plate boundaries or hot spots, then rises toward
14 the surface. Fossils, with few exceptions, are not found within igneous rocks (volcanic, or
15 of molten origin) due to the extreme heat and/or pressure associated with the origin and
16 history of these rock types. The Paleontological Resources Assessment concluded that the
17 Project would not significantly affect paleontological resources. Notable geological features
18 within the Project site include slopes and rock formations that are predominant in the
19 westerly portion of the Project site. The westerly approximately 58 acres of the Project site
20 will remain vacant. As such, the potential for the Project to destroy a unique paleontological
21 resource or site or unique geologic feature is considered less-than-significant. (DEIR, p.
22 4.10-25).

23 There are no known or anticipated projects or conditions whose impacts might compound or
24 interrelate with those of the Project, and thereby result in potentially significant cumulative
25 impacts.

26 Based on the preceding, the Project's potential contribution to cumulative paleontological
27 resources impacts is not considerable, and the cumulative effects of the Project are less-than-
28 significant.

1 The evidence supporting these conclusions includes, without limitation, the discussion of
2 these impacts at DEIR Subsection 4.10 and the citations provided therein, the discussions at
3 DEIR Section 5.1, and confidential technical studies and analyses on file with the County.

4 **N. Population and Housing Cumulative Impacts**

5 ***Cumulative Impact Finding:*** Not Cumulatively Considerable

6 **Population and Housing Impacts Previously Substantiated not to be Potentially Significant**

7 As discussed in the Initial Study (DEIR Appendix A), under the topics listed below, the
8 Project would have no impact, or impacts would be less-than-significant.

- 9 • Potential to displace substantial numbers of existing housing, necessitating the
10 construction of replacement housing elsewhere;
- 11 • Potential to create a demand for additional housing, particularly housing affordable
12 to households earning 80% or less of the County's median income;
- 13 • Potential to displace substantial numbers of people, necessitating the construction of
14 replacement housing elsewhere;
- 15 • Potential to affect a County Redevelopment Project Area;
- 16 • Potential to cumulatively exceed official regional or local population projections; or
- 17 • Potential to induce substantial population growth in an area, either directly or
18 indirectly.

19 There are no known or anticipated projects or conditions whose impacts might compound or
20 interrelate with those of the Project, and thereby result in potentially significant cumulative
21 impacts.

22 Based on the preceding, the Project's potential contribution to cumulative population and
23 housing impacts is not considerable, and the cumulative effects of the Project are less-than-
24 significant.

25 The evidence supporting these conclusions includes, without limitation, the Project's
26 application materials on file with the County of Riverside, discussion of the Project's design
27 features presented at DEIR Section 3.0, discussions at DEIR Section 5.1, and the Initial
28 Study and the citations noted therein.

1 **O. Public Services Cumulative Impacts**

2 *Cumulative Impact Finding: Not Cumulatively Considerable*

3 Public Services Impacts Previously Substantiated not to be Potentially Significant

4 As discussed in the Initial Study (DEIR Appendix A), under the topics listed below, the
5 Project would have no impact, or impacts would be less-than-significant.

- 6 • Potential to result in substantial adverse physical impacts associated with the
7 provision of the new or physically altered fire protection facilities.
- 8 • Potential to result in substantial adverse physical impacts associated with the
9 provision of the new or physically altered sheriff services facilities.
- 10 • Potential to result in substantial adverse physical impacts associated with the
11 provision of the new or physically altered school services facilities.
- 12 • Potential to result in substantial adverse physical impacts associated with the
13 provision of the new or physically altered library services facilities.
- 14 • Potential to result in substantial adverse physical impacts associated with the
15 provision of the new or physically altered health services facilities.

16 There are no known or anticipated projects or conditions whose impacts might compound or
17 interrelate with those of the Project, and thereby result in potentially significant cumulative
18 impacts.

19 Based on the preceding, the Project's potential contribution to cumulative public services
20 impacts is not considerable, and the cumulative effects of the Project are less-than-
21 significant.

22 The evidence supporting these conclusions includes, without limitation, the Project's
23 application materials on file with the County of Riverside, discussion of the Project's design
24 features presented at DEIR Section 3.0, discussions at DEIR Section 5.1, and the Initial
25 Study and the citations noted therein.

26 **P. Recreation Cumulative Impacts**

27 *Cumulative Impact Finding: Not Cumulatively Considerable*

28 Recreation Impacts Previously Substantiated not to be Potentially Significant

1 As discussed in the Initial Study (DEIR Appendix A), under the topics listed below, the
2 Project would have no impact, or impacts would be less-than-significant.

- 3 • Potential to include or require the construction or expansion of recreational facilities
4 that might have an adverse physical effect on the environment.
- 5 • Potential to increase the use of existing neighborhood or regional parks or other
6 recreational facilities such that substantial physical deterioration of the facility would
7 occur or be accelerated.
- 8 • Potential to be located within a Community Service Area (CSA) or recreation and
9 park district with a Community Parks and Recreation Plan (Quimby fees).
- 10 • Potential to interfere with the use of any existing recreational trails, or conflict with
11 any planned future recreational trails.

12 There are no known or anticipated projects or conditions whose impacts might compound or
13 interrelate with those of the Project, and thereby result in potentially significant cumulative
14 impacts.

15 Based on the preceding, the Project's potential contribution to cumulative recreation impacts
16 is not considerable, and the cumulative effects of the Project are less-than-significant.

17 The evidence supporting these conclusions includes, without limitation, the Project's
18 application materials on file with the County of Riverside, discussion of the Project's design
19 features presented at DEIR Section 3.0, discussions at DEIR Section 5.1, and the Initial
20 Study and the citations noted therein.

21 **Q. Transportation Cumulative Impacts**

22 ***Cumulative Impact Finding:*** Not Cumulatively Considerable

23 **Vehicle Miles Traveled (VMT) Impacts**

24 As discussed at DEIR Section 4.1, Project VMT per employee would not exceed the County
25 Guidelines threshold. On this basis the potential for the Project to conflict with or be
26 inconsistent with *CEQA Guidelines* Section 15064.3, subdivision (b) is less-than-significant.
27 (DEIR, p. 4.1-8). As summarized in the *Technical Advisory on Evaluating Transportation*
28 *Impacts in CEQA* (Technical Advisory) "a project that falls below an efficiency-based

1 threshold that is aligned with long-term environmental goals and relevant plans would have
2 no cumulative impact distinct from the project impact.” Since the Project VMT per
3 employee impact is less than significant, and the Project is consistent with the County of
4 Riverside Land Use Element, the Project’s cumulative effect on VMT is also presumed to
5 be less-than-significant. (DEIR, p. 4.1-8).

6 Other Transportation Impacts

7 As also discussed at DEIR Section 4.1, Project impacts under the following topics would be
8 less-than-significant.

- 9 • Potential to conflict with a program, plan, ordinance or policy addressing the
10 circulation system, including transit, roadway, bicycle and pedestrian facilities;
- 11 • Potential to result in a change in air traffic patterns, including either an increase in
12 traffic levels or a change in location that results in substantial safety risks;
- 13 • Potential to alter waterborne, rail or air traffic;
- 14 • Potential to substantially increase hazards due to a geometric design feature (e.g.,
15 sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
16 and
- 17 • Potential to cause an effect upon, or a need for new or altered maintenance of roads.
18 (DEIR, pp. 4.1-10 – 4.1-15).

19 Transportation Impacts Previously Substantiated not to be Potentially Significant

20 Additionally, as discussed in the Initial Study (DEIR Appendix A), under the topics listed
21 below, the Project would have no impact, or impacts would be less-than-significant.

- 22 • Potential to cause an effect upon circulation during the Project’s construction.
- 23 • Potential to result in inadequate emergency access or access to nearby uses.

24 There are no known or anticipated projects or conditions whose impacts might
25 compound or interrelate with those of the Project, and thereby result in potentially
26 significant cumulative impacts.

27 Based on the preceding, the Project’s potential contribution to cumulative transportation
28 impacts is not considerable, and the cumulative effects of the Project are less-than-

1 significant.

2 The evidence supporting these conclusions includes, without limitation, the Project's
3 application materials on file with the County of Riverside, discussion of the Project's design
4 features presented at DEIR Section 3.0, discussions at DEIR Subsection 4.1 and the citations
5 noted therein, DEIR Appendix B and the citations noted therein, and the Initial Study and
6 the citations noted therein.

7 **R. Utilities and Service Systems Cumulative Impacts**

8 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after mandated compliance
9 with Applicable Regulations and Design Requirements.

10 The DEIR at Section 4.8 substantiates that Project impacts related to utilities and service
11 systems (Water Supply, Water Treatment, Wastewater Treatment, Energy Conservation)
12 would be less-than-significant. (DEIR, pp. 4.8-6 – 4.8-13).

13 **Utilities and Service Systems Impacts Previously Substantiated not to be Potentially**
14 **Significant**

15 Additionally, as discussed in the Initial Study (DEIR Appendix A), under the topics listed
16 below, the Project would have no impact, or impacts would be less-than-significant.

- 17 • Potential to cause an effect upon circulation during the Project's construction;
- 18 • Potential to result in inadequate emergency access or access to nearby uses;
- 19 • Potential to generate waste that would exceed the capacity of the serving landfill(s);
- 20 • Potential to conflict with federal, state, and local statutes and regulations related to
21 solid wastes including the CIWMP (County Integrated Waste Management Plan);
22 and
- 23 • Potential to impact the following facilities requiring the construction of new
24 facilities or the expansion of existing facilities; the construction of which could
25 cause significant environmental effects:
 - 26 ○ Electricity;
 - 27 ○ Natural gas;
 - 28 ○ Communications systems;

- 1 o Storm water drainage;
- 2 o Street lighting;
- 3 o Maintenance of public facilities, including roads; and
- 4 o Other governmental services.

5 There are no known or anticipated projects or conditions whose impacts might compound or
6 interrelate with those of the Project, and thereby result in potentially significant cumulative
7 impacts.

8 Based on the preceding, the Project's potential contribution to cumulative utilities and
9 service systems impacts is not considerable, and the cumulative effects of the Project are
10 less-than-significant.

11 The evidence supporting these conclusions includes, without limitation, the Project's
12 application materials on file with the County of Riverside, discussion of the Project's design
13 features presented at DEIR Section 3.0, discussions at DEIR Subsection 4.8 and the citations
14 noted therein, DEIR Appendix I and the citations noted therein, and the Initial Study and the
15 citations noted therein.

16 **S. Energy Cumulative Impacts**

17 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after mandated compliance
18 with Applicable Regulations and Design Requirements.

19 The DEIR at Section 4.11 substantiates that Project wildfire impacts would be less-than-
20 significant.

21 As substantiated at DEIR Section 4.11, Project construction and operations would not result
22 in the inefficient, wasteful or unnecessary consumption of energy, and potential Project
23 impacts in these regards would be less-than-significant. Further, energy demands of the
24 Project can be accommodated within the context of available resources and energy delivery
25 systems. The Project would therefore not cause or result in the need for additional energy-
26 producing or energy transmission facilities. The Project would not create or otherwise result
27 in a potentially significant impact affecting energy resources or energy delivery systems. On
28 this basis, the potential for the Project to result in a potentially significant environmental

1 impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during
2 project construction or operation is considered less-than-significant.

3 As further substantiated at DEIR Section 4.11, the Project would comply with implement
4 construction and operational energy conservation and sustainability measures required by
5 the State and County, and that are consistent with and support the CAP Update. The Project
6 is also consistent with and supports applicable State and County Energy Efficiency/Energy
7 Conservation Measures. (DEIR Table 4.11-1).

8 There are no known or probable related projects that would interact with effects of the
9 Project and thereby result in potentially significant energy impacts.

10 Based on the preceding, energy impacts of the Project are not cumulatively considerable and
11 the Project cumulative energy impacts would be less-than-significant.

12 The evidence supporting these conclusions includes, without limitation, the Project's
13 application materials on file with the County of Riverside, discussion of the Project's design
14 features presented at DEIR Section 3.0, the discussions at DEIR Subsection 4.11 and the
15 citations noted therein, and the Project Energy Estimates (DEIR Appendix K) and the
16 citations noted therein.

17 **T. Wildfire Cumulative Impacts**

18 ***Cumulative Impact Finding:*** Not Cumulatively Considerable after mandated compliance
19 with Applicable Regulations and Design Requirements.

20 The DEIR at Section 4.12 substantiates that Project wildfire impacts would be less-than-
21 significant. As discussed at DEIR Section 4.12, the Project site and vicinity properties are
22 not classified as very high fire hazard severity zones. Further, the Project does propose or
23 require facilities or operations that would result in or substantially contribute to wildfire
24 hazards. The Project would comply with General Plan Policies, County Ordinances, and
25 State Government Codes that act to preclude or minimize wildfire hazards.

26 There are no known or probable related projects that would interact with effects of the
27 Project and thereby result in potentially significant wildfire impacts.

28

1 Based on the preceding, wildfire impacts of the Project are not cumulatively considerable
2 and the Project cumulative wildfire impacts would be less-than-significant.

3 The evidence supporting these conclusions includes, without limitation, the Project's
4 application materials on file with the County of Riverside, discussion of the Project's design
5 features presented at DEIR Section 3.0, and the discussions at DEIR Subsection 4.12 and
6 the citations noted therein.

7 **BE IT FURTHER RESOLVED** by the Planning Commission that it has considered the following
8 alternatives identified in EIR CEQ190038 in light of the environmental impacts which cannot be avoided
9 or substantially lessened and has rejected those alternatives as failing to meet most of the Project's
10 objectives, as failing to reduce or avoid the Project's significant impacts, and/or as infeasible for the reasons
11 hereinafter stated:

12 **A.** Pursuant to Public Resources Code Section 21002 and the *State CEQA Guidelines* Section
13 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or
14 location. Section 15126.6(a) places special emphasis on focusing the discussion on
15 alternatives which provide opportunities for eliminating any significant adverse
16 environmental impacts, or reducing them to a level of insignificance, even if the alternative
17 would impede to some degree the attainment of the project objectives, or would be costlier.
18 In this regard, the EIR must identify an environmentally superior alternative among the other
19 alternatives. As with cumulative impacts, the discussion of alternatives is governed by the
20 "rule of reason." The EIR need not consider an alternative whose effect cannot be
21 reasonably ascertained or does not contribute to an informed decision-making and public
22 participation process. The range of alternatives is defined by those alternatives, which could
23 feasibly attain the objectives of the project. As directed by *State CEQA Guidelines* section
24 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish
25 most of the basic objectives of the Project.

26 **B. Objectives**

27 The Project has been developed to achieve the following objectives:

- 28
- Implement the County General Plan (General Plan) through development that is

1 consistent with the General Plan Land Use Element and applicable General Plan
2 Goals, Objectives, Policies and Programs;

- 3 • Implement the Mead Valley Area Plan (Area Plan) through development that is
4 consistent with the Area Plan land uses and development concepts, and in total
5 supports the Area Plan Vision;
- 6 • Provide adequate roadway and wet and dry utility infrastructure to serve the Project;
- 7 • Implement warehouse/manufacturing uses that are compatible with adjacent land
8 uses;
- 9 • Provide an attractive, efficient and safe environment for warehouse/manufacturing
10 uses that is cognizant of natural and man-made conditions;
- 11 • Accommodate warehouse/manufacturing uses responsive to current and anticipated
12 market demands;
- 13 • Make efficient use of the undeveloped subject property by maximizing its buildout
14 potential for employment-generating warehouse/manufacturing uses, while
15 protecting natural features;
- 16 • Implement warehouse/manufacturing uses providing additional construction
17 employment opportunities;
- 18 • Implement warehouse/manufacturing uses supporting additional long-term
19 employment opportunities;
- 20 • Provide warehouse/manufacturing uses near existing roadways and freeways and
21 thereby reduce VMT, traffic congestion, and air emissions;
- 22 • Attract new businesses and jobs and thereby foster economic growth.

23 (DEIR, pp. 1-13, 1-14).

24 **C. Alternatives**

25 As directed in *State CEQA Guidelines* Section 15126.6(a), an EIR shall include alternatives
26 to the project that could avoid or substantially reduce one or more of the significant effects.
27 Because not all significant effects can be substantially reduced to a less-than-significant
28 level, either by adoption of mitigation measures, Project Design Features, existing

1 regulations, or by standard conditions of approval, the following section considers the
2 feasibility of the Project Alternatives as compared to the Project. As explained below, these
3 findings describe and reject, for reasons documented in the Draft EIR and summarized
4 below, each one of the Project Alternatives. The evidence supporting these findings is
5 presented at DEIR Section 5.2, *Alternatives Analysis* and elsewhere in the administrative
6 record as a whole.

7 **1. No Project Alternatives**

8 The *CEQA Guidelines* require that an EIR include evaluation of a No Project
9 Alternative. Within the DEIR, two “No Project” Alternatives are evaluated – “No
10 Build” and “Manufacturing Uses Development Scenario.”

11 **No Project Alternative: No Build Scenario**

12 The No Project Alternative: No Build Scenario assumes the site remains in its current
13 undeveloped condition. If a No Build Scenario were maintained, its comparative
14 environmental impacts would replicate the existing conditions discussions for each
15 of the environmental topics evaluated in the DEIR; and comparative impacts of the
16 Project would be as presented under each of the DEIR environmental topics. All
17 effects of the Project would be equal to or lessened by the selection of the No Build
18 Scenario. (DEIR, pp. 5-42 – 5-60; DEIR Table 5.2-7, *Summary of Potential Impacts,*
19 *Alternatives Compared to the Project, by Topic*). The No Build Scenario would not
20 achieve any of the Project’s Objectives (DEIR, p. 5-61, DEIR Table 5.2-6,
21 *Comparative Attainment of Project Objectives*).

22 **No Project Alternative: Manufacturing Uses Development Scenario**

23 The No Project Alternative: Manufacturing Uses Development Scenario assumes
24 development of the subject site with a building area equal to that of the Project
25 (710,736 total square feet). The Manufacturing Uses Development Scenario would
26 however comprise manufacturing uses only, rather than the mix of 80% warehouse
27 uses/20% manufacturing uses assumed under the Project. Under the Manufacturing
28 Uses Development Scenario, certain impacts, listed below, would be increased, or

1 would likely be increased, when compared to the Project:

- 2 • Trip generation would be increased. VMT/Employee and total VMT impacts
- 3 would be increased;
- 4 • Operational-source NOx emissions would be increased in proportion to
- 5 increased trip generation;
- 6 • GHG emissions would be increased;
- 7 • Cancer and non-cancer risks from DPM emissions may be increased; and
- 8 • Increased trip generation may translate to increased vehicular-source energy
- 9 demands.

10 All other environmental impacts under the Manufacturing Uses Development
11 Scenario would be similar to those resulting from the Project. (DEIR, pp. 5-42 – 5-
12 60; DEIR Table 5.2-7, *Summary of Potential Impacts, Alternatives Compared to the*
13 *Project, by Topic*).

14 Under the Manufacturing Uses Development Scenario, the Project warehouse-
15 oriented Objectives would not be realized, and attainment of 2 of the 11 Project
16 Objectives (listed below) would be substantially constrained.

- 17 • **Project Objective:** Accommodate warehouse/manufacturing uses
18 responsive to current and anticipated market demands. **Remarks:** *Only*
19 *manufacturing uses would be implemented under this Alternative. There*
20 *would no opportunity to respond to market demands for warehouse uses.*
- 21 • **Project Objective:** Attract new businesses and jobs and thereby foster
22 economic growth. **Remarks:** *Only manufacturing uses would be*
23 *implemented under this Alternative. This would limit the potential range of*
24 *new businesses and related job opportunities when compared to the Project.*

25 (DEIR, p. 5-61, DEIR Table 5.2-6, *Comparative Attainment of Project Objectives*).

26 **2. Reduced Project Alternative – The Environmentally Superior Alternative**

27 Under the Reduced Intensity Alternative, it is assumed that uses similar to the Project
28 would be implemented but at a 60% reduction in scope. When compared to the

1 Project scope (710,736 square feet), the Reduced Intensity Alternative would realize
2 approximately 284,294 square feet of warehouse/manufacturing uses. Like the
3 Project, it is assumed that the warehouse/manufacturing uses would be apportioned
4 between 2 buildings of approximately equal size (2 buildings at approximately
5 142,147 square feet each).

6 All effects of the Project would be equal to or lessened by the selection of the
7 Reduced Intensity Alternative. (DEIR, pp. 5-42 – 5-60; DEIR Table 5.2-7, *Summary
8 of Potential Impacts, Alternatives Compared to the Project, by Topic*). The
9 approximately 60% reduction in scope under this Alternative would however
10 substantially diminish attainment of certain of the Project Objectives, as summarized
11 below:

- 12 • **Project Objective:** Accommodate warehouse/manufacturing uses responsive to
13 current and anticipated market demands. **Remarks:** *The 60 percent reduction in
14 development scope under this Alternative would limit response to current and
15 anticipated market demands for warehouse/manufacturing uses.*
- 16 • **Project Objective:** Make efficient use of the undeveloped subject property by
17 maximizing its buildout potential for employment-generating
18 warehouse/manufacturing uses, while protecting natural features. **Remarks:** *The 60
19 percent reduction in development scope under this Alternative would result in
20 inefficient use of available land by limiting rather than maximizing buildout potential
21 of the site. The 60 percent reduction in development scope under this Alternative
22 would comparably reduce total available employment opportunities as well as the
23 range of available employment opportunities.*
- 24 • **Project Objective:** Implement warehouse/manufacturing uses providing additional
25 construction employment opportunities. **Remarks:** *The 60 percent reduction in
26 development scope under this Alternative would comparably reduce total
27 construction employment opportunities as well as the range of available construction
28 employment opportunities.*

- 1 • **Project Objective:** Implement warehouse/manufacturing uses supporting additional
2 long-term employment opportunities. **Remarks:** *The 60 percent reduction in*
3 *development scope under this Alternative would comparably reduce total long-term*
4 *employment opportunities as well as the range of available long-term employment*
5 *opportunities.*
- 6 • **Project Objective:** Attract new businesses and jobs and thereby foster economic
7 growth. **Remarks:** *The 60 percent reduction in development scope under this*
8 *Alternative would comparably reduce the scopes and types of businesses that may*
9 *locate at the site. The 60 percent reduction in development scope under this*
10 *Alternative would comparably reduce long-term employment opportunities as well*
11 *as the range of available long-term employment opportunities.*

12 (DEIR, p. 5-61, DEIR Table 5.2-6, *Comparative Attainment of Project Objectives*).

13 3. **Environmentally Superior Alternative**

14 Section 15126.6(e)(2) of the *State CEQA Guidelines* indicates that an analysis of
15 alternatives to a Project shall identify an environmentally superior alternative among
16 the alternatives evaluated in an EIR. This issue is evaluated at DEIR Section 5.2,
17 *Alternatives Analysis*. Here, the “Reduced Intensity Alternative” is the
18 environmentally superior alternative. The Reduced Intensity Alternative would
19 however substantially diminish attainment of the Project Objectives (see: previous
20 Item C. 2).

21 4. **Alternatives Considered but Rejected**

22 The DEIR also considered and rejected Alternative Sites from further analysis on
23 grounds that there would be no reduction in the Project’s significant environmental
24 impacts if implemented at an Alternative Site. (DEIR, pp. 5-39 – 5-41).

25 In this regard, as stated in the *CEQA Guidelines* §15126.6 (f)(1)(2)(A), the “key
26 question and first step in [the] analysis [of alternative locations] is whether any of
27 the significant effects of the project would be avoided or substantially lessened by
28 putting the project in another location. Only locations that would avoid or

1 substantially lessen any of the significant effects of the project need be considered
2 for inclusion in the EIR.”

3 Moreover, there are no other available Alternative Sites that the Project Applicant
4 has the reasonable possibility of controlling. In this regard, *CEQA Guidelines*
5 §15126.6 (f) (1) also provides that when considering the feasibility of potential
6 alternative sites, the factors that may be taken into account include: “. . . whether the
7 proponent can reasonably acquire, control, or otherwise have access to the alternative
8 site . . .”

9 **BE IT FURTHER RESOLVED** by the Planning Commission that it has, pursuant to *State CEQA*
10 *Guidelines* Section 15093, balanced the “economic, legal, social, technological, and other benefits” of the
11 Project, against the unavoidable adverse environmental effects described herein, and has determined that
12 each and every one of the following benefits individually outweigh and render acceptable each and every
13 one of those environmental effects:

14 **A. The Project will create new jobs.**

15 Because users of the Project’s buildings are not yet known, the number of jobs that the
16 Project would generate cannot be precisely determined; however, using data and average
17 employment density factors utilized in the County of Riverside General Plan, it is expected
18 that the Project would employ one (1) worker for every 1,030 s.f. of building area. Based
19 on this employment generation rate, the Project is expected to create approximately 690 new,
20 recurring jobs (710,736 s.f. ÷ 1,030). (Riverside County, 2016 Appendix E, Table ES-5;
21 DEIR, p. 5-43, et. al). Additional employment opportunities would result from Project
22 construction activities.

23 **B. The Project will implement the intent of Riverside County’s General Plan for locating
24 employment-generating businesses along the I-215 corridor.**

25 The Riverside County General Plan and Mead Valley Area Plan call for the development of
26 employment-generating land uses along the I-215 corridor in Mead Valley. The Project will
27 assist the County in implementing these plans. As stated in the County’s General Plan Land
28 Use Element (Chapter 3, p. LU-62, 2017): “Industrial land aids in creating economic growth

1 by providing jobs for local and area-wide residents, providing growth opportunities for new
2 and existing businesses, and facilitating a tax base upon which public services can be
3 provided. The goal of Riverside County is to provide attractive work environments that fit
4 with the character of each community and are well served by convenient and adequate
5 accessibility to multi-modal transportation options that bring jobs and housing in closer
6 proximity to one another. Stimulation of clusters of similar industrial business will facilitate
7 competitive advantage in the marketplace.”

8 **C. The Project will bring needed economic investment to the Mead Valley community.**

9 Development of the Project site with the proposed warehouse/manufacturing uses represents
10 substantial economic investment in the Mead Valley area of Riverside County. Investment
11 will be made in infrastructure improvements, the buildings’ shells and exterior features, and
12 interior features as part of building tenant improvements.

13 **D. The Project will improve public roadways in favor of Riverside County.**

14 Roadway, intersection, and site access improvements to be constructed by the Project are
15 listed below. Roadways adjacent to the Project, site access points and site-adjacent
16 intersections will be constructed consistent with the identified roadway classifications and
17 respective cross-sections in the County of Riverside General Plan Circulation Element or as
18 otherwise specified by the County. Additional or alternative improvements may be specified
19 by the County through the Project Conditions of Approval. Pursuant to County Ordinance
20 No. 659, the Project would also pay Development Impact Fees in support of transportation
21 system facilities per the circulation system master plan.

22 **Roadways**

23 **Harley Knox Boulevard (E – W)**

24 Harley Knox Boulevard would be extended westerly within the central portion of the Project
25 site and would be constructed at its ultimate full-section width as a major highway (118-foot
26 right-of-way), in compliance with applicable County standards and specifications. Access
27 to/from Harley Knox Boulevard would be provided by two Project driveways connecting
28 northerly to Parcel 2, and one Project driveway connecting southerly to Parcel 1.

1 **Nandina Avenue (E – W)**

2 Nandina Avenue defines the northerly Project site boundary. As part of the Project, Nandina
3 Avenue between the Project’s western and eastern boundaries, would be constructed at its
4 ultimate half-section width as secondary highway (100-foot right-of-way). The Project
5 would also construct a minimum of one lane in the westbound direction in order to provide
6 access to the Project site.

7 **Oleander Avenue (E – W)**

8 Oleander Avenue defines the southerly Project site boundary. As part of the Project,
9 Oleander Avenue between the Project’s western and eastern boundaries, would be
10 constructed at its ultimate half-section width as an industrial collector (78-foot right-of-way).
11 The Project would also construct a minimum of one lane in the eastbound direction in order
12 to provide access to the Project site.

13 **Decker Road (N – S)**

14 Decker Road defines the easterly Project site boundary. As part of the Project, Decker Road
15 between the Project’s northern and southern boundaries would be constructed at its ultimate
16 half-section width as a secondary highway (100-foot right-of-way). The Project would also
17 construct a minimum of one lane in the northbound direction in order to provide access to
18 the Project site

19 **Intersections**

20 **Intersection No. 1 - Driveway 1/Nandina Avenue**

- 21 • Install a stop control on the northbound approach and a northbound shared left-right
22 turn lane.
- 23 • Add an eastbound shared through-right turn lane.
- 24 • Add a westbound two-way left turn lane within the median.
- 25 • Add a westbound through lane.

26 **Intersection No. 2 - Driveway 2/Oleander Avenue**

- 27 • Install a stop control on the southbound approach and a southbound shared left-right
28 turn lane.

- 1 • Add an eastbound two-way left turn lane within the median.
- 2 • Add an eastbound through lane.
- 3 • Add a westbound shared through-right turn lane.

4 **Intersection No. 3 - Driveway 3/Oleander Avenue**

- 5 • Install a stop control on the southbound approach and a southbound shared left-right
- 6 turn lane.
- 7 • Add an eastbound two-way left turn lane within the median.
- 8 • Add an eastbound through lane.
- 9 • Add a westbound shared through-right turn lane.

10 **Intersection No. 4 - Decker Road/Nandina Avenue**

- 11 • Add a northbound left turn lane.
- 12 • Add an eastbound shared through-right turn lane.

13 **Intersection No. 5 - Decker Road/Driveway 4/Harley Knox Boulevard**

- 14 • Add a northbound left turn lane with a minimum of 100-feet of storage.
- 15 • Add a northbound shared through-right turn lane.
- 16 • Add a southbound through lane.
- 17 • Add a southbound shared through-right turn lane.
- 18 • Add an eastbound left turn lane with a minimum of 100-feet of storage.
- 19 • Add an eastbound shared through-right turn lane.
- 20 • Add a westbound through lane.

21 **Intersection No. 6 - Decker Road/Oleander Avenue**

- 22 • Add a southbound left turn lane with a minimum of 100-feet of storage.
- 23 • Add a southbound shared through-right turn lane.
- 24 • Add an eastbound left turn lane.
- 25 • Add an eastbound shared through-right turn lane.

26 (DEIR, pp. 3-12 – 3-17).

27 **E. The Project will improve area utility infrastructure.**

28 The Project will improve and take advantage of the availability of local infrastructure as

1 described below.

2 Water Infrastructure

3 Water service to the Project would be provided by the Eastern Municipal Water District
4 (EMWD). Water system lines available to the Project are schematically indicated at DEIR
5 Figure 3.4-8, *Water Plan Concept*. The Project would construct 12-inch water lines within
6 existing rights-of-way to connect to the existing 12-inch water lines located in Decker Road,
7 Harley Knox Boulevard, and Oleander Avenue; and to the existing 12-inch water line located
8 within Nandina Avenue. The Project would also pay service and connection fees that would
9 be available for upgrading and continued maintenance of the area potable water system.
10 (DEIR, pp. 3-23, 3-24).

11 Wastewater Infrastructure

12 The Project site is located at the interface of EMWD and WMWD Wastewater Service
13 Areas. Both EMWD and WMWD sewer mainlines are located in adjacent Nandina Avenue,
14 along the Project site northerly boundary. Because both service provider options are
15 available to the Project, wastewater conveyance and treatment services for the Project may
16 be provided by EMWD and/or WMWD. The Project would construct wastewater service
17 lines connecting to existing EMWD/WMWD sewer mainlines. Existing EMWD/WMWD
18 sewer mainlines may be realigned or otherwise modified as part of the Project. All proposed
19 connections to sewer lines, and proposed sewer realignments and modifications would
20 conform to purveyor standards and requirements, and would be subject to review and
21 approval by the affected purveyor(s). It is anticipated that wastewater generated by the
22 Project would be conveyed to and treated at the EMWD Perris Valley Regional Water
23 Reclamation Facility (PVRWRF) and/or the WMWD Western Water Recycling Facility
24 (WWRF). The Project Sanitary Sewer Plan Concept is presented at DEIR Figure 3.4-9. The
25 Project would also pay service and connection fees that would be available for upgrading
26 and continued maintenance of the area sanitary sewer system. (DEIR, pp. 3-25, 3-26).

27 Stormwater Drainage Infrastructure

28 The Project Stormwater Management System Concept is presented at DEIR Figure 3.4-10.

1 The Project stormwater management system would provide for collection, treatment, and
2 controlled release of developed stormwaters. The proposed stormwater management system
3 would direct stormwaters easterly consistent with existing drainage patterns. All Project
4 stormwater management system components would be designed, constructed, operated, and
5 maintained consistent with criteria and standards presented in Riverside County Stormwater
6 Quality Best Management Practice Design Handbook (Riverside County Flood Control and
7 Water Conservation District) July 21, 2006 (and updates).

8 Stormwater runoff would be treated consistent with provisions of a Project-specific Water
9 Quality Management Plan (WQMP). The Project WQMP would be required to conform with
10 Santa Ana Regional Water Quality Control Board (SARWQCB) criteria and performance
11 standards for projects located within the Santa Ana Watershed Region of Riverside County.
12 The Project would also implement construction stormwater management improvements and
13 practices consistent with mandated Storm Water Pollution Prevention Plan (SWPPP)
14 requirements as outlined under the California General Permit for Stormwater Discharges
15 Associated with Construction and Land Disturbance Activities (General Permit) Order No.
16 2009-0009-DWQ, and amendments. (DEIR, pp. 3-25, 3-27, 3-28).

17 **F. The Project will install ornamental landscaping features where none currently exist.**

18 The Project Landscape Concept is presented at DEIR Figure 3.4-6. The Project would
19 incorporate perimeter and interior landscaping and streetscape elements, acting to generally
20 enhance the Project's visual qualities and screen potentially intrusive views. Pursuant to
21 County Ordinance No. 348, I-P Zone Development Standards, a minimum of 15 percent of
22 the developed Project site shall be landscaped. Project landscape plans would be subject to
23 County review and approval. (DEIR, p. 3-19).

24 **G. The Project will include energy efficiency and sustainability features.**

25 The Project would comply with or would surpass standards established under the California
26 Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards
27 Code (CALGreen; CCR, Title 24, Part 11). CALGreen standards promote progressive design
28 elements that have positive environmental impacts while encouraging sustainable

1 construction practices. Project energy efficiency/sustainability design features include on-
2 site renewable energy production providing for a portion of the Project electricity demands.
3 The Project would also comply with applicable provisions of the County of Riverside
4 Climate Action Plan Update, November 2019 (CAP Update). (DEIR, p. 1-12). See also
5 DEIR Table 4.3-4, *Representative Implementation of CAP Update Screening Table*
6 *Measures*.

7 **BE IT FURTHER RESOLVED** by the Planning Commission that the *State CEQA Guidelines*
8 section 15126(g) requires an EIR to discuss how a Project could directly or indirectly lead to economic,
9 population, or housing growth. A project may be growth inducing if it removes obstacles to growth, taxes,
10 community service facilities, or encourages other activities which cause significant environmental effect.
11 The discussion is as follows:

12 **A. Overview:** CEQA requires a discussion of the ways in which the Project could be growth
13 inducing. The *CEQA Guidelines* identify a project as growth inducing if it would foster
14 economic or population growth or the construction of additional housing, either directly or
15 indirectly, in the surrounding environment (*CEQA Guidelines* §15126.2(d)). Potential
16 growth-inducing aspects and elements of the Project would include: Construction of
17 infrastructure systems; Job creation; and Economic stimulus/other. (DEIR. p. 5-72).

18 **B. Growth Inducement Summary:** The Project could induce growth through the construction
19 of infrastructure improvements, job creation, and economic stimulus. Project infrastructure
20 improvements would not of themselves result in impacts not considered and addressed
21 within the DEIR body text. There are no unique or atypical conditions or aspects of the
22 Project utilities and service systems distribution and conveyance lines that would result in
23 significant environmental impacts. Growth resulting from or facilitated by Project
24 infrastructure improvements is anticipated under the General Plan, and environmental
25 impacts attributable to such growth is considered and addressed in the General Plan EIR.
26 Further, new development that may be facilitated by availability of infrastructure constructed
27 by the Project would be required to conduct CEQA analyses substantiating less-than-
28 significant impacts to infrastructure systems themselves or to customers served by those

1 infrastructure systems.

2 Project job creation (approximately 690 jobs) would not exceed employment projection
3 developed under the General Plan. Growth resulting from Project job creation is anticipated
4 under the General Plan, and such growth would not result in environmental impacts not
5 already considered and addressed in the General Plan EIR.

6 The Project would provide economic stimulus that would directly and indirectly contribute
7 to growth. However, growth due to Project economic stimulus factors would not result in
8 impacts not already considered and addressed in the General Plan EIR.

9 The Project would not otherwise encourage and facilitate known or probable activities that
10 could significantly affect the environment, either individually or cumulatively. To the
11 satisfaction of the County, as-yet unknown activities or developments that may derive from
12 the Project would be independently required to evaluate and address their potential
13 environmental impacts. (DEIR, pp. 5-74, 5-75).

14 **C.** Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or
15 of little significance to the environment. (DEIR, p. 5-72). Typically, growth-inducing
16 potential of a project could be considered significant if: 1) development fosters growth or a
17 concentration of population in excess of what is assumed in pertinent master plans, land use
18 plans, or in projections made by regional planning agencies such as SCAG; or 2) if a project
19 provides infrastructure or service capacity to accommodate growth beyond the levels
20 currently permitted by local or regional plans and policies. In general, growth induced by a
21 project is considered a significant impact if it can be demonstrated that the potential growth
22 significantly affects the environment in some other way.

23 **D.** The Project is consistent with the County of Riverside General Plan land use designation
24 and zoning, along with all applicable development standards. (DEIR, pp. 3-2 – 3-8, et. al).
25 The Project would implement infrastructure systems anticipated under the General Plan.
26 Growth resulting from or facilitated by Project infrastructure improvements is anticipated
27 under the General Plan, and environmental impacts attributable to such growth is considered
28 and addressed in the General Plan EIR.

1 Project job creation (approximately 690 jobs) would not exceed employment projection
2 developed under the General Plan. Growth resulting from Project job creation is anticipated
3 under the General Plan, and such growth would not result in environmental impacts not
4 already considered and addressed in the General Plan EIR.

5 The Project would provide economic stimulus that would directly and indirectly contribute
6 to growth. However, growth due to Project economic stimulus factors would not result in
7 impacts not already considered and addressed in the General Plan EIR.

8 Based on the foregoing, the Project would not otherwise encourage and facilitate known or
9 probable activities that could significantly affect the environment, either individually or
10 cumulatively.

11 **BE IT FURTHER RESOLVED** by the Planning Commission that the Project would implement
12 applicable elements of the Riverside County General Plan as follows:

13 **A. Land Use Element.**

14 The Land Use Element designates the general distribution, general location, and extent of
15 land uses, such as housing, business, industry, open space, agriculture, natural resources,
16 recreation, and public-quasi-public uses. The Land Use Element also discusses the standards
17 of residential and non-residential density intensity for the various land use designations. The
18 Land Use Element also provides development standards related to each land use category,
19 and general plan policy level direction for an array of land-use related issues. The Project is
20 consistent with, and is allowed under the site's current General Plan and MVAP Land Use
21 designation ("Business Park"). The Project would be implemented consistent with and
22 would support applicable General Plan and MVAP Land Use Policies. (DEIR, pp. 3-2 – 3-
23 8, et. al).

24 Project consistency with the County Land Use Element is further substantiated at DEIR
25 Section 1.7, *Impacts Not Found to be Potentially Significant*, and within the Initial Study
26 (DEIR Appendix A, Checklist Item *Land Use and Planning*).

27 Based on the preceding, the Planning Commission finds that the Project is consistent with
28 the General Plan Land Use Element. The Project is consistent with the General Plan Land

1 Use Element and is therefore consistent with the General Plan.

2 **B. Circulation Element**

3 The Circulation Element identifies the general location and extent of existing and proposed
4 major transportation facilities, including major roadways, rail, transit systems, and airports.
5 The Circulation Element also identifies and provides policy direction for implementation of
6 the Community Environmental Transportation Acceptability Process (CETAP) Corridors.
7 The Project would be required to pay MVAP Development Impact Fees (DIF) pursuant to
8 County Ordinance 659, and as outlined in the Project Traffic Impact Analysis (TIA), DEIR
9 Appendix B. Additionally, payment of Transportation Uniform Mitigation Fees (TUMF) is
10 required pursuant to County Ordinance 824, and as outlined in the TIA. Applicant
11 responsibility for improvements not covered by the MVAP DIF or TUMF Programs, and/or
12 not constructed the Project shall be fulfilled by payment of Fair Share fees as stipulated in
13 the Project Conditions of Approval and as outlined in the TIA. Additionally, the Project
14 would implement site-adjacent circulation system improvements pursuant to the County
15 Conditions of Approval.

16 Project consistency with the County Circulation Element is further substantiated in in the
17 TIA.

18 Based on the preceding, the Planning Commission finds that the Project is consistent with
19 the General Plan Circulation Element. The Project is consistent with the General Plan
20 Circulation Element and is therefore consistent with the General Plan.

21 **C. Multipurpose Open Space Element**

22 The Multipurpose Open Space Element addresses the conservation, development, and use
23 of natural resources, including water, soils, rivers, and mineral deposits. The Multipurpose
24 Open Space Element details plans and measures for preserving open space for protection of
25 natural resources such as wildlife habitat; the managed availability of space for parks, trails,
26 and scenic vistas; and protection of public health and safety through protection of areas
27 subject to geologic hazards, flooding and fires.

28 With the implementation of Applicable Regulations and Design Requirements (RRs) and

1 feasible Mitigation Measures (MMs), the Project would have a less than significant impact
2 on biological resources as disclosed in DEIR Section 4.9, *Biological Resources*. The
3 Project's potentially significant biological resources impacts would be reduced to levels that
4 would be less-than-significant through implementation of DEIR Mitigation Measures 4.9.1
5 through 4.9.5. These measures compliance with measures that address potential impacts to
6 the burrowing owl and migratory birds, and habitat protection. All other Project biological
7 resources impacts would be less-than-significant.

8 With the implementation of Applicable Regulations and Design Requirements (RRs) and
9 feasible Mitigation Measures (MMs), the Project would have a less than-significant-impact
10 on cultural resources as disclosed at DEIR Section 4.10, *Cultural Resources/Tribal Cultural*
11 *Resources*. The Project's potentially significant cultural resources/tribal cultural impacts
12 would be reduced to levels that would be less-than-significant through implementation of
13 DEIR MMs 4.10.1 through 4.10. These measures require retainment of a qualified
14 archeologist and archaeological monitors; monitoring for, and protection of potentially
15 significant archaeological resources that may be encountered during Project construction;
16 and reporting and recordation of the site archaeological monitoring activities; and
17 archaeological monitoring findings per the County's Cultural Resources (Archaeological)
18 Investigations Standard Scopes of Work.

19 With respect to other potential cultural resources impacts, the Project would comply with
20 Conditions of Approval, County Policies and Regulations, and State Regulations. In
21 combination these measures ensure proper design, construction, and operation of the Project
22 such that all other cultural resources impacts would remain at levels that would be less-than-
23 significant,

24 As disclosed at DEIR Section 1.7, *Impacts Not Found to be Potentially Significant*, and
25 within the Initial Study (DEIR Appendix A, Checklist Item *Recreation*), the Project does not
26 propose any type of residential use or other land use that would generate a population that
27 would increase the use of recreation facilities or existing neighborhood or regional parks.
28 Therefore, parks and recreational facilities would not be physically affected by the Project.

1 In addition, the Project does not propose any type of residential use and is not located within
2 a Community Service Area (CSA) or recreation and park district with a Community Parks
3 and Recreation Plan (Quimby fees).

4 The Project is located within the MVAP. In the Project vicinity, community trails are
5 proposed along Oleander Avenue, Harvill Avenue (north of Oleander Avenue), and Harley
6 Knox Boulevard. Consistent with County requirements, the Project would design and
7 construct adjacent roadway sections, including any required trail improvements and/or
8 incorporation of trail easements.

9 For these reasons, the Project's potential to impact the environmental topic of Recreation,
10 would be less-than-significant.

11 Project consistency with the County Multipurpose Open Space Element is further
12 substantiated at DEIR Section 1.7, *Impacts Not Found to be Potentially Significant*, and
13 within the Initial Study (DEIR Appendix A, Checklist Item *Recreation*).

14 Based on the preceding, the Planning Commission finds that the Project is consistent with
15 the General Plan Multipurpose Open Space Element. The Project is consistent with the
16 General Plan Multipurpose Open Space Element and is therefore consistent with the General
17 Plan.

18 **D. Safety Element**

19 The Safety Element establishes policies and programs to protect the community from risks
20 associated with seismic, geologic, flood, and wildfire hazards. The Safety Element serves
21 the following functions: develops a framework by which safety considerations are
22 introduced into the land use planning process; facilitates identification and mitigation of
23 hazards for new development and thus strengthens existing codes; project review, and
24 permitting processes; presents policies directed at identifying and reducing hazards in
25 existing development; and strengthens earthquake, flood, inundation, and wildland fire
26 preparedness planning and post-related reconstruction policies. The Project complies with
27 all applicable building codes, County Ordinances, and State and federal laws.

28 As disclosed in DEIR Section 4.6, *Geology and Soils*, the Project site is not affected by any

1 potentially significant or adverse geology/soils conditions. The Project does not propose or
2 require uses or operations that would exacerbate any potentially significant or adverse
3 geology/soils conditions. Further, the Project would comply with recommendations of the
4 Project Geotechnical Investigation (DEIR Appendix G), Conditions of Approval, County
5 Policies and Regulations, and State Regulations. In combination these measures ensure
6 proper design, construction and operation of the Project such that all geology and soils
7 impacts would remain at levels that would be less-than-significant.

8 As disclosed at DEIR Section 4.5, *Hazards/Hazardous Materials*, and substantiated in the
9 Project Phase I Environmental Site Assessments (ESAs, DEIR Appendix F) there is no
10 evidence or indication of recognized environmental conditions (RECs), historical-RECs
11 (HRECs), controlled-RECs (CRECs), or conditions indicative of releases or threatened
12 releases of hazardous substances at or affecting the Project site.

13 With respect to other potential hazards/hazardous materials impacts, the Project would
14 comply with recommendations of the Project Phase I ESA, Conditions of Approval, County
15 Policies and Regulations, and State and Federal Regulations. In combination these measures
16 ensure proper design, construction, and operation of the Project such that all other
17 hazards/hazardous materials impacts would remain at levels that would be less-than-
18 significant. Additionally, the Riverside County Airport Land Use Commission (ALUC) has
19 reviewed the Project and determined the Project to be consistent with the March Air Reserve
20 Base/Inland Port Airport Land Use Compatibility Plan (ALUCP), subject to conditions.
21 Federal Aviation Administration (FAA) airspace review has also been completed for the
22 Project, and the FAA has issued No Hazard to Air Navigation Determinations for all Project
23 facilities (please refer to DEIR Appendix F, Airport Compatibility Documentation).

24 Project consistency with the County Safety Element is further substantiated at DEIR Section
25 1.7, *Impacts Not Found to be Potentially Significant*, and within the Initial Study (DEIR
26 Appendix A, Checklist Item *Hazards & Hazardous Materials*).

27 Based on the preceding, the Planning Commission finds that the Project is consistent with
28 the General Plan Safety Element. The Project is consistent with the General Plan

1 Multipurpose Open Space Element and is therefore consistent with the General Plan.

2 **E. Noise Element**

3 The Noise Element identifies and appraises noise problems and includes policies to protect
4 the County from excessive noise. The County of Riverside has adopted a Noise Element of
5 the General Plan to control and abate environmental noise, and to protect the citizens of the
6 County from excessive exposure to noise. The Noise Element identifies two separate types
7 of noise sources: 1) transportation and 2) stationary, and establishes guidelines for acceptable
8 transportation and stationary community noise levels.

9 As disclosed at DEIR Section 4.4, *Noise*, and with the Project Noise Impact Analysis (DEIR
10 Appendix E) the all Project noise impacts and vibration impacts would be less-than-
11 significant.

12 Further, the Project would be required to comply with Conditions of Approval, County
13 Policies and Regulations, and State Regulations. In combination these measures ensure
14 proper design, construction, and operation of the Project such that all potential noise and
15 vibration impacts would remain at levels that would be less-than-significant.

16 Project consistency with the County Safety Element is further substantiated at DEIR Section
17 1.7, *Impacts Not Found to be Potentially Significant*, and within the Initial Study (DEIR
18 Appendix A, Checklist Item *Noise*).

19 Based on the preceding, the Planning Commission finds that the Project is consistent with
20 the General Plan Noise Element. The Project is consistent with the General Plan Noise
21 Element and is therefore consistent with the General Plan.

22 **F. Housing Element**

23 The 2017-2021 Housing Element identifies and establishes County policies intended to
24 fulfill the housing needs of existing and future residents in Riverside County. The Element
25 establishes policies that guide County decision-making and set forth an action plan to
26 implement its housing goals.

27 As disclosed at DEIR Section 1.7, *Impacts Not Found to be Potentially Significant*, and
28 within the Initial Study (DEIR Appendix A, Checklist Item *Population and Housing*), the

1 Project site does not contain any residential uses, and the Project would not require
2 demolition or displacement of off-site residential uses. The Project site is expected to
3 employ approximately 690 workers. It is expected that the job opportunities created by the
4 Project would be filled by existing residents in Riverside County and residents of homes that
5 are already approved for construction but not yet built. Therefore, the Project would not
6 create a demand for additional housing, and impacts would be less than significant.

7 Project consistency with the County Housing Element is further substantiated within the
8 FEIR Responses to Comment Letter "EJA."

9 Based on the preceding, the Board of Supervisors finds that the Project is consistent with the
10 General Plan Housing Element. The Project is consistent with the General Plan Housing
11 Element and is therefore consistent with the General Plan.

12 **G. Air Quality Element**

13 As disclosed at DEIR Section 4.2, *Air Quality*, even after compliance with regulatory
14 requirements and DEIR MMs 4.2.1 through 4.2.4, the Project's operational-source NO_x
15 emissions would exceed applicable SCAQMD regional thresholds. This exceedance would
16 cause the Project to be inconsistent with the applicable AQMP. There are no feasible
17 mitigation measures that would reduce this impact to levels that would be less-than-
18 significant. Project operational-source NO_x exceedances would also result in a cumulatively
19 considerable net increase of non-attainment criteria pollutants (ozone, PM₁₀, PM_{2.5}).² There
20 are no feasible mitigation measures that would reduce this impact to levels that would be
21 less-than-significant. These DEIR mitigation measures would diminish the Project
22 operational-source NO_x emissions – however, impacts would remain significant and
23 unavoidable.

24 With respect to other potential air quality impacts (including localized air quality impacts,
25 regional air quality impacts, and health risk impacts) the Project would comply with
26 Conditions of Approval, County Policies and Regulations, and State and Federal
27 Regulations. In combination, these measures ensure proper design, construction, and
28

² NO_x is a precursor to ozone and PM₁₀/PM_{2.5}.

1 operation of the Project such that all other air quality impacts would remain at levels that
2 would be less-than-significant.

3 Project consistency with the County Air Quality Element is further substantiated DEIR
4 Section 4.2, the Project Air Quality Impact Analysis (AQIA) presented at DEIR Appendix
5 C, DEIR Section 1.7, *Impacts Not Found to be Potentially Significant*, and within the Initial
6 Study (DEIR Appendix A, Checklist Item *Air Quality*).

7 Based on the preceding, the Planning Commission finds that the Project is consistent with
8 the General Plan Air Quality Element. The Project is consistent with the General Plan Air
9 Quality Element and is therefore consistent with the General Plan.

10 **H. Healthy Communities Element**

11 The Healthy Communities Element establishes policies to address primary health issues that
12 may address County residents, such as high rates of obesity, chronic illness, air pollution,
13 lack of access to healthy foods, unsafe environments, and lack of access to health care and
14 mental health services. The Project would be consistent with the applicable Healthy
15 Communities Element policies governing Countywide Land Uses and non-Motorized
16 Transportation, as the Project would help to achieve the purposes of the General Plan through
17 compliance with applicable General Plan policies.

18 Further, in support of the Healthy Communities Element, the Project would conform to
19 applicable provisions of the County's *Good Neighbor Policy for Logistics and*
20 *Warehouse/Distribution Uses* Board of Supervisors Policy F-3 (Policy). The purpose of this
21 Policy is to provide framework for the development and operations of logistics and
22 warehouse projects larger than 250,000 sf in size in a way that would lessen their impact on
23 the surrounding communities. This Policy provides development and operational criteria that
24 can be implemented to supplement project-level mitigation measures. The Project would be
25 required to comply with applicable provisions of the Good Neighbor as implemented
26 through the Project Conditions of Approval.

27 Based on the preceding, the Planning Commission finds that the Project is consistent with
28 the General Plan Healthy Communities Element. The Project is consistent with the General

1 Plan Healthy Communities Element and is therefore consistent with the General Plan.

2 The Administration Element focuses on the administration of the General Plan, which is the
3 sole responsibility of the County of Riverside, under the authority of the Board of
4 Supervisors. This Element details the vision for Riverside County, General Planning
5 Principals, Countywide Elements and Planning Policies/Area Plan, Appendices of the
6 General Plan, and other administrative topics. The Project does not propose or require
7 facilities or operations that would conflict with or obstruct County Administration of the
8 General Plan.

9 Based on the preceding, the Planning Commission finds that the Project is consistent with
10 the General Plan Administration Element. The Project is consistent with the General Plan
11 Administration Element and is therefore consistent with the General Plan.

12 **BE IT FURTHER RESOLVED** by the Planning Commission that the Final EIR also discusses,
13 pursuant to *State CEQA Guidelines* Sections 15126(c) and 15126.2(d), and 15127 significant irreversible
14 environmental changes. As disclosed in DEIR Section 5.0, *Other CEQA Considerations*:

15 *CEQA Guidelines* sections 15126 (c), 15126.2 (c) & 15127 require that for certain types or
16 categories of projects, an EIR must address significant irreversible environmental changes that
17 would occur should the project be implemented. As presented in *State CEQA Guidelines* Section
18 15127, the topic of Significant Irreversible Environmental Changes need be addressed in EIRs
19 prepared in connection with any of the following activities:

- 20 (a) The adoption, amendment, or enactment of a plan, policy, or ordinance of a public
21 agency;
- 22 (b) The adoption by a local agency formation commission of a resolution making
23 determinations; or
- 24 (c) A project which will be subject to the requirements for preparing of an environmental
25 impact statement pursuant to the requirements of the National Environmental Policy Act
26 of 1969, 42 U.S.C. Section 4321- 4347.

27 The Project would not require or result in actions listed in *State CEQA Guidelines* Section
28 15127. Accordingly, the EIR is not required to address potential significant irreversible

1 environmental changes involved in the proposed action should it be implemented.

2 **BE IT FURTHER RESOLVED** by the Planning Commission that PPT 190011 is consistent with
3 the Riverside County General Plan.

4 **BE IT FURTHER RESOLVED** by the Planning Commission that it has reviewed and considered
5 EIR CEQ190038 in evaluating PPT 190011, and that EIR CEQ190038 is an accurate and objective
6 statement that complies with the California Environmental Quality Act (CEQA) and reflects the County's
7 independent judgment, and that EIR CEQ190038 is incorporated by this reference.

8 **BE IT FURTHER RESOLVED** by the Planning Commission that it **ADOPTS** the statement of
9 overriding consideration, **CERTIFIES** EIR CEQ190038 and **ADOPTS** the Mitigation Monitoring and
10 Reporting Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between
11 the mitigation measures as set forth in EIR CEQ190038, and those set forth in the Mitigation Monitoring
12 and Reporting Program, the measure more protective of the environment shall control.

13 **BE IT FURTHER RESOLVED** by the Planning Commission that PPT 190011 on file with the
14 Clerk of the Board, including the final exhibits and related cases, are hereby approved for the real property
15 described and shown on the final exhibits, and said real property shall be developed substantially in
16 accordance with PPT 190011, unless they are amended by the Board of Supervisors.

17 **BE IT FURTHER RESOLVED** by the Planning Commission that copies of PPT 190011 shall be
18 placed in the Office of Clerk of the Board, in the Office of County Planning Department, and the Office of
19 the Building and Safety Director.

20 **BE IT FURTHER RESOLVED** by the Planning Commission that the custodians of the documents
21 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
22 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

23

24

25

26

27

28

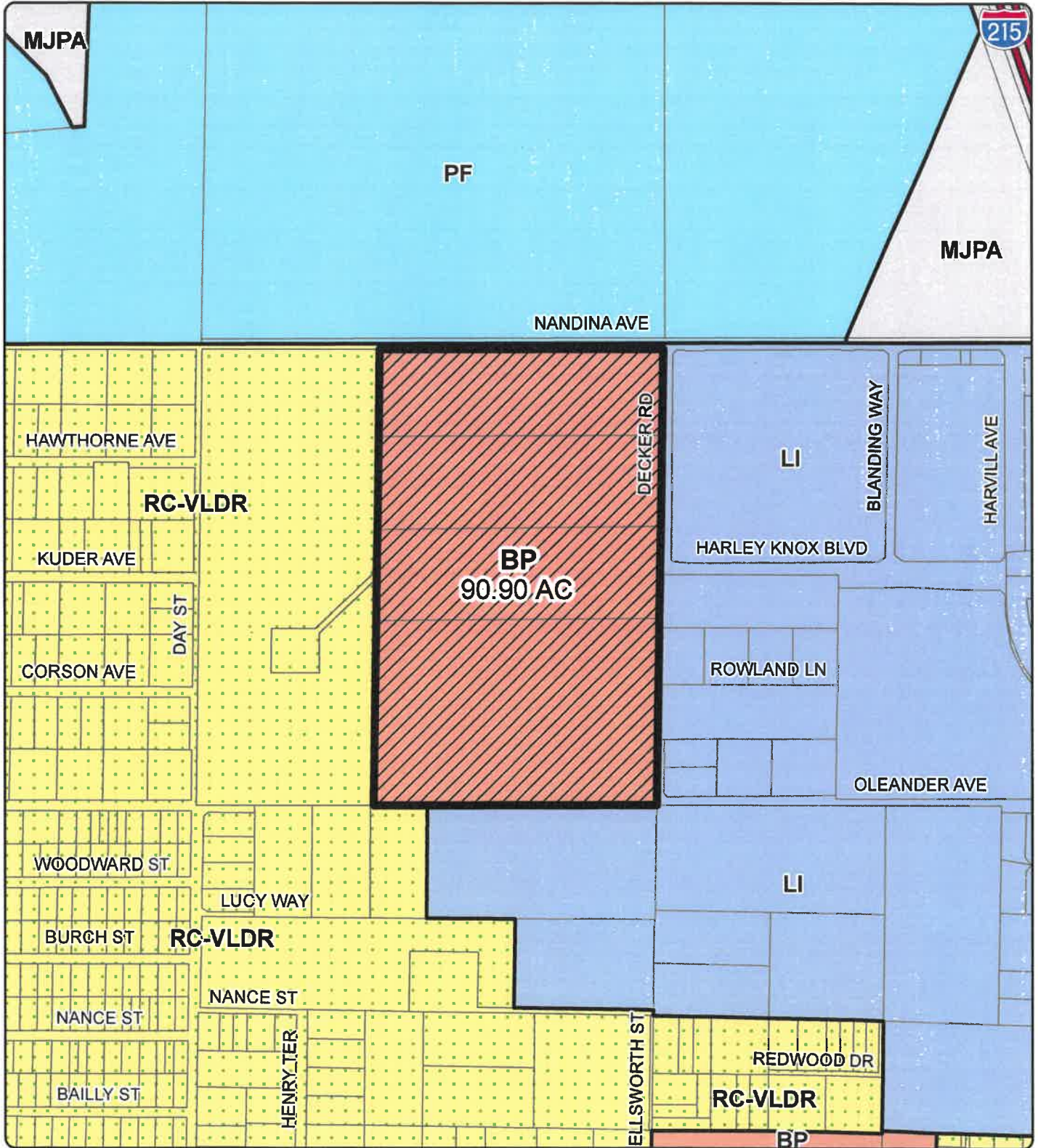
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190011

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 11/20/2020
Exhibit 5



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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

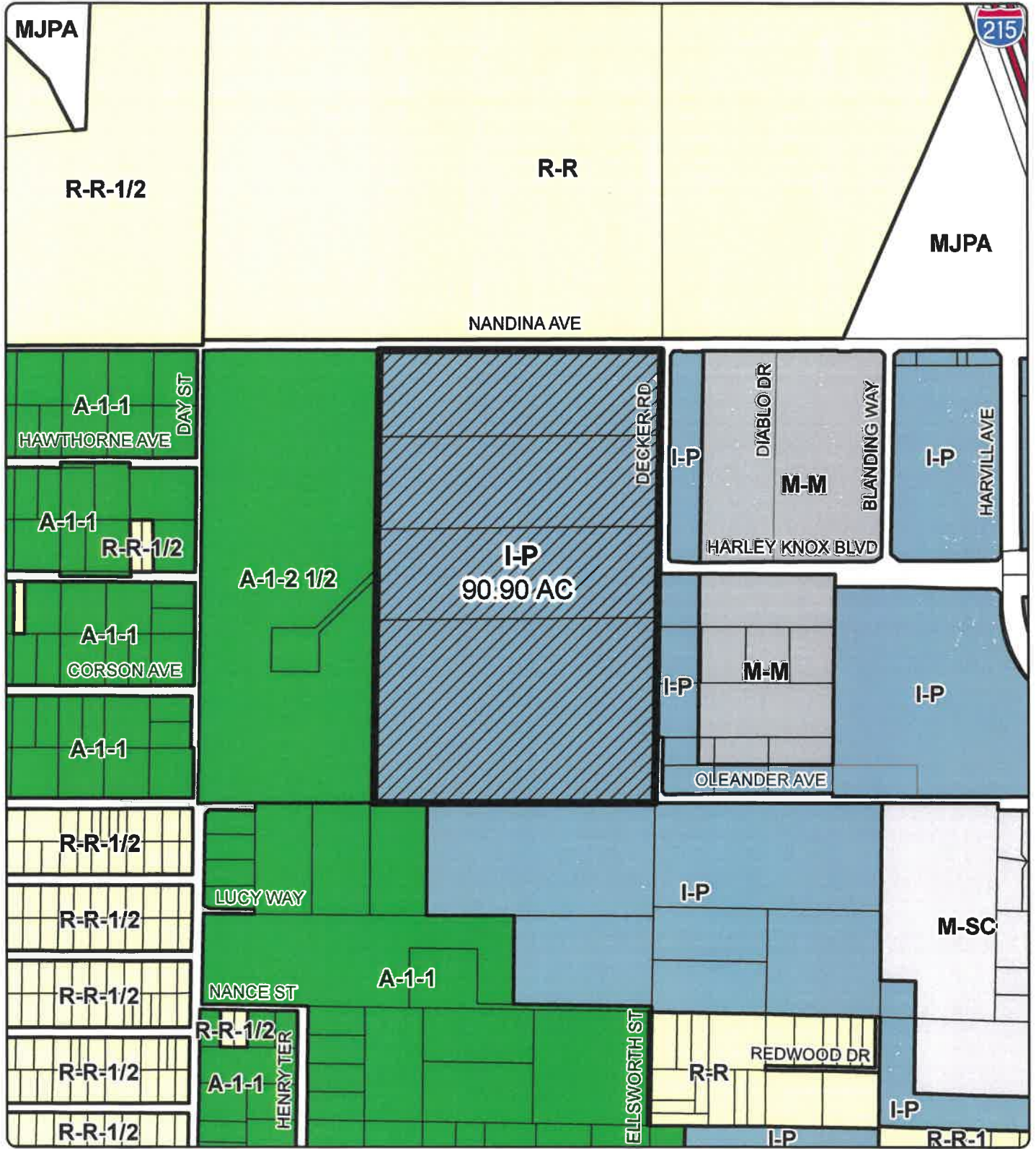
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190011

EXISTING ZONING

Supervisor: Jeffries
District 1

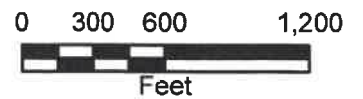
Date Drawn: 11/20/2020
Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190011

LAND USE

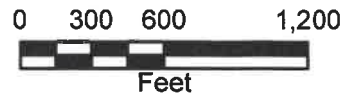
Supervisor: Jeffries
District 1

Date Drawn: 11/20/2020
Exhibit 1



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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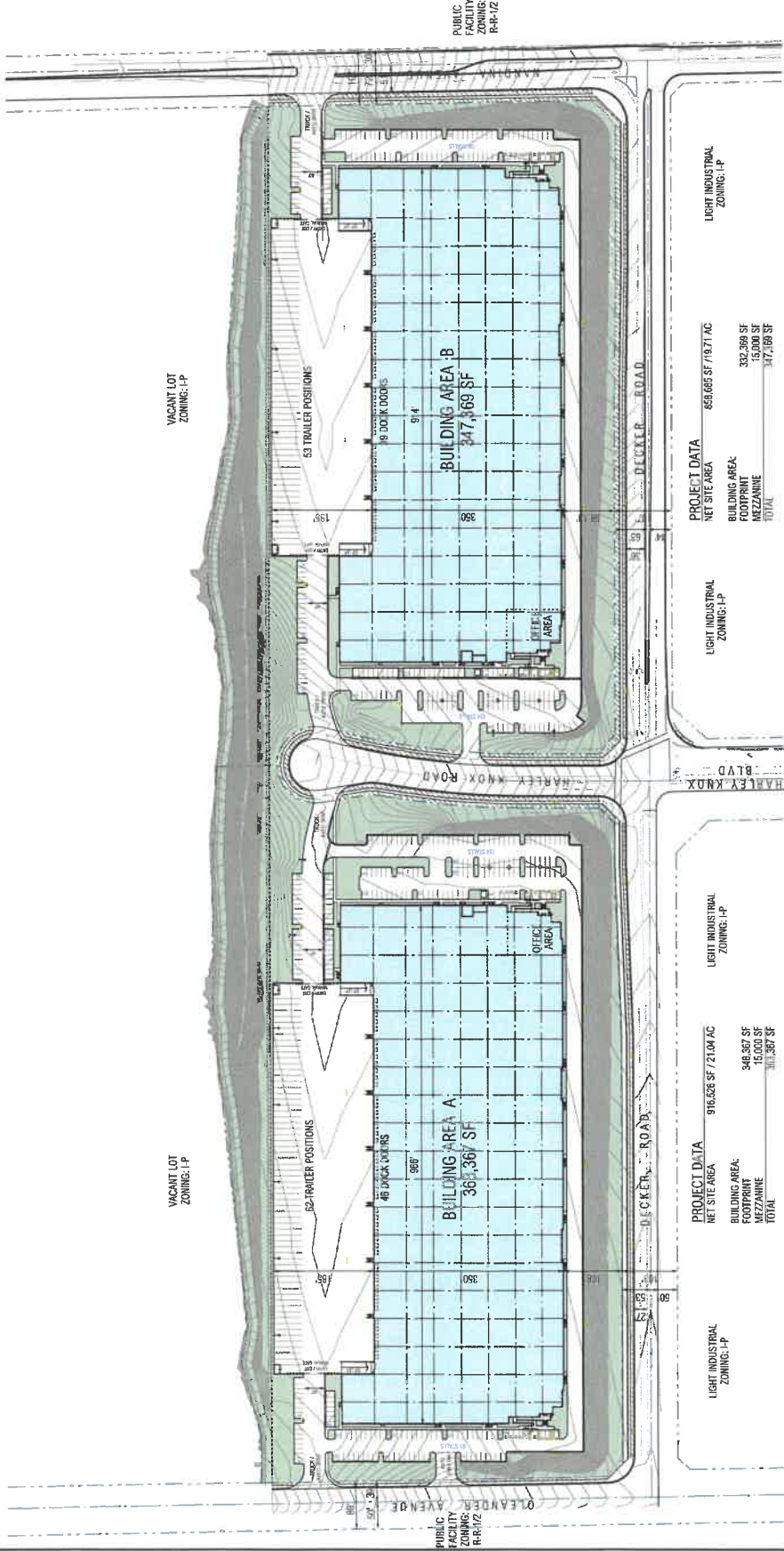
OWNER NAME
PROJECT NAME

**CLEANDER
BUSINESS PARK**
0000 HARLEY KNOX ROAD
COUNTY OF RIVERSIDE, CA

APPLICANT:
PARKER CONSTRUCTION COMPANY
1000 ALTON PARKWAY SUITE 100
IRVINE, CA 92618
1-949-341-0730
CONTACT: MARK CHEN
MARK.CHEN@PARKERCONSTRUCTION.COM

DEVELOPER:
HARVEY ARBERIS AVENUE
1000 HARVEY AVENUE
IRVINE, CA 92618
TEL: 949.341.0730
PARKERCONSTRUCTION.COM

NO.	DATE	DESCRIPTION
01	08/11/2011	PRELIMINARY
02	08/11/2011	REVISIONS
03	08/11/2011	REVISIONS
04	08/11/2011	REVISIONS
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100	08/11/2011	REVISIONS



VACANT LOT
ZONING: I-P

VACANT LOT
ZONING: I-P

PUBLIC
FACILITY
ZONING:
R-R-1Z

PUBLIC
FACILITY
ZONING:
R-R-1Z

LIGHT INDUSTRIAL
ZONING: I-P

LIGHT INDUSTRIAL
ZONING: I-P

LIGHT INDUSTRIAL
ZONING: I-P

LIGHT INDUSTRIAL
ZONING: I-P

PROJECT DATA

NET SITE AREA	850,665 SF / 19.71 AC
BUILDING AREA:	
OFFICE	393,398 SF
MEZZANINE	15,000 SF
TOTAL	408,398 SF
LOT COVERAGE:	48.09 %
PARKING REQUIRED:	
OFFICE (10,000 SF @ 1/250 SF)	40 STALLS
WAREHOUSE (12,000 SF)	168 STALLS
TOTAL	208 STALLS
PARKING PROVIDED:	
STANDARD STALLS	208 STALLS
ACCESSIBLE STALLS	6 STALLS
CY STALLS	12 STALLS
TOTAL STALLS	226 STALLS
LANDSCAPE REQUIRED:	128,028 SF / 15.0 %
LANDSCAPE PROVIDED:	170,418 SF / 19.96 %
TRAILER STALLS	53 TRAILERS

PROJECT DATA

NET SITE AREA	916,526 SF / 21.04 AC
BUILDING AREA:	
OFFICE	546,367 SF
MEZZANINE	15,000 SF
TOTAL	561,367 SF
LOT COVERAGE:	39.51 %
PARKING REQUIRED:	
OFFICE (10,000 SF @ 1/250 SF)	40 STALLS
WAREHOUSE (12,000 SF)	177 STALLS
TOTAL	217 STALLS
PARKING PROVIDED:	
STANDARD STALLS	227 STALLS
ACCESSIBLE STALLS	6 STALLS
CY STALLS	12 STALLS
TOTAL STALLS	245 STALLS
LANDSCAPE REQUIRED:	138,557 SF / 15.0%
LANDSCAPE PROVIDED:	197,409 SF / 21.55 %
TRAILER STALLS	62 TRAILERS



SITE PLAN
SCALE: 1" = 80'-0"

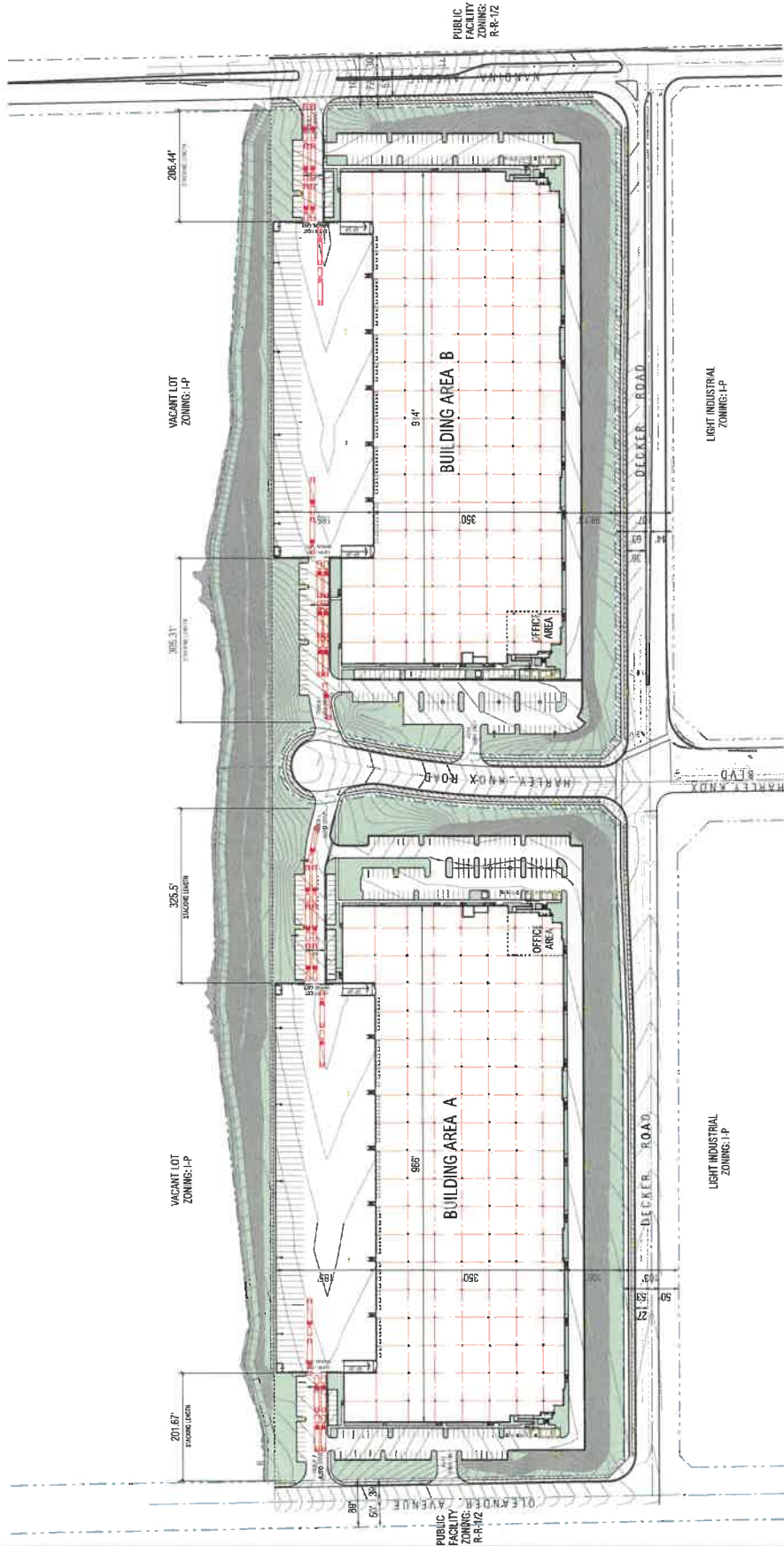
PROFESSIONAL SEAL

**OLEANDER
 BUSINESS PARK**
 6000 HARLEY KNOX ROAD
 COUNTY OF RIVERSIDE, CA

APPLICANT:
 R&A OFFICE OF ARCHITECTURAL DESIGN
 13231 ALTON PARKWAY SUITE 100
 IRVINE, CA 92618
 T: 949-341-0005
 FAX: 949-341-0922
 www.rgaarchitect.com

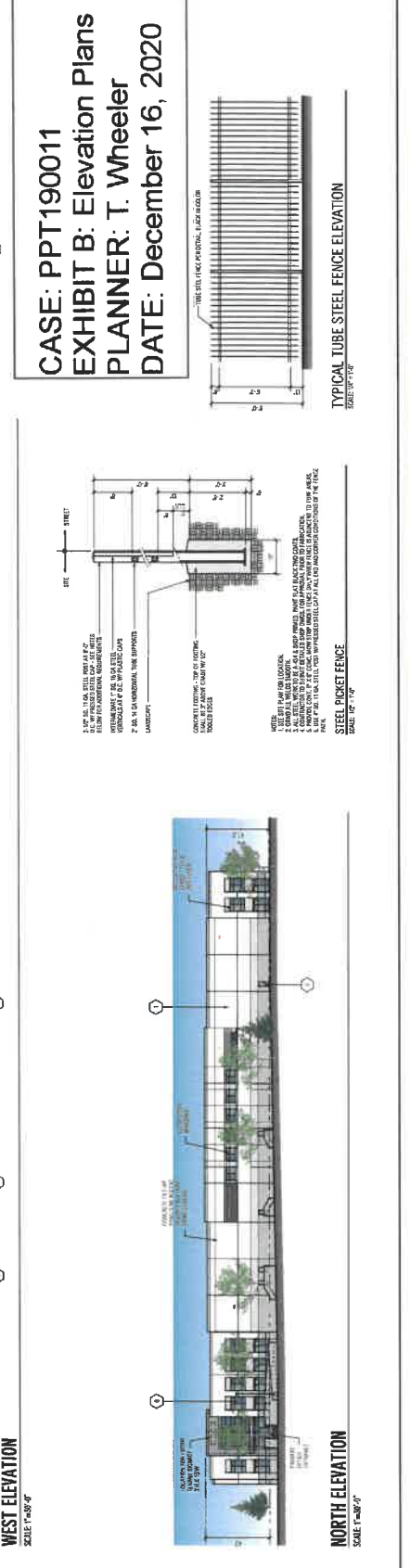
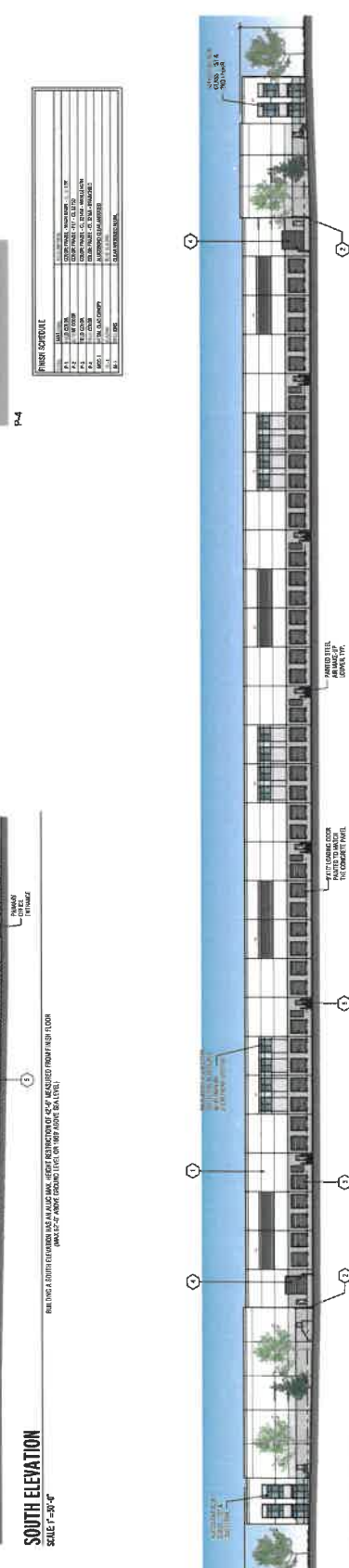
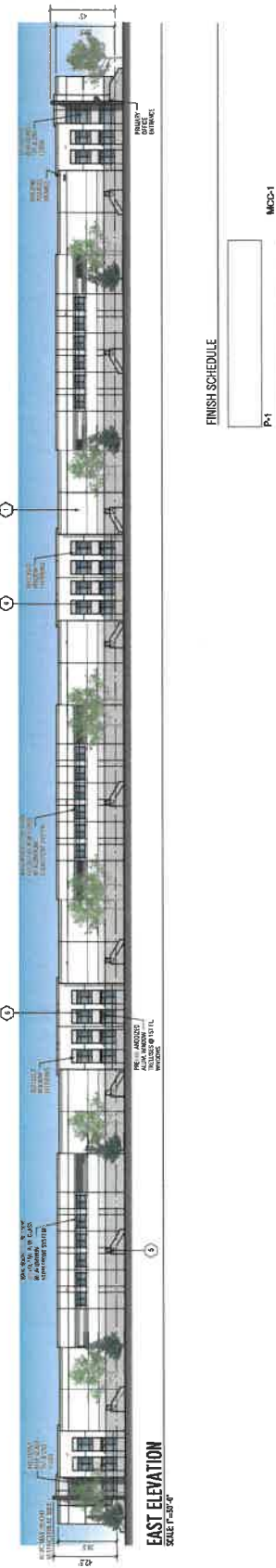
DEVELOPER:
 WHEELER HARRIS PARTNERS
 10000 WILSON AVENUE
 SUITE 100
 IRVINE, CA 92618
 TEL: 949-259-2174
 WWW.WHEELERHARRIS.COM

NO.	DATE	DESCRIPTION
1	01/15/10	ISSUED FOR PERMITTING
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3	03/10/10	REVISIONS
4	04/10/10	REVISIONS
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100	04/18/18	REVISIONS



TRAILER STACKING PLAN
 SCALE: 1"=80'-0"

- KEYNOTES:**
1. PAINTED CONCRETE TILE PAVEMENT
 2. PAINTED CONCRETE TILE SUPPORT WALL
 3. PAINTED BY THE DOOR, METAL, TRUCK DOORS
 4. PAINTED BY THE DOOR, METAL, TRUCK DOORS
 5. PAINTED METAL ACCESS WALK DOORS
 6. STRUCTURAL STEEL FRAMEWORK TO CLEAR INDUSTRY STANDARD 4' CLEARANCE



FINISH SCHEDULE

P-1	PAINTED CONCRETE TILE PAVEMENT
P-2	PAINTED CONCRETE TILE SUPPORT WALL
P-3	PAINTED BY THE DOOR, METAL, TRUCK DOORS
P-4	PAINTED METAL ACCESS WALK DOORS

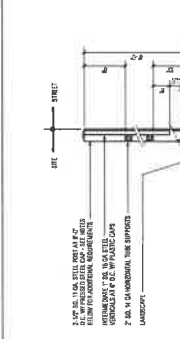
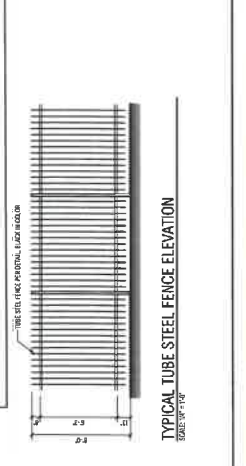
FINISH SCHEDULE

M-1	PAINTED CONCRETE TILE PAVEMENT
M-2	PAINTED CONCRETE TILE SUPPORT WALL
M-3	PAINTED BY THE DOOR, METAL, TRUCK DOORS
M-4	PAINTED METAL ACCESS WALK DOORS

FINISH SCHEDULE

G-1	PAINTED CONCRETE TILE PAVEMENT
G-2	PAINTED CONCRETE TILE SUPPORT WALL
G-3	PAINTED BY THE DOOR, METAL, TRUCK DOORS
G-4	PAINTED METAL ACCESS WALK DOORS

CASE: PPT190011
EXHIBIT B: Elevation Plans
PLANNER: T. Wheeler
DATE: December 16, 2020

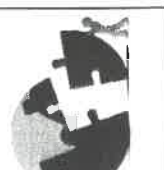


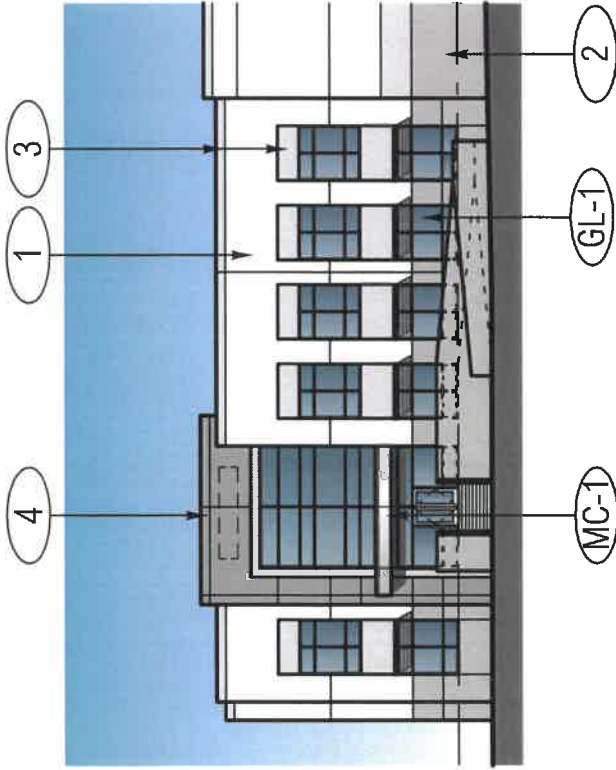
NOTES:

1. SEE PLAN FOR FENCE LOCATION.
2. FENCE SHALL BE 4' HIGH.
3. FENCE SHALL BE 4' HIGH.
4. FENCE SHALL BE 4' HIGH.
5. FENCE SHALL BE 4' HIGH.
6. FENCE SHALL BE 4' HIGH.

APPLICANT:
OLEANDER BUSINESS PARK
10201 ALVARADO PARKWAY SUITE 100
MILPITAS, CA 95035
714.945.5400

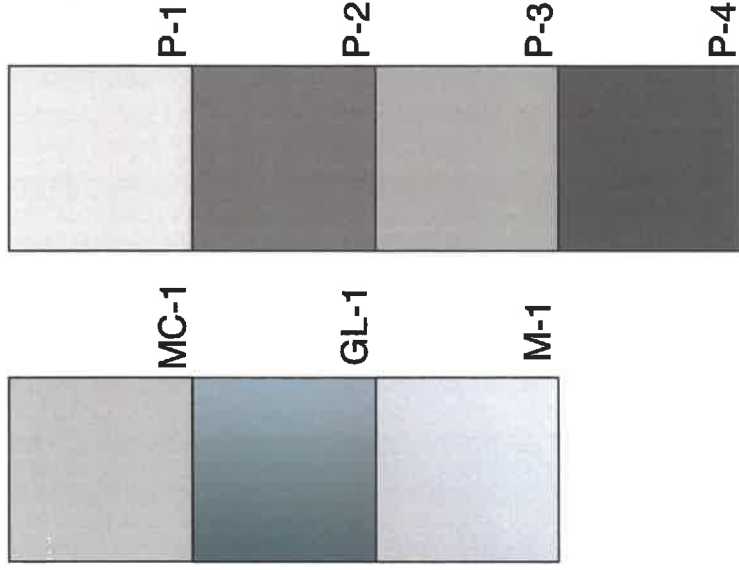
DEVELOPER:
HARGREAVES & ASSOCIATES
1500 J STREET
SAN JOSE, CA 95126
CONTACT: PATRICK RISSELL
prussell@hargreaves.com





PROPOSED WEST ELEVATION

SCALE 1" = 30'-0"



FINISH SCHEDULE	
CODE	DESCRIPTION
P-1	COLOR: SHERWIN WILLIAMS - SNOWFALL - #SW 6000
P-2	COLOR: SHERWIN WILLIAMS - GUANTLET GRAY - #SW 7019
P-3	COLOR: SHERWIN WILLIAMS - ELLIE GRAY - #SW 7650
P-4	COLOR: SHERWIN WILLIAMS - THUNDER GRAY - #SW 7645
GL-1	BLUE REFLECTIVE GLAZING
M-1	CLEAR ANODIZED ALUMINUM
MC-1	ALUCOBOND NATURAL BRUSHED GRAPHITE

MEAD VALLEY
INDUSTRIAL PARK

00000 HARLEY KNOX ROAD
COUNTY OF RIVERSIDE, CA

RGAA

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922



CASE: PPT190011

EXHIBIT M: Color Board & Rendering

PLANNER: T. Wheeler

DATE: December 16, 2020



CASE: PPT190011

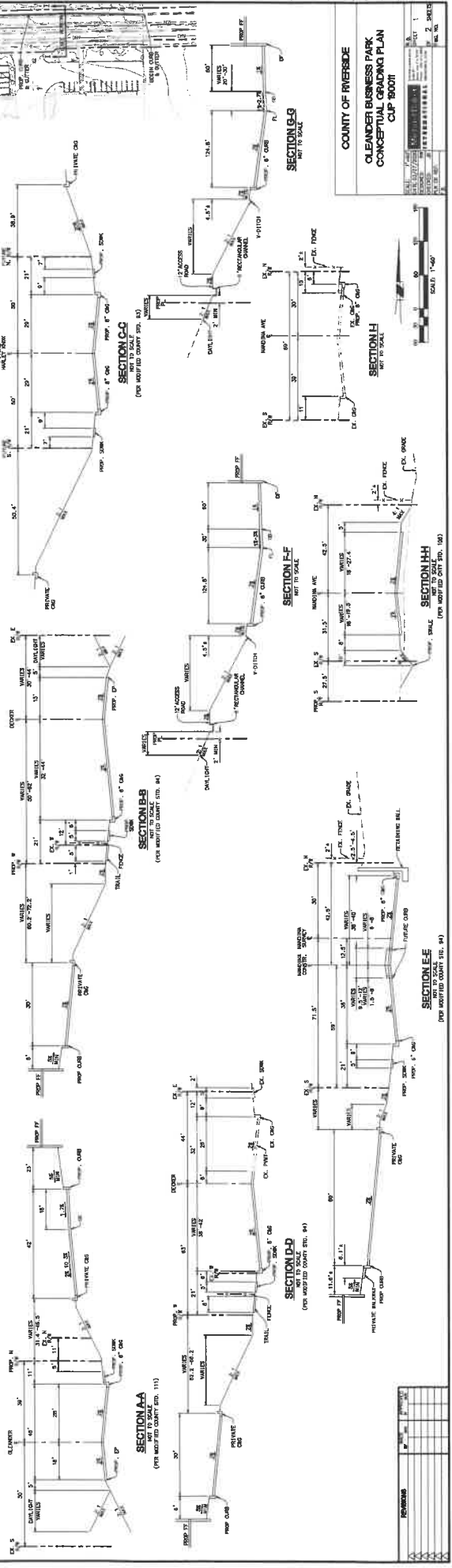
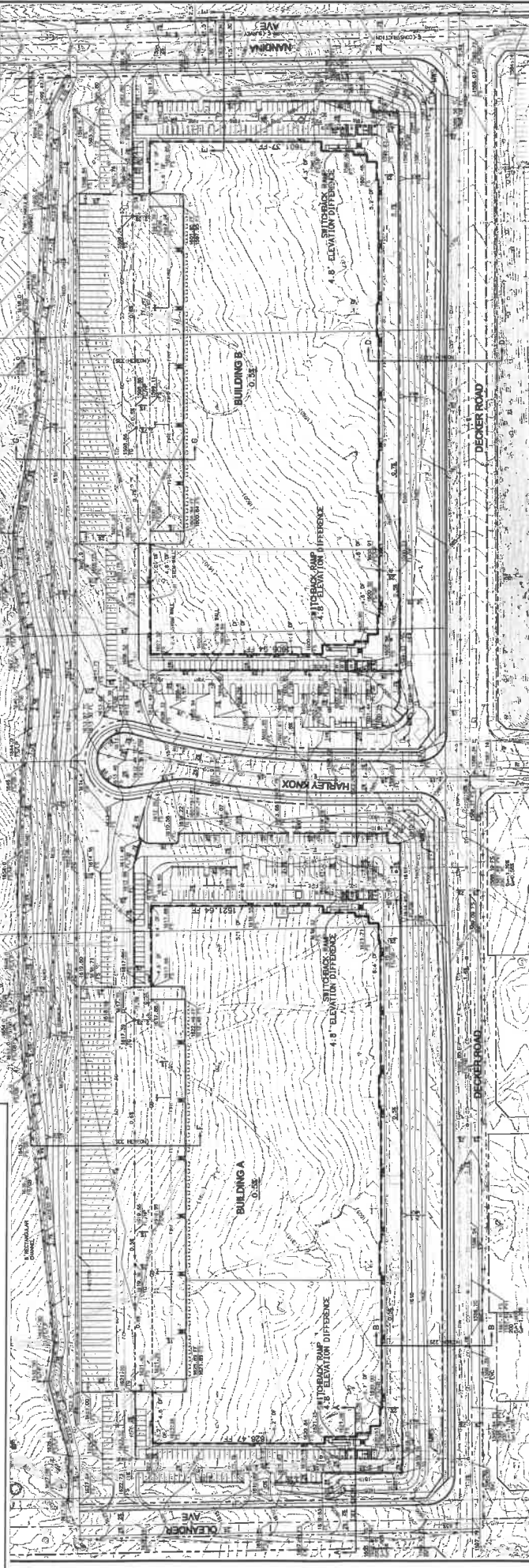
EXHIBIT G: Concept Grading

PLANNER: T. Wheeler

DATE: December 16, 2020



MATCHLINE - SEE SHEET 2



COUNTY OF RIVERSIDE
CLEANER BUSINESS PARK
CONCEPTUAL GRADING PLAN
CUP 190011



NO.	DATE	DESCRIPTION
1		
2		

NO.	DATE	DESCRIPTION
1		
2		

NO.	DATE	DESCRIPTION
1		
2		

NO.	DATE	DESCRIPTION
1		
2		

NO.	DATE	DESCRIPTION
1		
2		

NO.	DATE	DESCRIPTION
1		
2		

NO.	DATE	DESCRIPTION
1		
2		

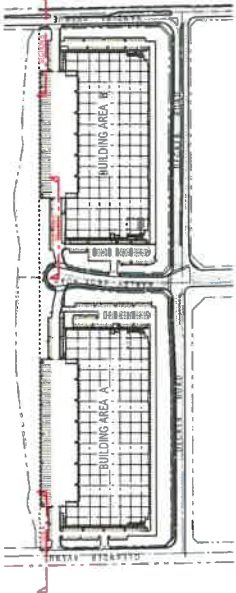
**OLEANDER
 BUSINESS PARK**
 8000 HARLEY KNOX ROAD
 COUNTY OF RIVERSIDE, CA

APPLICANT:
 8000 HARLEY KNOX ROAD
 COUNTY OF RIVERSIDE, CA
 92506

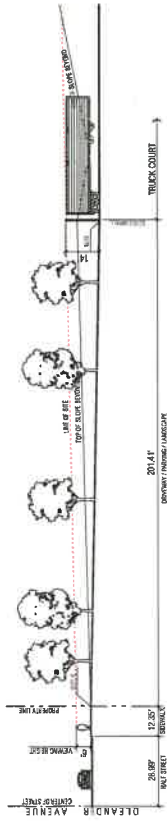
DEVELOPER:
 1333 J STREET, RIVERSIDE, CA
 92506

ARCHITECT:
 1333 J STREET, RIVERSIDE, CA
 92506

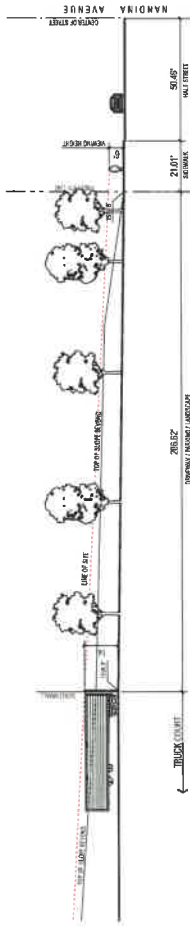
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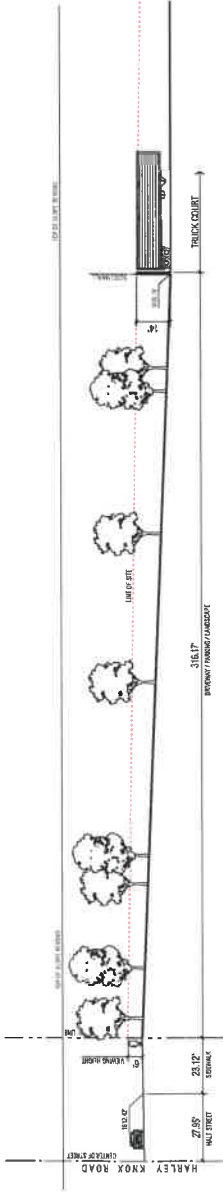
KEY PLAN



OLEANDER AVENUE SECTION @ SW CORNER LOOKING WEST



INDIAN AVENUE SECTION @ NW CORNER LOOKING WEST



HARLEY KNOX ROAD SECTION @ SW CORNER LOOKING WEST

CASE: PPT190011
EXHIBIT H: Line of Sight Plan (Cross Sections)
PLANNER: T. Wheeler
DATE: December 16, 2020

MEAD VALLEY INDUSTRIAL PARK

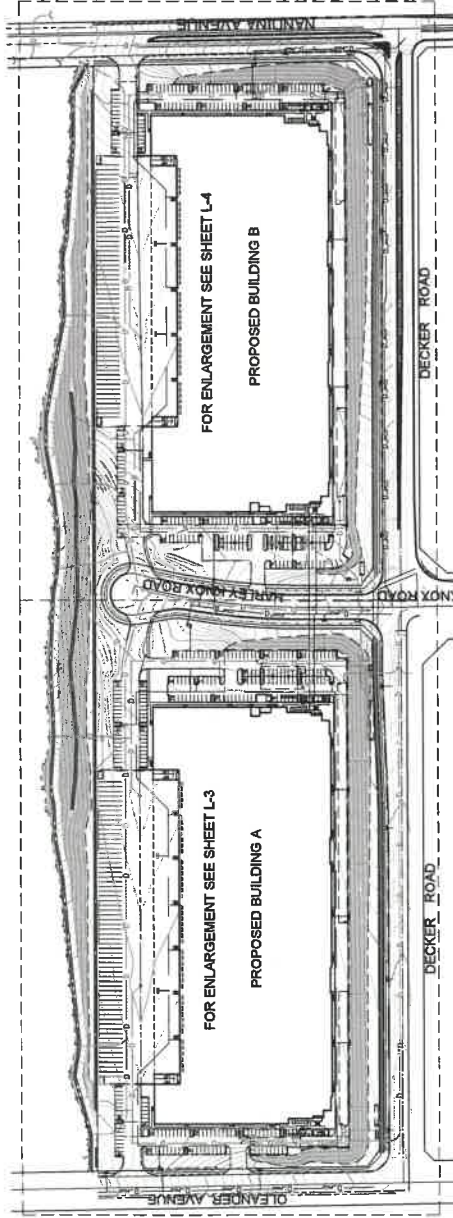
0000 HARLEY KNOX ROAD
RIVERSIDE COUNTY, CA
LANDSCAPE PLANS
COUNTY OF RIVERSIDE

GENERAL NOTES

- IRRIGATION**
1. FINAL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF CITY AND LANDSCAPE ARCHITECT.
 2. REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.
- PLANTING**
1. ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
 2. REMOVE STAKES FROM ALL ESPALGOS AND WINES AND ATTACH TO WALLS, POSTS, ETC.

SHEET INDEX

COVER SHEET	L-1
PRELIMINARY LANDSCAPE PLANS	L-3 - L-4
SHADE PLAN AND SHADE CALCULATIONS	L-5
HYDROZONE MAP	L-6
SITE PHOTO PLAN	L-7



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE
THOMAS BROS. MAPS
PAGE 777, C-1



NOTE: PRIOR TO PROJECT CONSTRUCTION I AGREE TO SUBMIT A COMPLETE LANDSCAPE ARCHITECTURE PLAN TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL. ALL APPLICABLE ORDINANCES INCLUDING BUT NOT LIMITED TO THE RIVERSIDE CITY ORDINANCES AND THE CALIFORNIA PLANNING AND ZONING ACT SHALL BE APPLIED TO THIS PROJECT. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE SUBJECT TO CHANGE.

LANDSCAPE ARCHITECT'S SIGNATURE
DATE: 12-16-20

MAINTENANCE NOTE:
CONTINUED LANDSCAPE MAINTENANCE FOR ON-SITE AND OFF-SITE WITHIN SCOPED OF WORK TO BE PROVIDED BY SARES REGIS.

CASE: PPT190011
EXHIBIT L: Concept Landscape Plans
PLANNER: T. Wheeler
DATE: December 16, 2020



PROJECT NO. 19000114
SHEET NO. L-1
1 OF 7 SHEETS

DEVELOPER BY: SARES REGIS GROUP
PROJECT TITLE: COVER SHEET

PHONE (949) 756-9589
18000 HARLEY KNOX ROAD, RIVERSIDE, CA



REFERENCE NOTES SCHEDULE

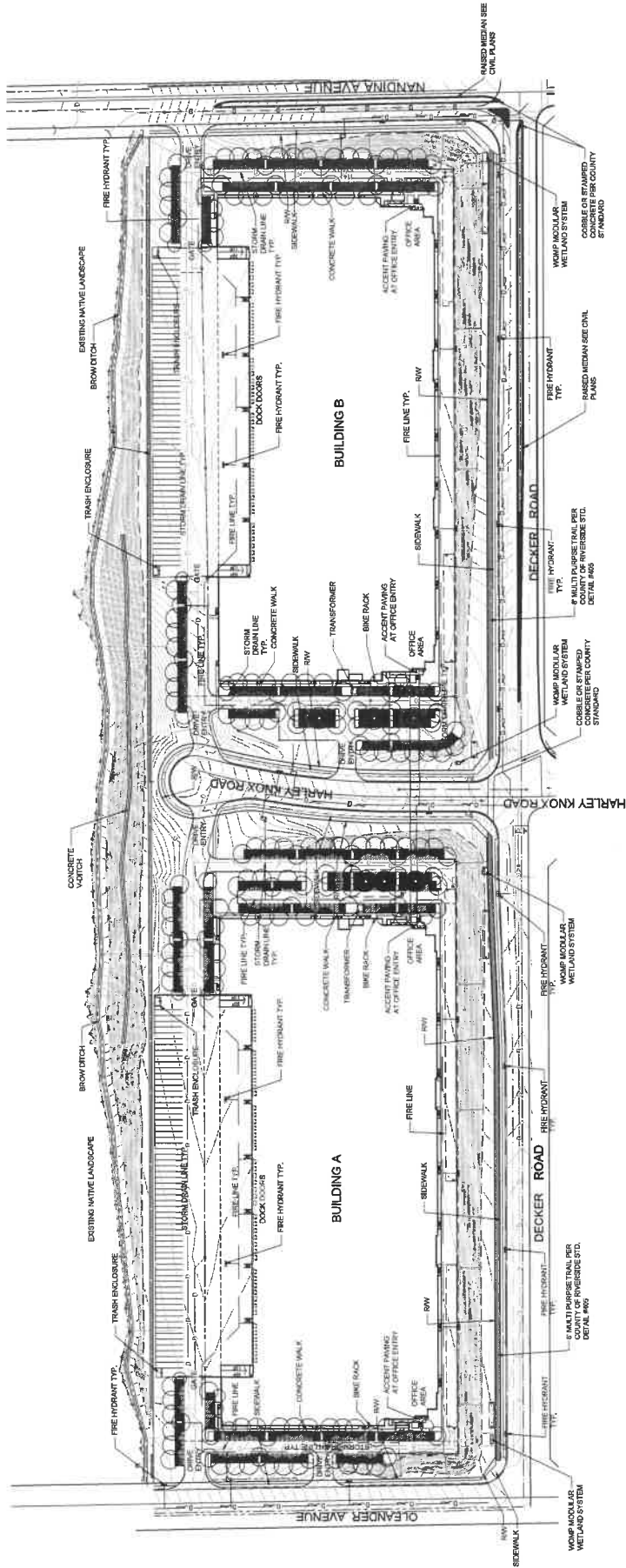
SYMBOL	DESCRIPTION	SIZE
[Pattern]	BUILDING A - PARKING AREA	4.00' W
[Pattern]	BUILDING A - TREE SHADE AREA	2.0' W
[Pattern]	BUILDING B - PARKING AREA	3.75' W
[Pattern]	BUILDING B - TREE SHADE AREA	2.00' W

BUILDING A - SHADE TABULATION

Parking area = 42,431 s.f.
 Shade provided = 27,418 s.f.
 by trees in parking area
 Percentage of parking area
 shaded by trees = 65%

BUILDING B - SHADE TABULATION

Parking area = 38,787 s.f.
 Shade provided = 25,959 s.f.
 by trees in parking area
 Percentage of parking area
 shaded by trees = 67%



PROJECT TITLE: SHADE PLAN & CALCULATIONS
 MEAD VALLEY INDUSTRIAL PARK
 0000 HARLEY KNOX ROAD
 COUNTY OF RIVERSIDE, CA
 PREPARED BY: SARESPREGIS GROUP
 18802 BARBER AVENUE, IRVINE, CA
 PHONE (949) 758-8558

DATE: 07/15/20
 JOB NO.: RSGA00114
 SHEET NO.: L-5
 OF 7 SHEETS





CONTRACTORS
ENGINEERS
LIC. NO. 201942

Gregg Electric Inc.

251 W. BARKER ST.
OAKLAND, CA 94612
(909) 933-1784



These drawings shall not be used for construction until approved by Gregg Electric. These drawings are prepared for the convenience of the contractor and do not constitute an agreement. It shall be the contractor's responsibility to verify all dimensions, conditions, and materials shown on these drawings and to be sure that they are correct. Gregg Electric, its representatives, consultants, subcontractors, and its staff do not warrant, represent, or guarantee the accuracy, completeness, timeliness, or appropriateness of the information provided in writing by Gregg Electric.

PROJECT:
MEAD VALLEY INDUSTRIAL PARK

LOCATION:
MEAD VALLEY INDUSTRIAL PARK
COUNTY OF INDIANOLA, CA

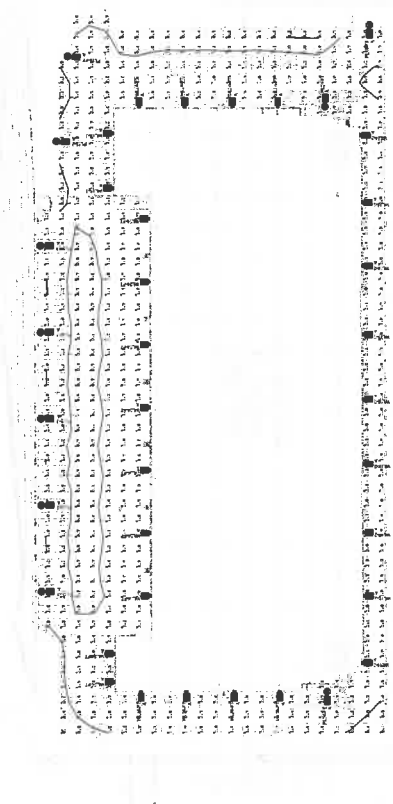
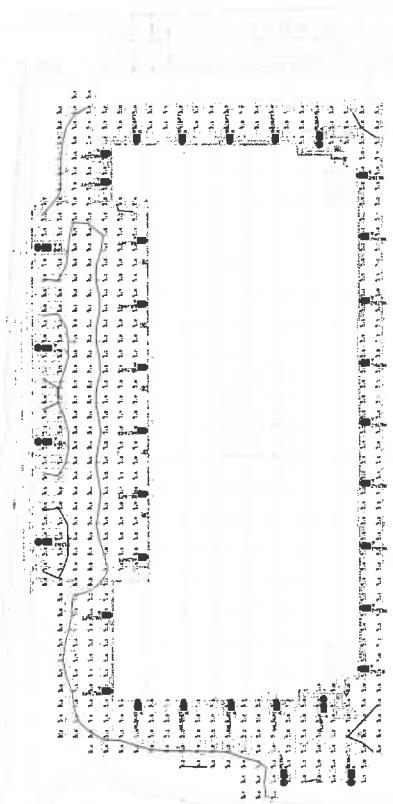
TITLE:
SITE LIGHTING PLAN

DESIGNED BY:
DATE: 2/19/20
SCALE: 1"=60'

REVISION	DATE	BY	DESCRIPTION
1	2/19/20
2
3
4
5
6
7
8
9
10

DATE: 2/19/20
SCALE: 1"=60'

ESL1



SITE LIGHTING PLAN
PROJECT: PPT

TITLE 24 ZONAL LUMEN TABLE

Category	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Minimum Footcandle	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	1.44
Maximum Footcandle	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	1.44

CAL GREEN BUG TABLE

Category	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Minimum Footcandle	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	1.44
Maximum Footcandle	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	1.44

FIXTURE LEGEND

FIXTURE	DESCRIPTION	ZONE LIGHTING	BUG LIGHTING	ACTUAL POLE HEIGHT	ACTUAL POLE BASE HEIGHT
101	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
102	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
103	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
104	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
105	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
106	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
107	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
108	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
109	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'
110	TYPE 1 10' TALL LUMENS 20000 6000K 10' TALL POLE 10' TALL BASE	YES	NO	10'	10'

* - SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS

CASE: PPT190011
EXHIBIT P: Photometric Plans
PLANNER: T. Wheeler
DATE: December 16, 2020



Gregg Electric Inc.

808 W. EMPORIA ST.
CHANDLER, AZ 85226
(480) 963-1794



These drawings must not be used for any project until approved by Gregg Electric. These drawings are the property of Gregg Electric. It is the responsibility of the contractor to ensure that it will be printed as shown and it is to be returned to the architect upon request. All communications, including communications, shall be in writing by Gregg Electric.

PROJECT:
MEAD VALLEY INDUSTRIAL PARK
11111 W. GARDEN ROAD
CHANDLER, AZ 85226

TITLE:
BUILDING ELEVATIONS
EXTERIOR LIGHTING ELEVATIONS

DESIGNED BY:	DATE:	SCALE:
DATE:	2/1/19	1"=20'-0"
SCALE:		

NO.	DESCRIPTION	DATE
1		
2		
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ESL3

ISL Slice Medium - SLIM Outdoor LED Area Light

Features & Specifications:

- 100% Dimmable
- 100% Energy Efficient
- 100% Weather Resistant
- 100% Shock Resistant
- 100% Vandal Resistant
- 100% Corrosion Resistant
- 100% UV Resistant
- 100% Heat Resistant
- 100% Frost Resistant
- 100% Snow Resistant
- 100% Ice Resistant
- 100% Rain Resistant
- 100% Wind Resistant
- 100% Earthquake Resistant
- 100% Fire Resistant
- 100% Explosion Resistant
- 100% Tamper Resistant
- 100% Theft Resistant
- 100% Anti-Climb Resistant
- 100% Anti-Collision Resistant
- 100% Anti-Interference Resistant
- 100% Anti-Static Resistant
- 100% Anti-EMI Resistant
- 100% Anti-ESD Resistant
- 100% Anti-Radiation Resistant
- 100% Anti-Noise Resistant
- 100% Anti-Vibration Resistant
- 100% Anti-Shock Resistant
- 100% Anti-Pressure Resistant
- 100% Anti-Tension Resistant
- 100% Anti-Compression Resistant
- 100% Anti-Torsion Resistant
- 100% Anti-Bending Resistant
- 100% Anti-Twisting Resistant
- 100% Anti-Deformation Resistant
- 100% Anti-Damage Resistant
- 100% Anti-Disruption Resistant
- 100% Anti-Interference Resistant
- 100% Anti-Static Resistant
- 100% Anti-EMI Resistant
- 100% Anti-ESD Resistant
- 100% Anti-Radiation Resistant
- 100% Anti-Noise Resistant
- 100% Anti-Vibration Resistant
- 100% Anti-Shock Resistant
- 100% Anti-Pressure Resistant
- 100% Anti-Tension Resistant
- 100% Anti-Compression Resistant
- 100% Anti-Torsion Resistant
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- 100% Anti-Damage Resistant
- 100% Anti-Disruption Resistant

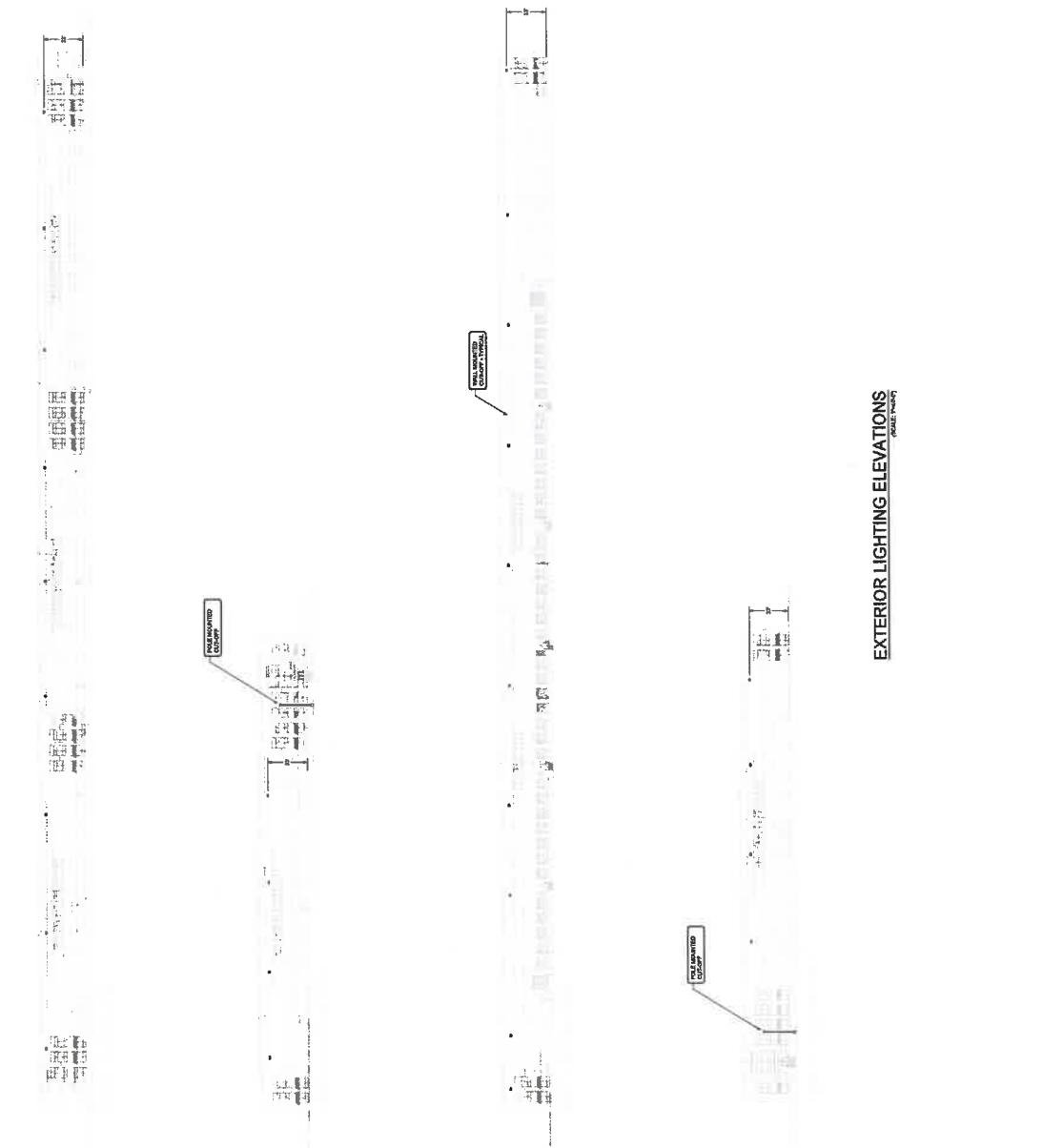
Performance Chart:

Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume
15°	1.5m	1.5m	2.25m²	3.375m³
30°	3.0m	3.0m	9.0m²	27.0m³
45°	4.5m	4.5m	20.25m²	60.75m³
60°	6.0m	6.0m	36.0m²	108.0m³
75°	7.5m	7.5m	56.25m²	168.75m³
90°	9.0m	9.0m	81.0m²	243.0m³
105°	10.5m	10.5m	110.25m²	330.75m³
120°	12.0m	12.0m	144.0m²	432.0m³
135°	13.5m	13.5m	182.25m²	561.75m³
150°	15.0m	15.0m	225.0m²	675.0m³
165°	16.5m	16.5m	272.25m²	816.75m³
180°	18.0m	18.0m	324.0m²	972.0m³

ISL Slice Medium - SLIM Outdoor LED Area Light

Performance Chart:

Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume
15°	1.5m	1.5m	2.25m²	3.375m³
30°	3.0m	3.0m	9.0m²	27.0m³
45°	4.5m	4.5m	20.25m²	60.75m³
60°	6.0m	6.0m	36.0m²	108.0m³
75°	7.5m	7.5m	56.25m²	168.75m³
90°	9.0m	9.0m	81.0m²	243.0m³
105°	10.5m	10.5m	110.25m²	330.75m³
120°	12.0m	12.0m	144.0m²	432.0m³
135°	13.5m	13.5m	182.25m²	561.75m³
150°	15.0m	15.0m	225.0m²	675.0m³
165°	16.5m	16.5m	272.25m²	816.75m³
180°	18.0m	18.0m	324.0m²	972.0m³



EXTERIOR LIGHTING ELEVATIONS
BUILDING ELEVATIONS

Catalog # :

Project :

Prepared By :

Date :



Slice Medium - SLM Outdoor LED Area Light



The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

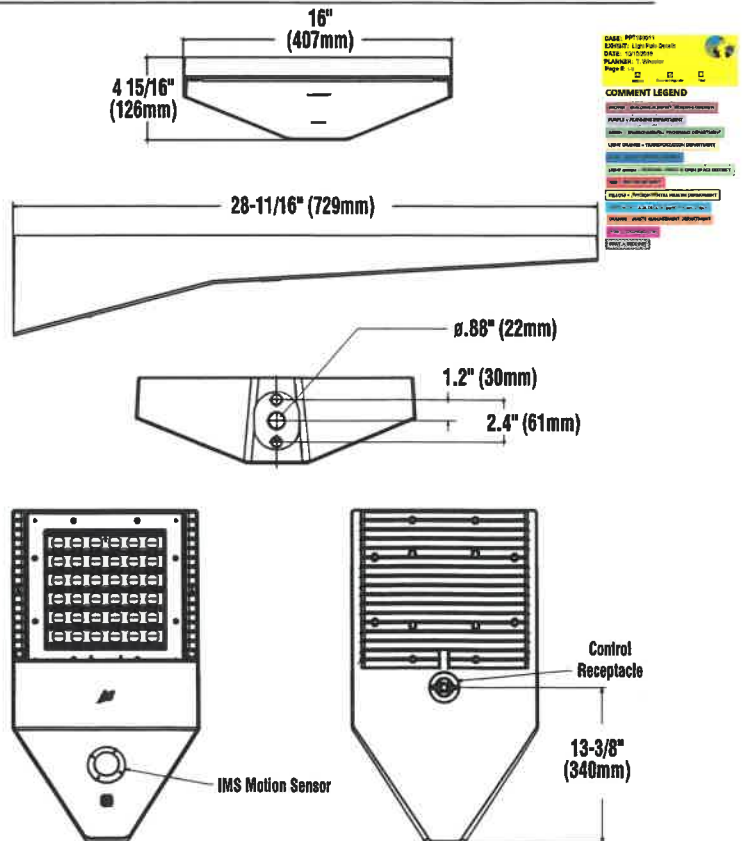
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 70. Optional 80 CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



Product Dimensions



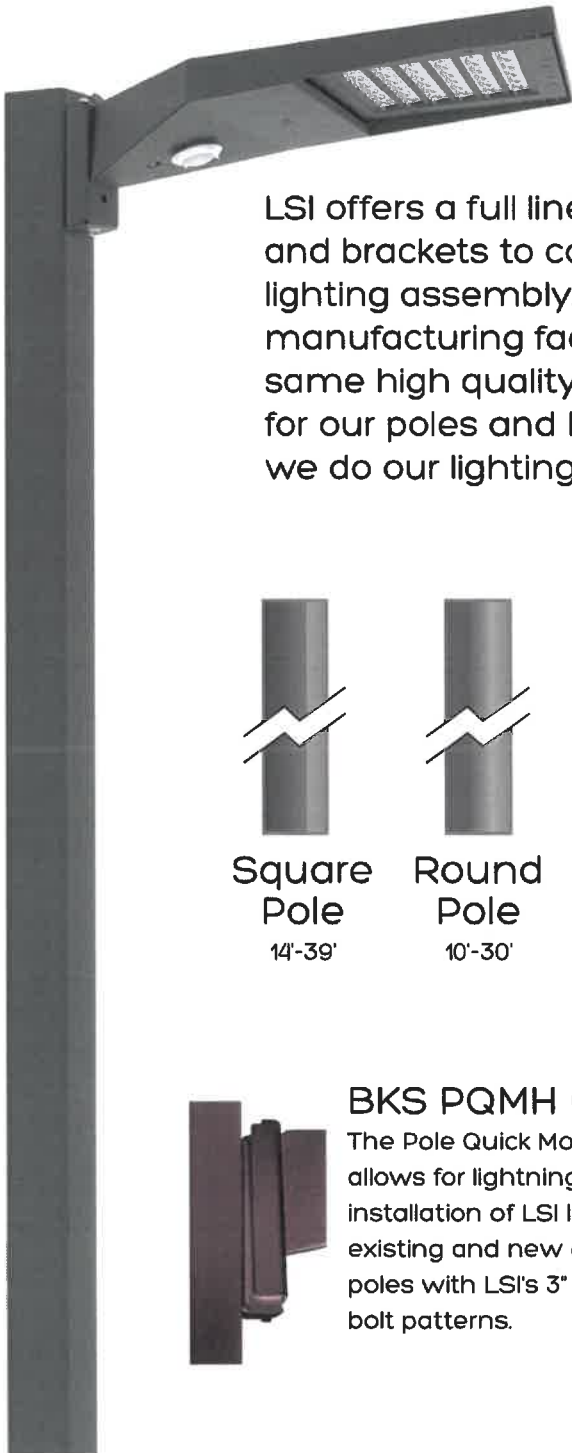
Bottom View

Top View



Slice Medium - SLM Outdoor LED Area Light

poles & Brackets



LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.



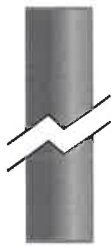
BKA UMB CLR

The 3G rated Universal Mounting Bracket (UMB) allows for seamless integration of LSI Luminaires onto existing or new construction poles. The UMB bracket was designed specifically for square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5"-5".



Square Pole

14'-39'



Round Pole

10'-30'



Tapered Pole

20'-39'



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



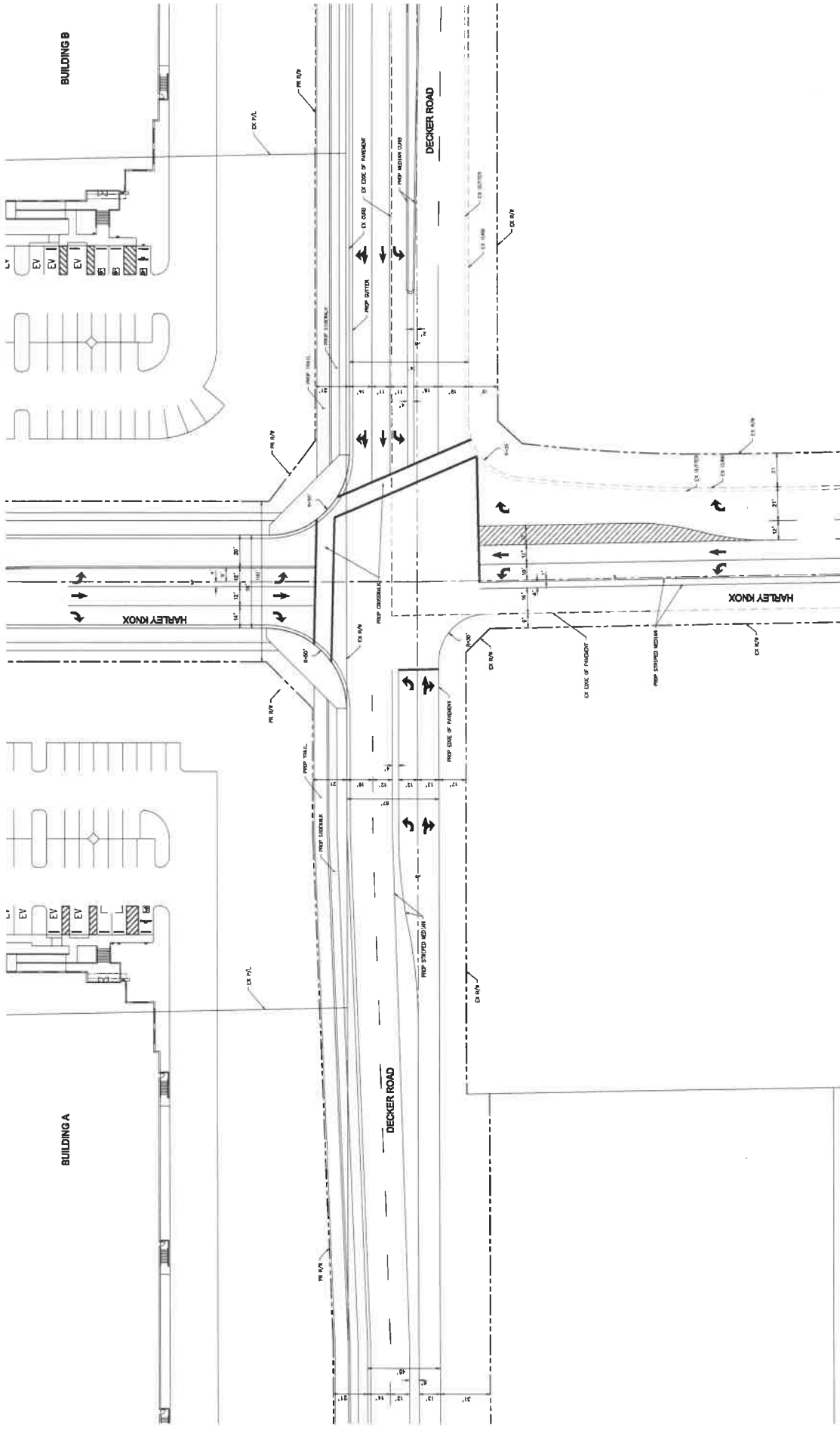
BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's 3" or 5" standard bolt patterns.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.

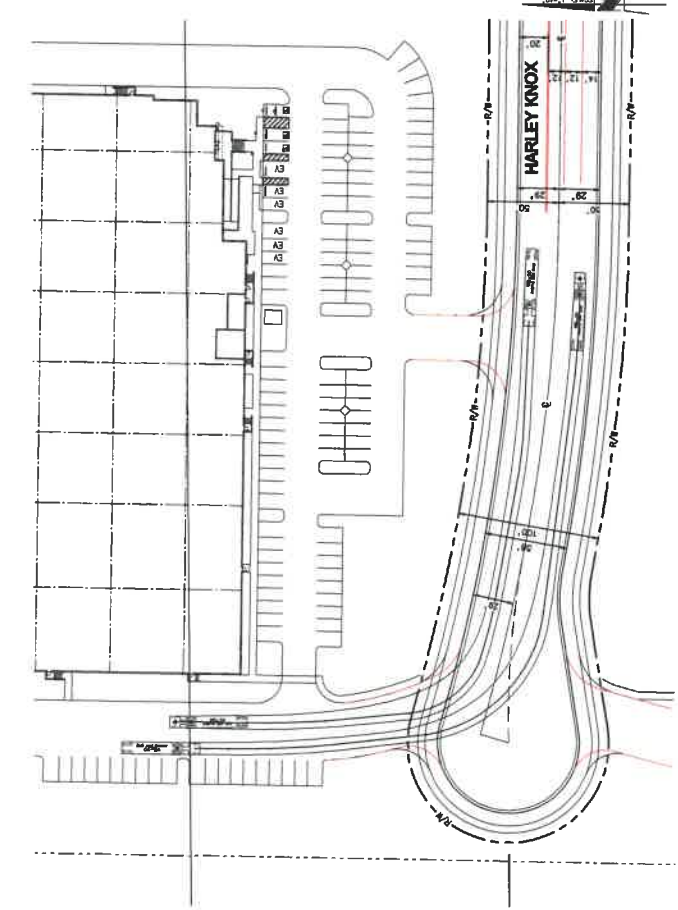
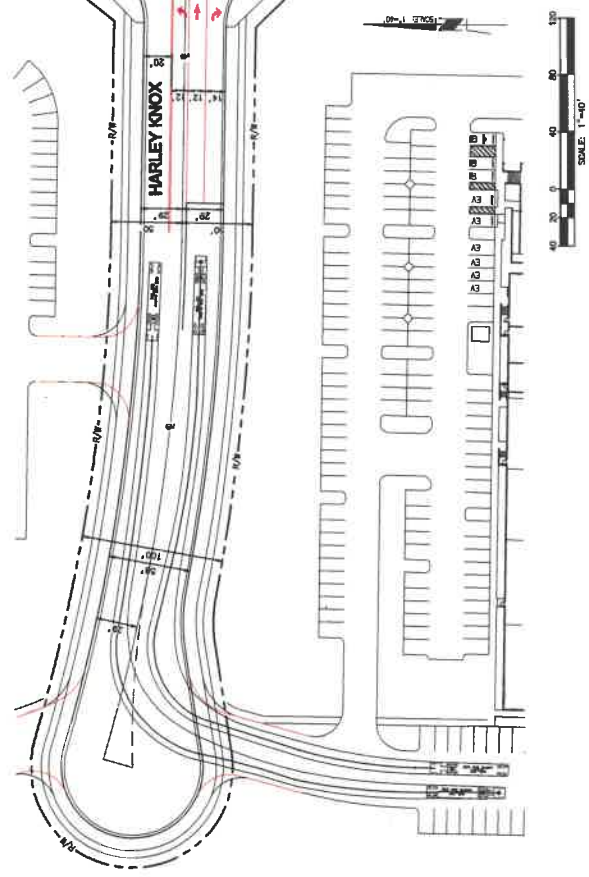
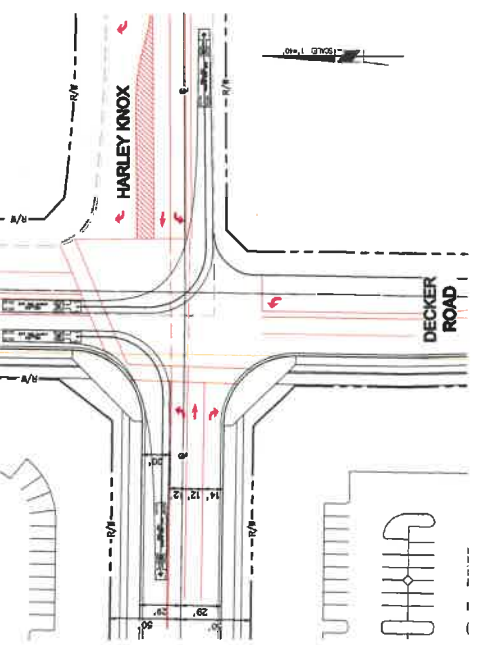
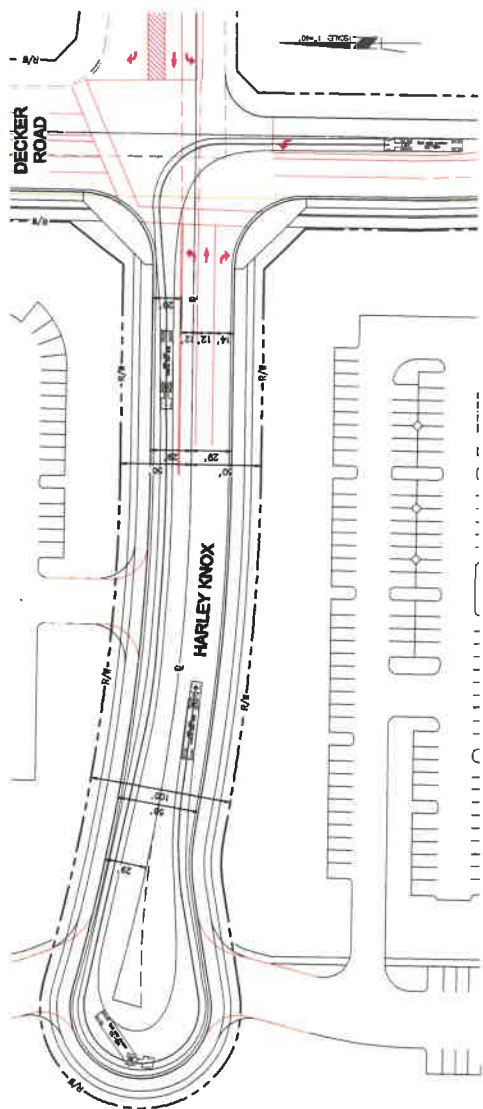


COUNTY OF RIVERSIDE
 CLELAND BUSINESS PARK
 CONCEPT INTERIM STREET PLAN
 DECKER AND HARLEY KNOX INT.



CASE: PPT190011
 EXHIBIT S: Concept Street Improvement Plans
 PLANNER: T. Wheeler
 DATE: December 16, 2020

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
2	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
3	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
4	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
5	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
6	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
7	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
8	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
9	12/16/20	ISSUED FOR PERMIT	T. WHEELER	
10	12/16/20	ISSUED FOR PERMIT	T. WHEELER	



STREET IMPROVEMENT REVISION
AUTOTURN CIRCULATION EXHIBIT
OPTION 1

PREPARED BY:
Michael Baker
INTERNATIONAL
5 HUTTON CENTRE DRIVE, SUITE 500, SANTA ANA, CA 92707
Phone: (949) 472-3665 - MBKINTERN.COM

SCALE 1"=40'
PROJECT NO. 152480
DATE: 5/18/2020

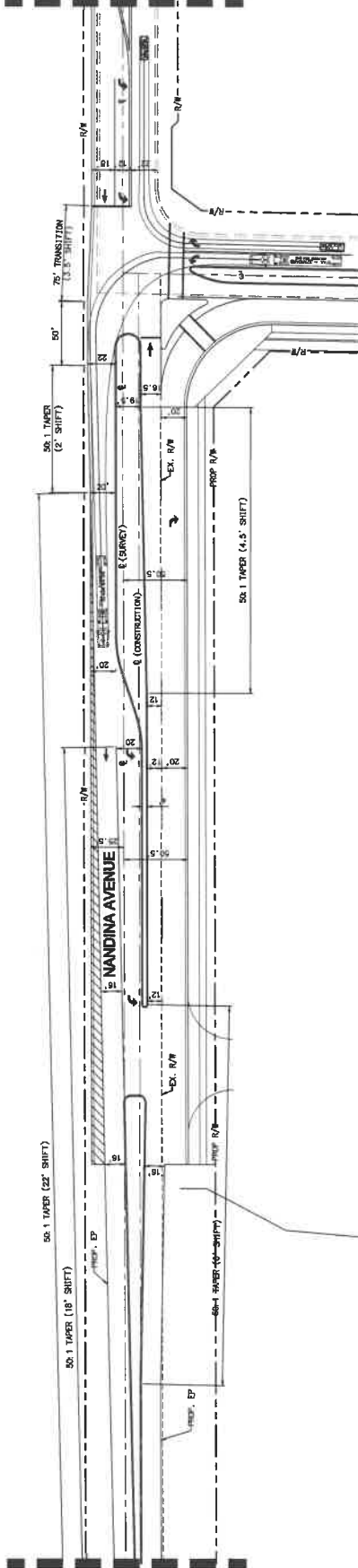
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MATCHLINE SEE BOTTOM LEFT

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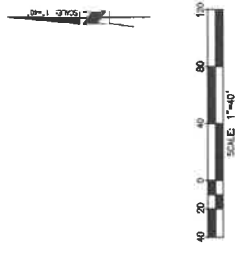
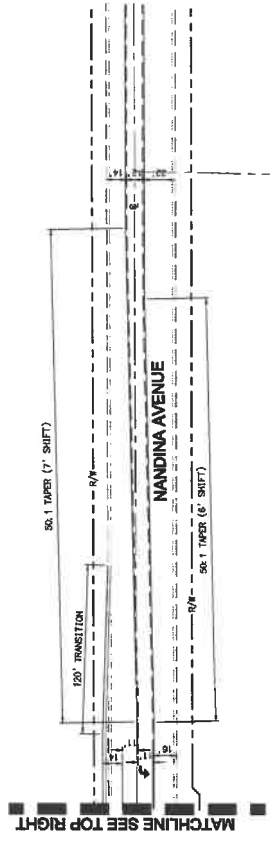
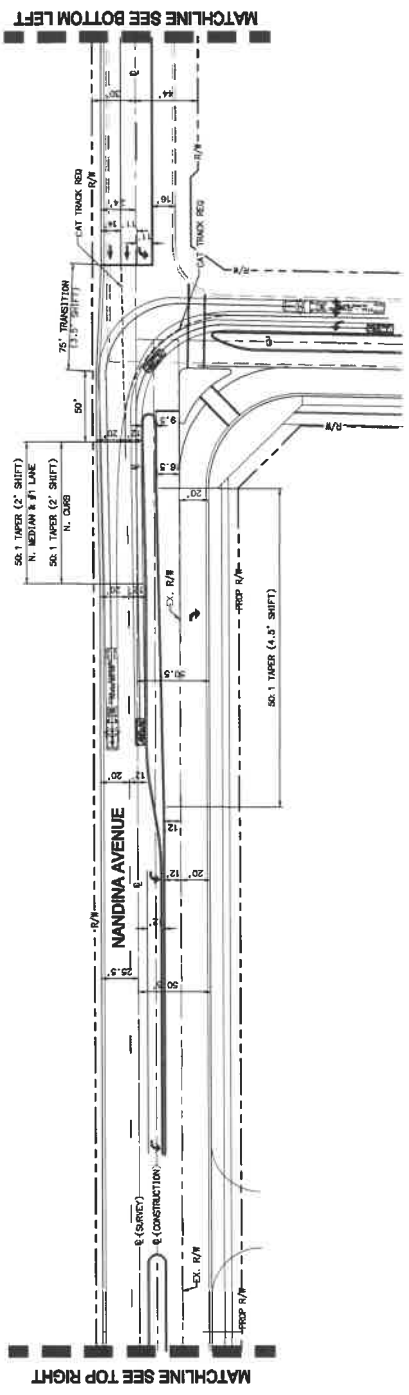
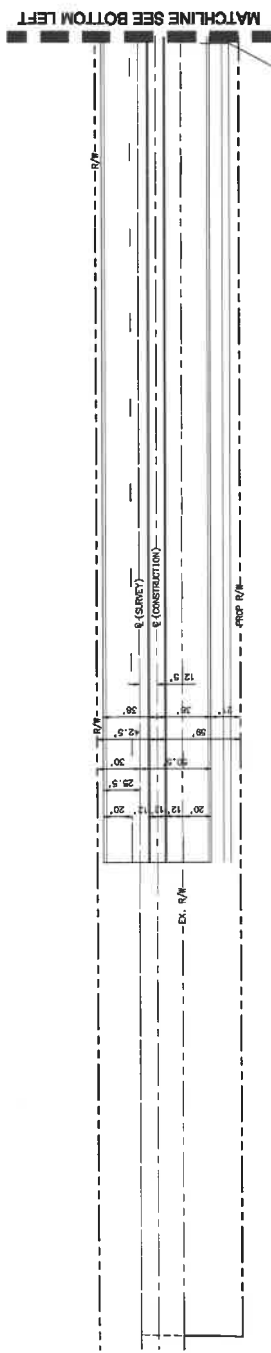
MATCHLINE SEE TOP RIGHT



PREPARED BY:
Michael Baker
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 5 HUTTON CENTRE DRIVE, SUITE 500, SANFRA ANA, CA 92707
 Phone: (949) 473-2000 • MBINTERNL.COM

NANDINA STREET IMPROVEMENTS
(PROJECT'S TIA CONDITION)

PROJECT NO.
106000
 DATE
9/25/2020



PREPARED BY: **Michael Baker INTERNATIONAL**
 5 HUTTON COURSE DRIVE, SUITE 500, SANTA ANA, CA 92707
 Phone: (949) 475-5865 • MB@MBERINT.COM

**NANDINA STREET IMPROVEMENTS
 (GBO CONDITION)**

PROJECT NO. 152480
 DATE: 5/25/2020

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

Charissa Leach
Interim Agency Director



12/08/20, 4:14 pm

PPT190011

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190011. 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 (PPT190011) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 190011 is a proposal to construct two industrial warehouse buildings on two parcels. The total project site consists of four parcels that would adjust their existing lot lines to consist of the following: Parcel 1 of 20.90 acres would include a 363,367 sqft. industrial building (Building A) with 15,000 sqft. of office/mezzanine space and 348,367 sqft. of warehouse area with 46 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 245 parking spaces for vehicles and 62 parking stalls for trucks. Parcel 2 of 19.59 acres would include a 347,369 sqft. industrial building (Building B) with 15,000 sqft. of office/mezzanine space and 332,369 sqft. of warehouse area with 39 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 226 parking spaces for vehicles and 53 parking stalls for trucks. Landscaping will surround the perimeter of both industrial sites. Parcels 3 and 4, totaling approximately 53.35 acres will remain vacant.

Advisory Notification. 3 AND - Exhibits

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

- Exhibit A (Site Plan), dated April 14, 2020.
- Exhibit B (Elevations), dated April 14, 2020.
- Exhibit C (Floor Plans), dated April 14, 2020.
- Exhibit G (Conceptual Grading Plan), dated April 14, 2020.
- Exhibit H (Line of Sight Analysis), dated April 14, 2020.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated April 14, 2020.
- Exhibit M (Colors and Materials), dated April 14, 2020.
- Exhibit P (Photometric Plan), dated April 14, 2020.
- Exhibit S (Concept Street Improvement Plans), dated April 14, 2020.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

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

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

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. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 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 Plot Plan, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, 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.

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 1 Gen - Custom****NOTIFICATIONS: CODE/ORDINANCE REQUIREMENTS:**

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s). PERMIT ISSUANCE: Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health**E Health. 1 ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 Water & Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping. 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.

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****Flood Hazard Report**

FLOOD HAZARD REPORT-DRT: 02/24/2020 BB Session ID: 744-562-320

Plot Plan 190011 is a proposal consisting of two industrial buildings. Building "A" (363,000 square feet) and Building "B" (347,000 square feet). The project is located in the Mead Valley Area north of Oleander Avenue, south of Nandina Avenue, east of Day Street and west of Decker Road. The entire property totals 100 acres however the project only proposes to develop the eastern portion (approx. 42 acres) of the total property.

This site receives runoff from a tributary offsite drainage area of approximately 85 acres from the hills to the west (including undeveloped area within the property boundary). The project site is adjacent to the northwestern border of Specific Plan 341, which contains District maintained drainage facilities that were constructed by Community Facilities District (CFD) 88-8 in conformance with the Perris Valley Master Drainage Plan (MDP). The Perris Valley MDP Interim Line B and Lateral B-9 (Drawing No. 4-1061) were constructed along Nandina Avenue providing an adequate outlet for local development. The Perris Valley MDP Lateral B-8 (Drawing No. 4-1060) is another existing MDP facility in Harley Knox Road. These facilities drain to the east via Caltrans RCB culverts under I-215 and ultimately to the District's Lateral B Channel and Perris Valley Channel.

To provide the southern portion of the project site with an outlet, the applicant is proposing to extend Lateral B-8 west along Harley Knox Boulevard from its existing upstream terminus (1000 feet west of the intersection of Harley Knox Boulevard and Harvill Avenue) to the end of the proposed Harley Knox Boulevard near the project's western border. The extension of Harley Knox Boulevard bisects the proposed development. Two storm drain systems are proposed along the western border of the proposed development; one storm drain north, and one storm drain south of the proposed extension of Harley Knox Boulevard. Both storm drain systems collect and convey the offsite runoff (north storm drain via 3 inlets and southern storm drain via 4 inlets) to the extension of Lateral B-8 within proposed Harley Knox Boulevard. A six-foot rectangular channel and a 12-foot maintenance access road are proposed at the top of the proposed slope to collect the tributary offsite runoff (from the west). Both the channel and maintenance road extend the entire slope from Oleander Avenue to Nandina Avenue. The offsite runoff is kept separate from the onsite runoff. Onsite runoff is collected and conveyed to proposed BMPs prior to discharging into the proposed extension of Lateral B-8 (mitigation for increased runoff is not required, see explanation below). The drainage report does not specify the proposed storm drain sizes within Harley Knox Blvd. Per the MOU, facilities 42" and larger are to be maintained by Flood Control. Smaller facilities are maintained by Transportation and an encroachment permit will be required to connect to the existing Lateral B-8 currently maintained by Flood Control. Onsite runoff (after treatment) from the northern portion of the project through Lateral B-9AA (Riverside County file No. 9648) shown on the "Proposed Condition" exhibit as a 30-inch RCP and aligned along Nandina Avenue. Lateral B-9AA connects to Lateral B-9A near the Nandina Avenue and Blanding Way intersection and ultimately to the District maintained Interim Line B. It should be noted that both B-9AA

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1 Flood Hazard Report (cont.)**

and B-9A are maintained by the Riverside County Transportation Department.

Offsite runoff from watershed B-9A (2.9 acres) is shown to be collected and conveyed east along Nandina Avenue through the Lateral B-9AA storm drain systems. The proposed storm drain conveying the offsite runoff from watershed B-9A connects to the existing Lateral B-9AA near the intersection of Decker Road and Nandina Avenue.

Increased Runoff Criteria - The downstream concrete drainage ditch (south of Harley Knox Boulevard) serves as the outlet point for Lateral B-8 (prior to crossing under I215). A submitted normal depth calculation showed an adequate capacity. After internal discussion between Edwin Quinonez and Mike Venable, it was decided that an increase runoff was recommended but not required since the proposed development has an engineered and adequate outlet via the Cal Trans RCB. To remain on the conservative side, the District recommended (but not required) that PP 190011 continue to show onsite detention facilities to capture the 10-year 24-hour volume.

ADP Fee - This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The underlying Community Facilities District 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. The ADP fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the mainstem portion is \$1,070 per acre). Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

The District has reviewed the submitted exhibits and Preliminary Hydrology Report for PP 190011 and is issuing the conditions of approval.

Any questions pertaining to this project can be directed to Hilal Elhaddad at 951.955.8255 or haelhadd@rivco.org.

Planning**Planning. 1 015 PLANNING - Landscape Requirement****Landscape Requirement**

This condition applies to both on-site and off-site (ROW) landscaping:

The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1****015 PLANNING - Landscape Requirement (cont.)**

3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2**ALUC General Conditions**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The following uses/activities are not included in the proposed project, but, if they were to be

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2****ALUC General Conditions (cont.)**

proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

6. The attached notice shall be given to all prospective purchasers of the property and lessees/tenants of the building.

7. Any detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

8. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

9. Noise attenuation measures shall be incorporated into the design of the office areas of the structures, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

10. This project has been evaluated for a total of 710,736 square feet of manufacturing area, including 30,000 square feet of office area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.

11. Solar panels shall incorporate anti-reflective coating and shall be fixed with no rotation. Panels shall have a tilt of 10 degrees and orientation of 160 degrees. Solar panel areas shall be limited to 30,000 square feet per building.

12. Any revisions to the solar panels will require a new solar glare analysis to ensure that the project does not create "yellow" level glare, and require ALUC review.

13. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence"

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2****ALUC General Conditions (cont.)**

includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction. 14. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

15. The Federal Aviation Administration has conducted aeronautical studies of the proposed buildings (Aeronautical Study Nos. 2019-AWP-8541-OE through 2019-AWP-8548-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

16. The proposed buildings shall not exceed a height of 62 feet above ground level and a maximum elevation at top point of 1,669 feet above mean sea level.

17. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

18. Temporary construction equipment used during actual construction of the buildings shall not exceed 62 feet in height and a maximum elevation of 1,669 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

19. Within five (5) days after construction of each proposed structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 3 Causes for Revocation**

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 4 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. 5 Construction Traffic Control

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

Planning. 6 Expiration Date Use Case

This approved permit shall be used within NINE (9) 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 building permit for the use authorized by this approval. Prior to the expiration of the 9 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. 7 Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 7 Fugitive Dust (cont.)**

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

Planning. 8 Industrial Occupant Change

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

Planning. 9 Landscape Requirement

This condition applies to both on-site and off-site (ROW) landscaping:

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

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 10 Logistics/Warehouse – General/Operational Measures

The following measures shall be complied with generally through design/permitting of the project and through continued operation of the project. 1. On-site speed bumps shall not be allowed. Truck loading bays and drive aisles shall be designed to minimize truck noise.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 10****Logistics/Warehouse – General/Operational Measures (cont.)**

2. Facility operators shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
3. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.
4. Facility operators shall maintain records of their facility owned and operated fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks ("MHDT") and Heavy-Heavy Duty ("HHD") trucks with a gross vehicle weight rating greater than 19,500 pounds accessing the site use year CARB compliant 2010 or newer engines. The records should be maintained on-site and be made available for inspection by the County.
5. Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
6. Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.
7. Facility operators shall establish specific truck routes between the facility and regular destinations, identifying the most direct routes to the nearest highway/freeway and avoid traveling near sensitive receptors.
8. Facility operators shall require their drivers to park and perform any maintenance of trucks in designated on-site areas and not within the surrounding community or on public streets.
9. Facility operators for sites that exceed 250 employees shall establish a rideshare program, in accordance with AQMD rule 2202, with the intent of discouraging single-occupancy vehicle trips and promote alternate modes of transportation, such as carpooling and transit where feasible.
10. If a public address (PA) system is being used in conjunction with a warehouse/distribution facility operations, the PA system shall be oriented away from sensitive receptors and the volume set at a level not readily audible past the property line.
11. Facility Operation shall comply with the exterior noise decibel levels as required by Ord. 847 (Noise Ordinance), which includes a maximum exterior decibel level of 55 dba (between 7:00 a.m. and 10:00 p.m.) and 45 dba (between 10:00 p.m. and 7:00 a.m.) as measured on adjacent occupied residences, or as modified by the most current version of Ordinance No. 847.
12. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 17****Void Related Projects**

Any approval for use of or development on the parcels associated with the proposed project, that was made pursuant to Plot Plan No. 190011 shall become null and void upon final approval of Plot Plan No. 190011 by the County of Riverside

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. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

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****GEO190024 ACCEPTED**

County Geologic Report GEO No. 190024, submitted for the project (PPT190011/APNs 295-310-012), was prepared by Southern California Geotechnical, Inc. The report is titled; "Geotechnical Investigation, Two Proposed Commercial/Industrial Buildings, Mead Valley Business Park, SWC Nandina Avenue and Decker Road, Unincorporated Riverside County (Perris Area), California," dated June 13, 2019. In addition, the applicant has submitted the following report: "Geotechnical Feasibility Study, Proposed Commercial/Industrial Development, NWC Oleander Avenue and Decker Road, Riverside County, California," dated December 13, 2005. GEO190024 concluded: 1. No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. 2. The subject site is underlain at shallow depth by dense bedrock; therefore, liquefaction is not considered to be a significant design concern for this project. 3. The proposed remedial grading will diminish the potential for collapse, hydroconsolidation, slope instability and/or settlement to tolerable limits. 4. Laboratory testing performed on a representative sample of the near-surface materials indicate that they possess a very low expansion potential. 5. The existing alluvial/older alluvial soils, as well as a portion of the bedrock, are not considered suitable for support of the new structure and will require remedial grading. GEO190024 recommended: 1. Initial site preparation should include stripping of any surficial vegetation and organic soils. 2. In general, it is recommended that the overexcavation extend to a depth of at least 3 feet below existing grade, and to a depth of at least 3 feet below proposed pad grade, whichever is greater. 3. Remedial grading should be performed within the proposed building areas in order to remove all existing alluvial/older alluvial soils, and a portion of weathered bedrock. 4. Within the influence zones of the new foundations, the overexcavation should extend to a depth of at least 2 feet below proposed foundation bearing grade. 5. The overexcavation should include the entire pad area. The intent of the grading recommendations is to overexcavate the bedrock and replace it as a compacted fill to a depth of at least 3 feet in cut areas and to overexcavate all alluvial soils prior to fill placement in fill areas. This will facilitate future building activities with respect to excavation of shallow foundations and utilities in cut areas. 6. In order to reduce the settlement potential of the newly placed fill soils to acceptable levels and avoid excessive differential settlements, fill soils placed at depths greater than 10 feet below proposed pad grade within the building pads should be compacted to at least 95 percent of the ASTM D-1557 maximum dry density. GEO No. 190024 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190024 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1****LOW PALEO POTENTIAL**

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

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

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)**

provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation**Transportation. 1 RCTD - GENERAL**

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

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

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

6. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Transportation Department.

7. All corner cutbacks shall be applied per Standard 805, Ordinance 461

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

9. Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10. The project shall comply with the most current ADA requirements. ADA ramps shall be constructed at intersections of public streets utilizing draft Standard No. 403, sheets 1 through 7 of Ordinance 461 and as directed by the Director of Transportation.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL (cont.)

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

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

12. 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 RCTD-USE 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.

Project Driveway (NS) at: Nandina Avenue (EW)

West Project Driveway (NS) at: Oleander Avenue (EW)

East Project Driveway (NS) at: Nandina Avenue (EW)

Decker Road (NS) at: Nandina Avenue (EW) Harley Knox Boulevard (EW) Oleander Avenue (EW)

Harvill Avenue (NS) at: Harley Knox Boulevard (EW)

I-215 Southbound Ramps (NS) at:

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 2 RCTD-USE TS/General Conditions (cont.)**

Harley Knox Boulevard (EW)

I-215 Northbound Ramps (NS) at: Harley Knox Boulevard (EW)

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

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

Waste Resources**Waste Resources. 1 Waste - General**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory - Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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60. Prior To Grading Permit Issuance

BS-Grade

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first: 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards. 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section. 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section. 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 **6 Items to Accept Facility (cont.)** **Not Satisfied**

the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety. 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement). 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 **Encroachment Permit Required** **Not Satisfied**

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 3 **Mitcharge - Use** **Not Satisfied**

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area. This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 4 **Submit Plans** **Not Satisfied**

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning-CUL

060 - Planning-CUL. 1 **CULTURAL SENSITIVITY TRAINING** **Not Satisfied**

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; 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.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

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

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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 tribal 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. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. b. 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. c. 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.

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80. Prior To Building Permit Issuance

BS-Grade

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Fire - Prior to permit - access Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal. 2. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5) 3. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3) 4. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4) 5. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. Fire apparatus shall, additionally, have a minimum outside turning radius of 38'. These dimensions shall be verified during building plan check. (CFC 503.2.1)

080 - Fire. 2 Fire - Prior to permit - water 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. 2. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Based on the proposed size and construction, the minimum fire flow would be 4000 gallons per minute, for 4 hours, at 20psi. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2

Fire - Prior to permit - water (cont.)

Not Satisfied

delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow 3. 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 from 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) 4. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible. 5. 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)

Flood

080 - Flood. 1

6 Items to Accept Facility

Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first: 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards. 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section. 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section. 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety. 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Break Areas Not Satisfied

Prior to initial building permit the break areas shown on APPROVED EXHIBIT A shall be shown on proposed building plans and final landscape plans as applicable.

Additionally, prior to initial building permit or tenant improvement building permit (including subsequent tenant improvements), the project proponent shall consider the provision of additional outdoor break areas or patios to accommodate the number of separate tenants and number of employees anticipated in the building since the type of tenant and amount of employees may vary. These additional areas may reduce the amount of landscape areas or parking areas on the site as long as the minimum landscape and parking is provided pursuant to Ordinance No. 348.

080 - Planning. 4 Building Color/Accent Not Satisfied

Prior to initial building permit or subsequent tenant improvement building permits, the plans shall indicate what colors or additional architectural enhancements or details are provided to enhance the elevations as shown on APPROVED EXHIBIT B. The elevations as shown on APPROVED EXHIBIT B are a base elevation and are not intended to be constructed as shown. The intent is to provide additional varied colors at prominent areas of the building facing Harley Knox and/or at building corners, in particular those with pedestrian entrances to incorporate desired colors or enhancements that are consistent with the color desires of a particular tenant.

080 - Planning. 5 CAP Screening Table Measures Not Satisfied

Prior to issuance of a building permit, the project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency demonstrating that the improvements and/or buildings subject to a building permit application include the measures from the County of Riverside Climate Action Plan (CAP) GHG Emissions Screening Tables (Appendix D to the CAP), as needed to achieve a minimum of 100 points. Alternatively, with the exception of Measure R2-E10, specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to County of Riverside Transportation Land Management Agency review. (MM GHG 4.3.1)

080 - Planning. 6 Conform to Elevations/Floor Plans Not Satisfied

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B and the floor plans shown on APPROVED EXHIBIT C.

080 - Planning. 7 Landscape Screening Not Satisfied

Final landscape plans shall show that the site is densely screened with landscaping along all bordering streets and adjacent sensitive receptors, with trees spaced no further apart than 25 feet on center. Fifty percent of the landscape screening shall include a minimum of 36-inch box trees. Facility operators will be responsible to establish a long-term maintenance mechanism to assure that the landscaping remains in place and functional in accordance with the approved landscaping plan. This shall apply to landscaping along Harvill Avenue for this project unless otherwise deemed acceptable by the TLMA Director.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 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. 9 Logistics/Warehouse – Building Plan Design Not Satisfied

Prior to building permit issuance, the following measures shall be incorporated into the building design and appropriately noted: 1. Warehouse/distribution facilities shall install electrical panels and conduit to facilitate future electrical connections, to eliminate idling of main and auxiliary engines during the loading and unloading process. At all cold storage facilities electrical connections shall be provided to each dock.

2. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.

3. A minimum of 5% or as required by the Cal Green Code, whichever is greater of employee parking spaces shall be designated for electric or other alternative fueled vehicles.

4. On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.

5. Final designs of the Project buildings shall include electrical infrastructure sufficiently sized to accommodate potential installation of additional auto and truck EV charging stations. (MM AQ 4.2.3)

6. Final Project designs shall provide for installation of conduits in tractor trailer parking areas, for the purpose of accommodating the installation of EV truck charging stations. (MM AQ 4.2.4)

080 - Planning. 10 Logistics/Warehouse – Building Plan Notes Not Satisfied

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.

2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.

3. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day. Non-Grading construction activity in areas greater than 10 acres is allowed.

4. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.

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Planning

080 - Planning. 10 Logistics/Warehouse – Building Plan Notes (cont.) Not Satisfied

5. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
6. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.
7. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.
8. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.
9. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.
10. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance")

080 - Planning. 11 Logistics/Warehouse – Building Traffic Control Plan Not Satisfied

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

080 - Planning. 12 Lot Line Adjustment Not Satisfied

Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain an approved Lot Line Adjustment for the entire project site(s). Documentation showing the approval/recordation of the Lot Line Adjustment shall be submitted to the Planning Department prior to issuance of the first building permit for Plot Plan No. 190011. The proposed parcel or parcels shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

080 - Planning. 13 Mitigation Measure GHG - Energy Measures Not Satisfied

Prior to issuance of each building permit, the project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency demonstrating implementation of CAP Measure R2-E10 (Energy Use), which includes onsite renewable energy production. This measure is required for any tentative tract map, plot plan, or conditional use permit that proposes development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development to offset its energy demand. For industrial developments, measure R2-E10 requires a 20 percent offset in building energy demand.

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Planning

080 - Planning. 13 Mitigation Measure GHG - Energy Measures (cont.) Not Satisfied

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

080 - Planning. 14 Parking Spaces Verification Not Satisfied

Prior to issuance of any tenant improvement building permit, a plan for parking and trailer stalls including striping and other measures as may be appropriate shall be provided to show that adequate standard vehicle parking will be provided on-site based on applicable parking rates.

080 - Planning. 15 Plans Showing Bike Racks Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 16 Renewable Energy Generation R2-CE1 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. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 17 Roof Equipment Shielding Not Satisfied

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

080 - Planning. 18 School Mitigation Not Satisfied

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

080 - Planning. 19 Wall/Fencing Plan Required Not Satisfied

A wall and fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT L.

Survey

080 - Survey. 1 RCTD - IRRIVOCABLE RIGHT-OF-WAY DEDICATION Not Satisfied

An irrevocable offer of dedication for sufficient public street right-of-way along Harley Knox Boulevard (west of Decker Road) shall be offered for public use to provide for a 100 foot full-width dedicated right-of-way per County Standard No. 94, Ordinance 461. (modified)

080 - Survey. 2 RCTD - SURVEY MONUMENT Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

080 - Survey. 3 RCTD - VACATION Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated right-of-way along Oleander Avenue. The project proponent shall apply under a separate application with the County Surveyor for conditional vacation of Oleander Avenue (north side) and receive a Board of Supervisors decision.

Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing right-of-way.

Transportation

080 - Transportation. 1 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within the associated road right-of-way and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36

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Transportation

080 - Transportation. 1 RCTD - LANDSCAPING DESIGN PLANS (cont.) Not Satisfied
inch). Landscaping plans shall with the street improvement plans.

080 - Transportation. 2 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 3 RCTD - UTILITY PLAN Not Satisfied

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

080 - Transportation. 4 RCTD-USE TS/Fair Share Not Satisfied

Based on the Oleander Business Park General Plan Evaluation prepared by Urban Crossroads, dated August 16, 2019, the project is estimated to contribute 1.0% of the total new traffic at the intersection of Decker Road and Nandina Avenue. The project is also estimated to contribute 5.9% of the total new traffic at the intersection of Decker Road and Harley Knox Blvd. The project proponent shall contribute its fair share towards ultimate future traffic signals located at identified intersections above.

or as approved by the Director of Transportation.

080 - Transportation. 5 RCTD-USE TS/Geometrics Not Satisfied

The intersection of Project Driveway (NS) at Nandina Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/right-turn lane Southbound: N/A Eastbound: one shared through/right-turn lane Westbound: one left-turn lane, one through lane

The intersection of West Project Driveway (NS) at Oleander Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A Southbound: one shared left-turn/right-turn lane Eastbound: one left-turn lane, one through lane Westbound: one shared through/right-turn lane

The intersection of East Project Driveway (NS) at Oleander Avenue (EW) shall be improved to provide

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Transportation

080 - Transportation. 5 RCTD-USE TS/Geometrics (cont.) Not Satisfied

the following geometrics:

Northbound: N/A Southbound: one shared left-turn/right-turn lane Eastbound: one left-turn lane, one through lane Westbound: one shared through/right-turn lane NOTE: This access shall be limited to passenger car and delivery vehicles. Heavy trucks from using this driveway and shall utilize the West Project Driveway. Appropriate on-site signage shall be posted to enforce this restriction.

The intersection of Decker Road (NS) at Nandina Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane – 100' min. left-turn storage to be adjusted during final design review Southbound: N/A Eastbound: one shared through/right-turn lane Westbound: one left-turn lane, one through lane - 100' min. left-turn storage to be adjusted during final design review NOTE: Based on the findings of the Oleander Business Park General Plan Buildout Evaluation prepared by Urban Crossroads, date August 16, 2019, the westbound approach shall accommodate one left-turn lane, and two through lanes. The project shall demonstrate sufficient road right-of-way is available to accommodate this lane configuration. If there is insufficient road right-of-way, the applicant shall be responsible for acquiring sufficient right-of-way to allow the implementation of the geometrics in the future.

The intersection of Decker Road (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane – 100' min. left-turn storage to be adjusted during final design review Southbound: one left-turn lane, one through lane, one shared through/right-turn lane – 100' min. left-turn storage to be adjusted during final design review Eastbound: one shared left-turn/through lane, one share through/right-turn lane Westbound: one left-turn lane, one through lane, one right-turn lane - 100' min. left-turn storage to be adjusted during final design review

NOTE: The geometrics for the eastbound approach shown above are for ultimate conditions. In the event the described geometrics cannot be utilized the following shall be used in the interim: one left-turn lane, one shared through/right-turn lane - 100' min. left-turn storage to be adjusted during final design review.

The intersection of Decker Road (NS) at Oleander Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A Southbound: one left-turn lane, one shared through/right-turn lane – 100' min. left-turn storage to be adjusted during final design review

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Transportation

080 - Transportation. 5 RCTD-USE TS/Geometrics (cont.) Not Satisfied

Eastbound: one left-turn lane, one shared through/right-turn lane - 100' min. left-turn storage to be adjusted during final design review Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road 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. 6 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 7 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

Prior to issuance of a building permit, the applicant shall agree to construct BMP facilities described in the approved Final County WQMP. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 8 RCTS - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.

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Transportation

080 - Transportation. 8 RCTS - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied
(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.

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 - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any on-site storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any commercial lot prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of fourteen (14) 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. 2 CAP Screening Table Measures Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Initial Study/Mitigated Negative Declaration. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Mitigated Negative Declaration, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table. (MM GHG 4.3.1)

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 4 ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of twenty-two (22) electrical vehicle parking spaces for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 5 Logistics/Warehouse – Signs Not Satisfied

Prior to Final Inspection, the following measures shall be implemented: 1. Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. (MM AQ 4.2.1)

2. Signs should be posted in the appropriate locations that clearly show the designated entry and exit points for trucks and service vehicles.

3. Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.

4. Signs should be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite.

5. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.

Plan: PPT190011

Parcel: 295310012

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Logistics/Warehouse – Signs (cont.) Not Satisfied

6. Signs shall be posted in accordance with Ordinance No. 348, which may be amended from time to time.

090 - Planning. 6 MM AQ 4.2.2 - Clean Engine/Equipment Programs Not Satisfied

Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the County demonstrating that occupants/tenants have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.

090 - Planning. 7 Parking Paving Material Not Satisfied

A minimum of four hundred seventy-one (471) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. 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. 8 Parking Spaces Verification Not Satisfied

Prior to occupancy of any tenant improvement building permit, verification on implementation of the plan for parking and trailer stalls shall be provided to show that adequate standard vehicle parking will be provided on-site based on applicable parking rates.

090 - Planning. 9 Renewable Energy Generation 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 occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation. (MM GHG 4.3.2)

090 - Planning. 10 Roof Equipment Shielding Not Satisfied

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

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER 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.

Plan: PPT190011

Parcel: 295310012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD - LANDSCAPING INSTALLATION COMPLETION Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within streets associated with development.

090 - Transportation. 3 RCTD - PART-WIDTH IMPROVEMENT Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Nandina Avenue (from Decker Street westerly to the proposed driveway) along project boundary shall be improved with 76-78 foot full-width AC pavement (38 feet south of the construction centerline and 38-40 foot north of the construction centerline) 6 inch concrete curb and gutter, and concrete sidewalk (south side) within 101.5 foot full-width (71.5 feet south of Survey centerline and 30 feet north of Survey centerline) dedicated right-of-way in accordance with modified County Standard No. 93, Ordinance 461. (Modified for increased AC pavement improvement from 76 feet to 76-78 feet and reduced right-of-way from 118 feet to 101.5 feet)

1. A 5 foot concrete sidewalks (south side) shall be improved 9 feet from the curb line within the 21 foot parkway.

2. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

3. Construct a 32 foot to 47 foot wide two way AC pavement tapering lanes from the proposed driveway westerly to undeveloped project boundary per 50 m/h design speed limit and as directed by the Director of Transportation.

4. The project proponent shall design and construct the retaining wall and its footing to the satisfaction of Director of Transportation.

5. The eastbound approach of Nandina Avenue at its intersection with Decker Road shall be improved with a raised "pork-chop" median for the right-turn slip lane as approved by the Director of Transportation.

Nandina Avenue (from Decker Street easterly) outside project boundary shall be reconstructed with 20-24 foot half -width AC pavement (north of the centerline), 6 inch concrete curb and gutter, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within 30 feet, minimum, half-width (north side of the centerline) dedicated right-of-way in accordance with County modified Standard No. 111, Ordinance 461. (Modify for reducing half-width improvement from 28 feet to 20-24 feet and reducing right-of-way from 39 feet to 30 feet.

1. The project shall provide acceptable transition curb & gutter and AC pavement tapering as directed by the Director of Transportation.

2. The westbound lanes at the intersection shall line-up with the receiving lane, east of Decker Road.

Plan: PPT190011

Parcel: 295310012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - PART-WIDTH IMPROVEMENT (cont.) Not Satisfied

Nandina Avenue (from the proposed driveway to the westerly limit of property ownership) shall be improved with a minimum of 32-foot AC pavement within a 60-foot full-width right-of-way per Ord. 461, Std. No. 106 Section A.

1. A cash-in-lieu of constructing the last 335-foot westerly segment (approx.) may be considered. A preliminary cost evaluation prepared by Michael Baker International estimates the cost to be \$93,000. Further refinement of this estimate may be required during final design review. 2. A cash-in-lieu of constructing the entire westerly segment may also be considered at the discretion of the Director of Transportation. A preliminary cost evaluation prepared by Michael Baker International estimates the cost to be \$250,000. Further refinement of this estimate may be required during final design review. 3. Appropriate transitions shall be provided as this segment transitions to the wider section to the east.

Oleander Avenue along project boundary shall be improved with 46 foot part-width AC pavement (28 feet project side and 18 feet on the other side of the centerline), 6 inch concrete curb and gutter, and concrete sidewalk (project side) within the 89 foot (39 feet project side and 50 feet on the other side of the centerline) full-width dedicated right-of-way in accordance with County Standard No. 111, Ordinance 461.

1. A 6 foot concrete sidewalks (project side) shall be improved adjacent the curb-line within the 11 foot parkway.

2. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

Decker Road along project boundary designated as a SECONDARY HIGHWAY and shall be improved with 45-57 foot part-width AC pavement (32-44 feet project side and 13 feet on the other side of the centerline), 6 inch concrete curb and gutter, and concrete sidewalk (project side) within the 83-109 foot (53-65 feet project side and 30-44 feet on the other side of the centerline) dedicated right-of-way in accordance with modified County Standard No. 94, Ordinance 461. (Modified for increased half-width right-of-way from 50 feet to 53-65 feet and increased half-width AC pavement improvement from 32 feet to 32-44 feet.

1. A 5 foot concrete sidewalks shall be improved 6 foot from the curb-line within the 21 foot parkways.

2. A 58 foot wide driveway, within the irrevocable dedicated right-of-way, shall be constructed in accordance with modified County Standard No. 207(A), Ordinance 461. As an alternative, the Director of Transportation may consider a public street intersection design which utilizes Ord. 461, Std. No. 93 modified for a reduced pavement width of 58-feet within a reduced 100-foot dedicated right-of-way.

3. An 8 foot split fenced Trail shall be constructed along Decker Road 12 foot from the curb-line within the 21 foot parkway as directed by the Planning Department and Director of Transportation.

Or as approved by the Director of Transportation.

Plan: PPT190011

Parcel: 295310012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

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

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

090 - Transportation. 5 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. 6 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 RCTD-USE TS/Interconnect Not Satisfied

The project proponent shall be required to provide traffic signal interconnect on Decker Road (NS) between Nandina Avenue (EW) and Harley Knox Boulevard (EW).

The planned traffic signal at Decker Road (NS) and Nandina Avenue (EW) shall be ultimately interconnected with the planned traffic signal at Decker Road (NS) and Harley Knox Boulevard (EW). The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the traffic signals to be connected.

or as approved by the Transportation Department.

090 - Transportation. 8 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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

Plan: PPT190011

Parcel: 295310012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

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

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

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

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

090 - Waste Resources. 3 Waste - 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*

May 17, 2019

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT190011)

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 djones@rivco.org and cc: vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 190011 - Applicant: Sares Regis Group Perris, LP c/o Patrick Russell – Engineer/Representative: Michael Baker International c/o Cesar Mota - First Supervisorial District – March Zoning Area/Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Business Park (CD: BP)

Location: North of Oleander Avenue, South of Nandina Avenue, East of Day Street, and West of Decker Road – 100 Gross Acres - Zoning: Industrial Park (I-P)

REQUEST: Plot Plan No. 190011 proposes to construct two (2) industrial warehouse buildings on two (2) parcels. Parcel 1 of 18.5 acres would include a 363,000 square-foot building.. – APN: 295-310-012, 013, 014, and 015

Sincerely,

Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Tim Wheeler

Email CC: twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial

AB52 Tribal Consultation PPT190011

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 17, 2019.

The Pechanga Band received the notification on May 17, 2019 but did not request to consult on the project. Morongo responded on June 19, 2019 and deferred to closer tribes. Rincon replied on June 19, 2019 and although they did not request consultation, they recommended that an archaeological record search be conducted. The Pala Band responded in a letter dated May 22, 2019 declining consultation.

Consultations were requested by the Soboba Band in a letter dated June 17, 2019. A meeting was held on June 18, 2019 and also January 7, 2020 in which the tribe told planning that the project was within a TCR. The Phase I report was provided to the tribe on August 26, 2019. On January 09, 2020 the project conditions of approval were provided to the tribe and on February 11, 2020 the tribe concurred with these measures to mitigate impacts to any Tribal Cultural Resources that may be impacted during grading activities.

Wheeler, Timothy

From: Cheryl Madrigal <CMadrigal@rincon-nsn.gov>
Sent: Tuesday, July 23, 2019 3:32 PM
To: Wheeler, Timothy
Cc: Deneen Pelton; Destiny Colocho
Subject: Oleander Business Park Project- Draft Environmental Impact Report (CEQ190038)

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Dear Mr. Wheeler,

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the above referenced project and we thank you for the opportunity to consult. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. We do not have knowledge of any cultural resources within or near the proposed project area. However, this does not mean that none exist. We recommend that an archaeological records search be conducted and ask that a copy of the record search results be provided to the Rincon Band.

If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal, M.A.

Museum Specialist

Cultural Resources Department

Wašxayam Pomki Museum

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635 ext. 318 | Cell: 760-648-3000

Email: cmadrigal@rincon-nsn.gov



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Wheeler, Timothy

From: Thomson, Heather
Sent: Tuesday, September 1, 2020 8:18 AM
To: Joseph Ontiveros; Jessica Valdez
Cc: Lopez, Valentina; Edgington, Darren; Wheeler, Timothy
Subject: RE: PPT190011 updated conditions of approval

Hi Joe-

The County has been receiving requests from Tribes to modify the language in our project conditions for Cultural and Tribal Cultural resources. We appreciate the requests and comments and in the near future, the County may be revisiting our condition language and sending our Cultural/Tribal relevant conditions for Tribal review and comment. Comments and recommendations received from the Tribes will be reviewed and deliberated upon by County Planning staff, County Counsel and other relevant parties to see if a condition modification would be helpful to reduce potential impacts. At this time, the County conditions have been developed with Tribal input and would not be changed until we have completed the update process (Tribal comments received and discussions conducted).

Heather

From: Joseph Ontiveros [mailto:jontiveros@soboba-nsn.gov]
Sent: Monday, August 31, 2020 2:52 PM
To: Thomson, Heather <HThomson@rivco.org>; Jessica Valdez <JValdez@soboba-nsn.gov>
Cc: Lopez, Valentina <VSLOPEZ@RIVCO.ORG>; Edgington, Darren <DEdgingt@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: PPT190011 updated conditions of approval

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Hi Heather,

I have reviewed the proposed language and I am requesting one slight inclusion. *"The CRMP shall be provided to the consulting tribes for review and comment, if requested."* Please let me know if the amendment is acceptable.

Thank you,

Joe

JOSEPH ONTIVEROS
TRIBAL HISTORIC PRESERVATION OFFICER
(951) 654-5544 Ext. 4137
(951) 663-5279 Cell
jontiveros@soboba-nsn.gov



CULTURAL RESOURCE
23906 Soboba Rd. San Jacinto, CA 92583
P.O. Box 487 San Jacinto, CA 92581
www.soboba-nsn.gov

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From: Thomson, Heather <HThomson@rivco.org>
Sent: Friday, August 28, 2020 1:06 PM
To: Joseph Ontiveros <jontiveros@soboba-nsn.gov>; Jessica Valdez <JValdez@soboba-nsn.gov>
Cc: Lopez, Valentina <VSLOPEZ@RIVCO.ORG>; Edgington, Darren <DEdgingt@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: PPT190011 updated conditions of approval

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and 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. **The CRMP shall be provided to the consulting tribes for review if requested.** A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

From: Joseph Ontiveros [<mailto:jontiveros@soboba-nsn.gov>]
Sent: Tuesday, August 18, 2020 5:21 PM
To: Thomson, Heather <HThomson@rivco.org>; Jessica Valdez <JValdez@soboba-nsn.gov>
Cc: Lopez, Valentina <VSLOPEZ@RIVCO.ORG>; Edgington, Darren <DEdgingt@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: PPT190011 updated conditions of approval

Hi Heather,

I reviewed the proposed language and I have a major concern regarding the creation of the CRMP referenced in 060 - Planning-CUL. 4. This is a result of the problematic projects that were approved and had permits issued during your absence. The issues came with regard to the language within the CRMPs, and the tribes not being able to provide input. I have altered the language you provided with some inclusions in bold.

*"A Cultural Resource Monitoring Plan shall be developed **in coordination with the consulting tribe(s)**, 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. **The draft CRMP will submitted to the Riverside County Archaeologist for final approval prior to it's implementation.**"*

I really hope the proposed inclusions are acceptable. The issue we had were that the CRMPs were subject to considerations of the hired archaeologist, who is an agent of the developer. Let me know if you'd like to discuss the recommendations directly.

Sincerely,

Joe



JOSEPH ONTIVEROS

TRIBAL HISTORIC PRESERVATION OFFICER

(951) 654-5544 Ext. 4137

(951) 663-5279 Cell

jontiveros@soboba-nsn.gov

CULTURAL RESOURCE

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From: Thomson, Heather <HThomson@rivco.org>

Sent: Monday, August 17, 2020 8:30 AM

To: Joseph Ontiveros <jontiveros@soboba-nsn.gov>; Jessica Valdez <JValdez@soboba-nsn.gov>

Cc: Lopez, Valentina <VSLOPEZ@RIVCO.ORG>; Edgington, Darren <DEdgingt@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: PPT190011 updated conditions of approval

Good morning Joe-

I added some more cultural conditions to this project. Please see the attachment.

Heather A. Thomson M.A., RPA
County Archaeologist
TLMA- Planning

4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
hthomson@rivco.org



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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



September 19, 2019

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

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

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Riverside

Steven Stewart
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John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1371MA19
Related File No.: PPT190011 (Plot Plan)
APNs: 295-310-012 through 295-310-015
Compatibility Zone: C2 High Terrain Zone

Dear Mr. Wheeler:

On September 12, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. PPT190011 (Plot Plan), a proposal to construct two industrial manufacturing buildings with a combined total floor area (including mezzanines) of 710,736 square feet (with 30,000 square feet of rooftop solar panels on each building) on 35.76 acres located northerly of Oleander Avenue, westerly of Decker Road, southerly of Nandina Avenue, and easterly of Day Street in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
6. The attached notice shall be given to all prospective purchasers of the property and lessees/tenants of the building.
7. Any detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
8. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
9. Noise attenuation measures shall be incorporated into the design of the office areas of the structures, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
10. This project has been evaluated for a total of 710,736 square feet of manufacturing area, including 30,000 square feet of office area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
11. Solar panels shall incorporate anti-reflective coating and shall be fixed with no rotation. Panels shall have a tilt of 10 degrees and orientation of 160 degrees. Solar panel areas shall be limited to 30,000 square feet per building.
12. Any revisions to the solar panels will require a new solar glare analysis to ensure that the project does not create "yellow" level glare, and require ALUC review.
13. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation

that results in an accident, incident, “near-miss,” or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator’s satisfaction.

14. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An “incidence” includes any situation that results in an accident, incident, “near-miss,” report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator’s satisfaction.
15. The Federal Aviation Administration has conducted aeronautical studies of the proposed buildings (Aeronautical Study Nos. 2019-AWP-8541-OE through 2019-AWP-8548-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
16. The proposed buildings shall not exceed a height of 62 feet above ground level and a maximum elevation at top point of 1,669 feet above mean sea level.
17. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
18. Temporary construction equipment used during actual construction of the buildings shall not exceed 62 feet in height and a maximum elevation of 1,669 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
19. Within five (5) days after construction of each proposed structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Numbers 2019-AWP-8541-OE thru 2019-AWP-8548-OE

cc: Patrick Russell or Brad Nielsen, SRG Perris, LP/Sares-Regis Group (applicant/owner)
Norah Jaffan, EPD Solutions (representative)
Nick Johnson, Johnson Aviation (representative)
Gary Gosliga, March Inland Port Airport Authority
Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1371MA19\ZAP1371MA19.LTR.doc



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Sares-Regis Group / SRG Perris, L.P.

Contact Person: Patrick Russell E-Mail: prussell@sares-regis.com

Mailing Address: 18802 Bardeen Avenue
Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 809-2414 Fax No: (949) 756-5955

Engineer/Representative Name: Michael Baker International

Contact Person: Cesar Mota E-Mail: cesar.mota@mbakerintl.com

Mailing Address: 5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
City State ZIP

Daytime Phone No: (949) 855-7051 Fax No: ()

Property Owner Name: SRG Perris, L.P.

Contact Person: Patrick Russell E-Mail: prussell@sares-regis.com

Mailing Address: 18802 Bardeen Avenue
Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 809-2414 Fax No: (949) 756-5955

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(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
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APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SRG Perris, L.P.
PRINTED NAME OF PROPERTY OWNER(S)

 Patrick Russell
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): 295310012¹², 29531001³, 29531001⁴, 29531001⁵

Approximate Gross Acreage: 36 acres project area

General location (nearby or cross streets): North of Old Oleander Road, South of Nandina Avenue, East of Undeveloped land, West of Decker

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Construction of two industrial buildings consisting of approximately 711,000 square feet

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348 Section 10.1(B)(1)(g)

Number of existing lots: 4

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	358,867		1 plus me3	Industrial building
2	352,369		1 plus me3	Industrial building
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: 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 3/27/19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



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.

[Handwritten Signature]

4/2/19

Property Owner(s) Signature(s) and Date PATRICK RUSSELL, AUTHORIZED AGENT

SRG Perris, L.P.

Printed Name of Owner

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

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

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

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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 CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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

PLOT PLAN NO. 190011 – Intent to Certify an Environmental Impact Report (CEQ190038) – Applicant: Sares Regis Group Perris, LP c/o Patrick Russell – **Engineer/Representative:** Michael Baker International c/o Cesar Mota – **First Supervisorial District – March Zoning Area/Mead Valley Zoning District – Mead Valley Area Plan:** Community Development: Business Park (CD-BP) – **Location:** Northerly of Oleander Avenue, southerly of Nandina Avenue, easterly of Day Street, and westerly of Decker Road – **93.84 Gross Acres – Zoning:** Industrial Park (I-P) – **REQUEST:** Plot Plan No. 190011 is a proposal to construct two (2) industrial warehouse buildings on two (2) parcels. The total project site consists of four (4) parcels that would adjust their existing lot lines to consist of the following: Parcel 1 of 20.90 acres would include a 363,367 sq. ft. industrial building (Building A) with 15,000 sq. ft. of office/mezzanine space and 348,367 sq. ft. of warehouse area with 46 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 245 parking spaces for vehicles and 62 parking stalls for trucks. Parcel 2 of 19.59 acres would include a 347,369 sq. ft. industrial building (Building B) with 15,000 sq. ft. of office/mezzanine space and 332,369 sq. ft. of warehouse area with 39 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 224 parking spaces for vehicles and 53 parking stalls for trucks. Landscaping will surround the perimeter of both industrial sites. Parcels 3 and 4, totaling approximately 53.35 acres will remain vacant. APN: 295-310-012, 013, 014, and 015.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter
DATE OF HEARING: DECEMBER 16, 2020
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. The Environmental Impact Report, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 20, 2020,

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

APN (s) or case numbers PPT190011 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

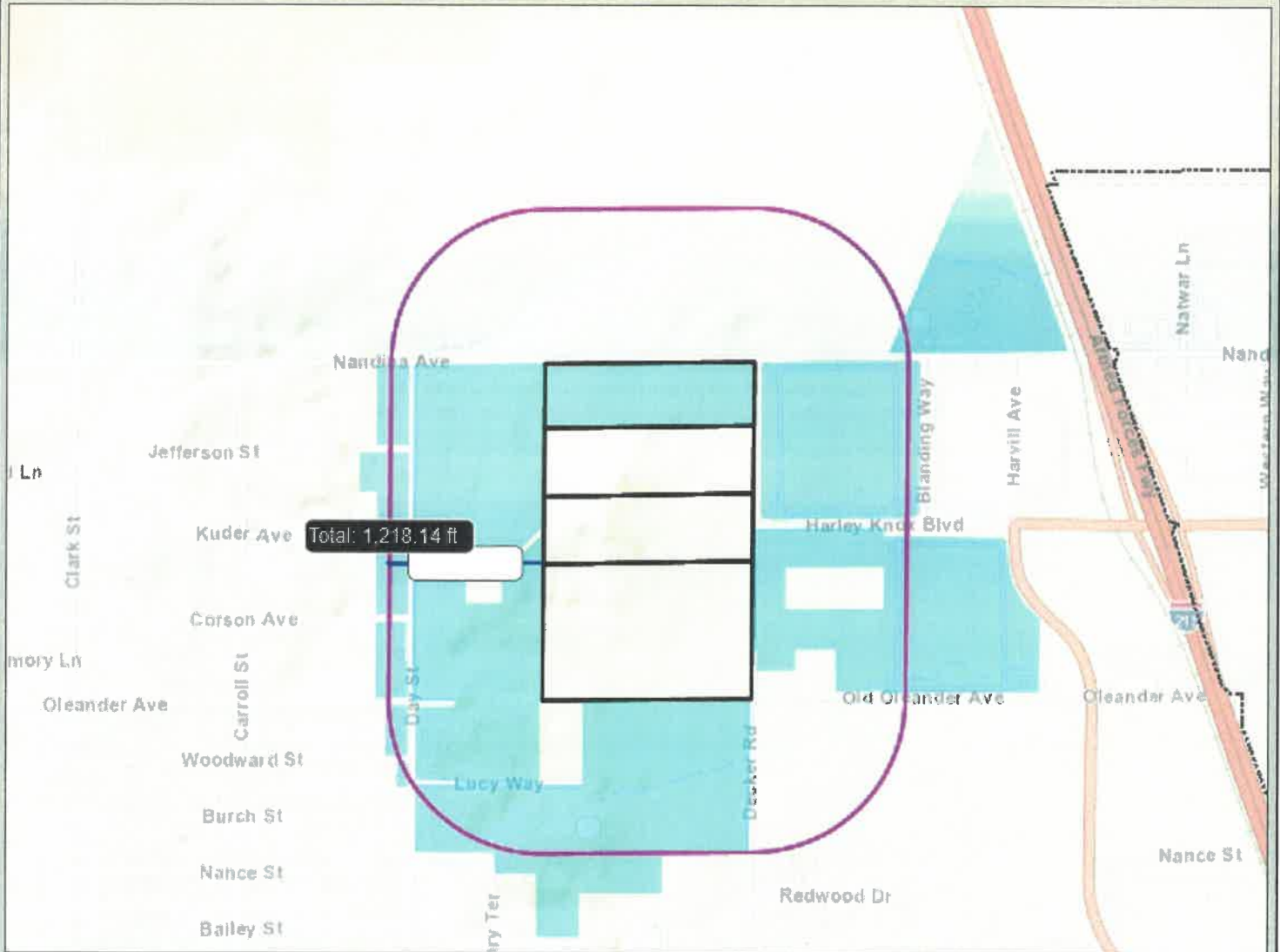
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT190011 (1200 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/20/2020 3:12:38 PM

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295292016
ANGEL FLORES
17995 DAY ST
PERRIS CA 92570

295310054
KNOX LOGISTICS
1717 MCKINNEY STE 1900
DALLAS TX 75202

295292045
EPIGMENIO HUMBERTO RUIZ
17907 DAY ST
PERRIS CA 92570

295280032
ODILON URIBE
760 E 9TH ST SP 67
SAN BERNARDINO CA 92410

295310001
OLEANDER VENTURES
12671 HIGH BLUFF DR STE 150
SAN DIEGO CA 92130

315141013
RAMON VAZQUEZ
13032 BARRETT LN
SANTA ANA CA 92705

295310012
SRG PERRIS
18802 BARDEEN AVE
IRVINE CA 92612

315142014
FRANCISCO NEGRETE
21999 WOODWARD ST
PERRIS CA 92570

295310016
HARRY T. MURANAKA
P O BOX 8360
NORTHRIDGE CA 91327

295310018
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PKY
LA PUENTE CA 91746

295310037
HARRY MURANAKA
PO BOX 8360
PORTER RANCH CA 91327

295310044
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS 6TH FL
LA PUENTE CA 91746

314020013
ROBERT P. HERNANDEZ
18098 DAY ST
PERRIS CA 92570

314030023
OLEANDER VENTURES
12671 HIGH BLUFF DR # 150
SAN DIEGO CA 92130

314020014
FERNANDINO MACHADO AVILA
18175 DAY ST
PERRIS CA 92570

314020016
ALBERTO DE LA CRUZ MARTINEZ
733 W CALIFORNIA NO B
VISTA CA 92083

314020021
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

314020007
JOSUE VALENZUELA
10806 WOODRUFF AVE
DOWNEY CA 90241

314020010
KNOX LOGISTICS III & IV
3501 JAMBOREE RD STE 230
NEWPORT BEACH CA 92660

314020019
CAROL E. MUNARETTO
6350 HAWARDEN
RIVERSIDE CA 92506

314020015
RAMON ALDACO GUTIERREZ
18040 DAY ST
PERRIS CA 92570

295280033
RODGERS DOLORES L REVOC LIVING TRUST
19510 VAN BUREN BL F3-151
RIVERSIDE CA 92508

295291016
ROSARIO FLORES
3037 S ROSEWOOD
SANTA ANA CA 92707

295292046
J GUADALUPE VIRAMONTES
17915 DAY ST
PERRIS CA 92570

315141015
ROMERO CORTES
21990 WOODWARD ST
PERRIS CA 92570

315141014
MARCIANO ROMERO CORTES
21990 WOODWARD ST
PERRIS CA 92570

295300014
WMWD
P O BOX 5286
RIVERSIDE CA 92517

295310069
KNOX LOGISTICS V
3501 JAMBOREE RD STE 230
NEWPORT BEACH CA 92660

295310041
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PKWY N
LA PUENTE CA 91746

295280021
TONATIO SALVADOR GONZALEZ
18825 MALKOHA ST
PERRIS CA 92570

295291015
JOHN R. RAMSEY
17771 DAY ST
PERRIS CA 92570

295291017
HIDALIA PEREZ
21934 CORSON AVE
PERRIS CA 92570

295280020
ANDRES TORRES
18373 BROWN ST
PERRIS CA 92570

314020017
KNOX LOGISTICS III & IV
3501 JAMBOREE RD
NEWPORT BEACH CA 92660

314030074
MARIO ZAMORA
18260 HENRY TERRACE
PERRIS CA 92570

315141016
JOSE FLORES
21976 WOODWARD ST
PERRIS CA 92570

314020008
OLEANDER VENTURES
12671 HIGH BLUFF DR STE 150
SAN DIEGO CA 92130

314030011
RODRIGO NAVARRO
21740 OLD ELSINORE RD
LAKE MATHEWS CA 92570

City of Perris - Planning Department
101 N. D Street
Perris, CA 92570

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