



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

SEPTEMBER 28, 2020

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. Teleconference participation by the Planning Director's designee and County staff. PLEASE NOTE THAT PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

3.1 **TENTATIVE PARCEL MAP NO. 37293 and PLOT PLAN NO. 26257 – Intent to Adopt a Negative Declaration (EA43023) – Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Mack Street, southerly of Kelly Lane, easterly of Mead Street, and westerly of Brown Street – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – **REQUEST:** Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a 10 acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245 sq. ft. building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**

3.2 **PLOT PLAN WIRELESS NO. 190018 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** New 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six (6) foot tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one (1) parking space. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.**

3.3 **PLOT PLAN NO. 200001 – No Further Environmental Documentation is Required** – Applicant: Reserve 6, LLC – Engineer/Representative: Egan Civil, Inc. – Fourth Supervisorial District – Thousand Palm District – Western Coachella Valley: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Watt Court, southerly of 28th Avenue, easterly of Rio Del Sol, and westerly of Monte Vista Way – 2.0 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A proposal for four (4) industrial buildings on four (4) separate contiguous vacant lots (lots 3, 4, 5, 6 of PM32789). The buildings range in size from 5,505 to 6,090 sq. ft. The project proposes associated onsite improvements which include paving, parking, and landscaping. Project Planner: Rob Gonzalez at (951) 955- 9549 or email at Rgonzalez@rivco.org.

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: September 28, 2020

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 37293 Plot Plan No. 26257	Applicant(s): Mounir Girguis
EA No.:	43023	Representative(s):
Area Plan:	Mead Valley	Valued Engineering Inc.
Zoning Area/District:	Mead Valley District	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	319-240-004	
Continued:		

PROJECT DESCRIPTION AND LOCATION

The proposed project consists of Tentative Parcel Map No. 37293 and Plot Plan No. 26257. Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

The project site is located north of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street.

The address of the existing dwelling is 20851 Kelly Lane.

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:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43023, 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 TENTATIVE PARCEL MAP NO. 37293, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 26257, subject to the attached Advisory Notification Document and 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:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential - 5 Acre Minimum (R: RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC: VLDR)
East:	Rural: Rural Residential (R: RR)
South:	Rural: Rural Residential (R: RR)
West:	Rural: Rural Residential (R: RR)
Existing Zoning Classification:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture - 1 Acre Minimum (A-1-1)
East:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
South:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
West:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
Existing Use:	Existing Single Family Residence
Surrounding Uses	
North:	Single Family Residence
South:	Single Family Residence
East:	Vacant Land

West: Single Family Residence

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10 Acres	N/A
Proposed Church Building (Sqft.):	5,245 sqft.	N/A
Building Height (Feet):	19 feet	Not to exceed 50 feet
Proposed Minimum Lot Size:	5 Acres	Not less than 20,000 sqft.
Total Proposed Number of Lots:	2	N/A
Map Schedule:	H	Section 10.13 – Ord. 460

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Church Facility	5,245 sqft. (assembly area is 1,924 sqft.)	1 space/35 sqft. of net assembly area	57	62
TOTAL:	5,245 sqft.	Provide parking of 62 spaces, including 4 ADA and 3 EV spaces	57	62

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – CSA 117(street lighting), CSA 152
Special Flood Hazard Zone:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Moderate SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 40.82 miles from Mt. Palomar Observatory
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – Zone E, March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On May 8, 2017, the Applicant, Mounir Girguis, submitted Tentative Parcel Map No. 37293 which proposes a Schedule H subdivision of a 10 gross acre parcel to two 5 gross acre parcels. Additionally, the applicant also submitted Plot Plan No. 26257, which proposes the construction of a new 5,245 square-foot church and associated site improvements consisting of 62 parking stalls, asphalt paving, on-site walkways and landscaping, and fencing.

The church is proposed on 2.5 net acres of the Parcel 2. No additional structures or uses are proposed for the rear portion of the lot. The property owner's existing residence will remain located on the southern end of Parcel 1. The site is surrounded by rural residential uses to the north, south, and west; with vacant land to the east.

The interior layout of the proposed church will consist of a 1,924 square-foot sanctuary area that will accommodate 100 seats. In addition, the structure will also include a foyer, a kitchen, two offices, three classrooms, and restrooms.

Additional site improvements include 62 parking spaces (including 4 for ADA and 3 EV parking spaces), asphalt paving and striping. Landscaping is proposed throughout the site with fencing proposed along the project frontage of Kelly Lane. The project includes a septic onsite wastewater treatment system, a retention basin, and connections to other utilities.

Right-of-way improvements include the asphalt paving of the full 32-foot width of Kelly Lane from the intersection of Brown Street to the entire project parcel of Parcel 2.

General Plan Consistency

The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Residential (R: RR). The land use designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed church is compatible with the existing rural residential neighborhood since the facility is expected to serve the surrounding local residents. Additionally, the facility is compatible since the applicant has worked with staff to address site design and architectural compatibility concerns.

Zoning Consistency

The project site is located within the W-2-M-½ Zone (Controlled Development Area with Mobile Homes). Ordinance No. 348, Article XV, Section 15.1.C.7 identifies "Churches, Temples, and other places of religious worship" as a permitted use, subject to a Plot Plan Approval. Staff has reviewed the proposed project and has identified that the project meets all of the development standards of Ordinance No. 348, including design, height, setbacks, and parking requirements and therefore is consistent with the subject zoning. W-2-M is consistent with the R: RR land use designation, as it permits one family dwelling and other rural land uses.

The 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 submitted to ALUC for review on December 14, 2017. The review revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. Conditions have been applied to the project to ensure compatibility with ALUC requirements.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based on the findings incorporated in Environmental Assessment No. 43023 (EA43023) the project will not have a significant effect on the environment beyond those addressed in the Initial Study. The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act 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:

Land Use Findings:

1. The subdivision and proposed project design has a General Plan Land Use Designation of Rural: Rural Residential (R: RR) located within the Mead Valley Area Plan. The tentative parcel map proposes to subdivide ten acres into two 5 acre parcels. Parcel 2 of the tentative parcel map proposes a church facility. The land use component allows for mixture of residential, commercial and community services such as churches and other community services.
2. The project site has a Zoning Classification of Controlled Development with Mobile-homes - ½ acre minimum (W-2-M-½), which is consistent with the Riverside County General Plan.
3. The proposed project use, a church, is consistent with Ordinance 348 (Land Use) and is allowed within the W-2-M-½ zone, subject to a Plot Plan approval.

Tentative Parcel Map Findings:

Tentative Parcel Map No. 37293 is a proposal to subdivide 10 acres into two lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. The County of Riverside General Planning Principal VI.1 provides that rural land use designations should be established that accommodate rural lifestyle generally within existing rural towns and rural residential neighborhoods. The project proposes a church use which accommodates a feature of the rural lifestyle. Additionally, County of Riverside General Plan Land Use Policy LU21.2 provides that development should have adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demand of the proposed land use. The application has been reviewed to ensure that adequate facilities are available.
2. The site of the proposed land division is physically suitable for the type of development and density, as the site is located in an area that is comprised of large lots, with dispersed single family residential uses. The proposed right-of-way improvements provide access from Kelly Lane and has no environmental constraints that prohibits the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
3. 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 the proposed Project will not affect or endanger wildlife or fish. The nearest body of water, Lake Perris, is over 6.50 miles to the east of the Project site. The project site is not within a Western Riverside County Multi-Species Habitat Conservation Plan Cell Group or Number and does not have a blue-line stream running through it.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, in that the project site is not located on a Hazardous Waste Site or within a High Fire Hazard California Fire State Responsibility Area or Local Responsibility Area. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Kelly Lane resulting in unsafe conditions; in fact improvements to Kelly Lane will occur due to the proposed project.

5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map. Section 10.13.A.2 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:

- a. Streets: The full 32-foot width of Kelly Lane from the intersection of Brown Street to the entire project parcel of Parcel 2 and the installation of a new water line and other utilities to service the new church facility. Parcel 1 will also have road dedication.
- b. Street Improvement Plans: All streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road for the Project is Kelly Lane, which each will be improved a 32 foot width with asphalt pavement. Design parameters shall be in compliance with Ordinance Nos. 460 and 461, unless otherwise approved by the Director of Transportation.
- c. Other Improvements: Domestic water, fire protection facilities, electrical and communication facilities shall be as required. Domestic water, electrical, and communication facilities are existing and will be brought or provided to the proposed subdivision and entitlement project.
- d. Sewage Disposal: The proposed entitlement project is proposing sewage disposal system (an advanced treatment unit ATU system) with leach-lines and proposed expansion area.
- e. Agricultural Lands: The proposed subdivision and entitlement project are not located within an agricultural land.
- f. Exceptions: Certain exceptions that apply to parcel maps located entirely within a community services district/areas (CSA). The proposed parcel map is within a CSA No. 117 – Mead Valley Street Lighting. The proposed project is conditioned to meet CSA 117.

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, because project design will ensure there will be no conflict with providing accessibility.

7. The parcels shown on Tentative Parcel Map No. 37293 are consistent with the minimum size allowed by the project site's Zoning Classification of Controlled Development with Mobile-homes - ½ acre minimum (W-2-M-½)

As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

Plot Plan 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 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 land use designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed church is compatible with the existing rural residential neighborhood since the facility is expected to serve the surrounding local residents. Additionally, the facility is compatible since the applicant has worked with staff to address site design and architectural compatibility concerns.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the church facility will not alter or affect the public health, safety, or welfare. The proposed church is located on the northern portion of Parcel 2 of TPM37293. The church includes site improvements that will safely accommodate 100 people. Site improvements include 62 parking spaces, advanced treatment unit (ATU) for sewage, and road improvements to Kelly Lane.

3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as Parcel 1 of the proposed parcel map (TPM37293) has an existing residential dwelling that will remain on site and Parcel 2 would consist of a church facility with 100 people. Churches are allowed in many zones within Ordinance No. 348 and this church would provide services for local and surrounding patrons.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed church facility is conditioned to make road improvements on Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. The road would be widen to 32 feet. Topographical and drainage conditions would be addressed through the project design and layout of the church facility with internal gutters and the addition of a bio-retention basin for the church facility. Only the front 2.5 acres would be developed for the church facility with the remaining acreage undisturbed.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed church facility, including parking and other project details will be located on one parcel; Parcel 2 of proposed Tentative Parcel Map No. 37293.

Development Standards Findings:

Staff has reviewed the project per the development standards of the zone W-2-M-½. The proposed project is compatible with the provisions listed in Section 15.2, of the W-2 zone, of Ordinance No. 348:

- a. Height Requirements: One family dwelling shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to section 18.34 of this ordinance. In no event, however shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved. The height of the church is 19 feet and therefore meets the building height standards for the zone.
- b. Lot Size: Lot size shall not be less than 20,000 square feet, within a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The project proposes the subdivision of 10 gross acres into two parcels that are five gross acres; with the proposed width and depth exceeding the zoning minimums. Additionally, the proposed church located on parcel 2 of the subdivision is established on a parcel that compliant with zone size and dimension requirements. Therefore, the lot size and dimensions meet the standards for the zone.
- c. Animals: Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. There are no animals proposed for this project, and currently there are no animals on this property. The development standard has been meet or does not apply for these proposed entitlements.
- d. Automobile storage: Automobile spaces shall be provided as required by section 18.12 of Ordinance No. 348. The proposed church facility, on Parcel 2, would provide 62 parking spaces, including 4 accessible spaces and 3 electrical vehicle spaces. The project meets to automobile storage or vehicle parking requirements for this zone and Ordinance No. 348.

Other Findings:

1. The project site is not located within a Criteria Cell Group or Number of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Perris sphere of influence. This project detail were provided to the City of Perris for review on May 25, 2017. No comments were received either in favor or opposition of the project from the city.
3. The project site is located within Zone E of the March Air Reserve Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on May 25, 2017. An Airport Land Use Commission Development Review Hearing was held on December 14, 2017. The ALUC Director found the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and their recommendations have been incorporated into the project conditions of approval.
4. Pursuant to State Law, on May 22, 2017, the County of Riverside conducted AB52 notifications to the Pechanga Band of Luiseño Mission Indians (Pechanga), the Soboba Band of Luiseno Indians (Soboba), the Pala Band of Mission Indians (Pala), the Morongo Band of Mission Indians (Morongo), the Rincon Band of Luiseño (Rincon), and the Agua Caliente Band of Cahuilla Indians (Cahuilla). Tribal consultation was requested by, and initiated with, Pala, Pechanga and Soboba tribes. Pala finally determined to defer to more local tribes in the area on May 25, 2017. Consultations and conditions were finalized with Pechanga and Soboba on November 20, 2018. Conditions developed during the AB52 process have been incorporated in the project.

5. The project site is located within Zone B, approximately 40.82 miles from 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:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision and church facility through Riverside County Fire Department. The closest fire station is the Perris Fire Station No. 1 located at 210 West San Jacinto Avenue, Perris, approximately 8 miles southeast of the Project.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. The project proposes a 5,245 sqft. church facility, therefore, in all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification, pursuant to section 903.2 of Ordinance No. 787.
- d. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is designated as a moderate 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. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication who indicated support/opposition to the proposed project. A couple phone calls received from the public inquired about what the project was.

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.

TPM37293 & PP26257 Vicinity Map



- Legend**
- Parcels
 - Blue Line Streams
 - City Areas
 - World Street Map

Notes

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



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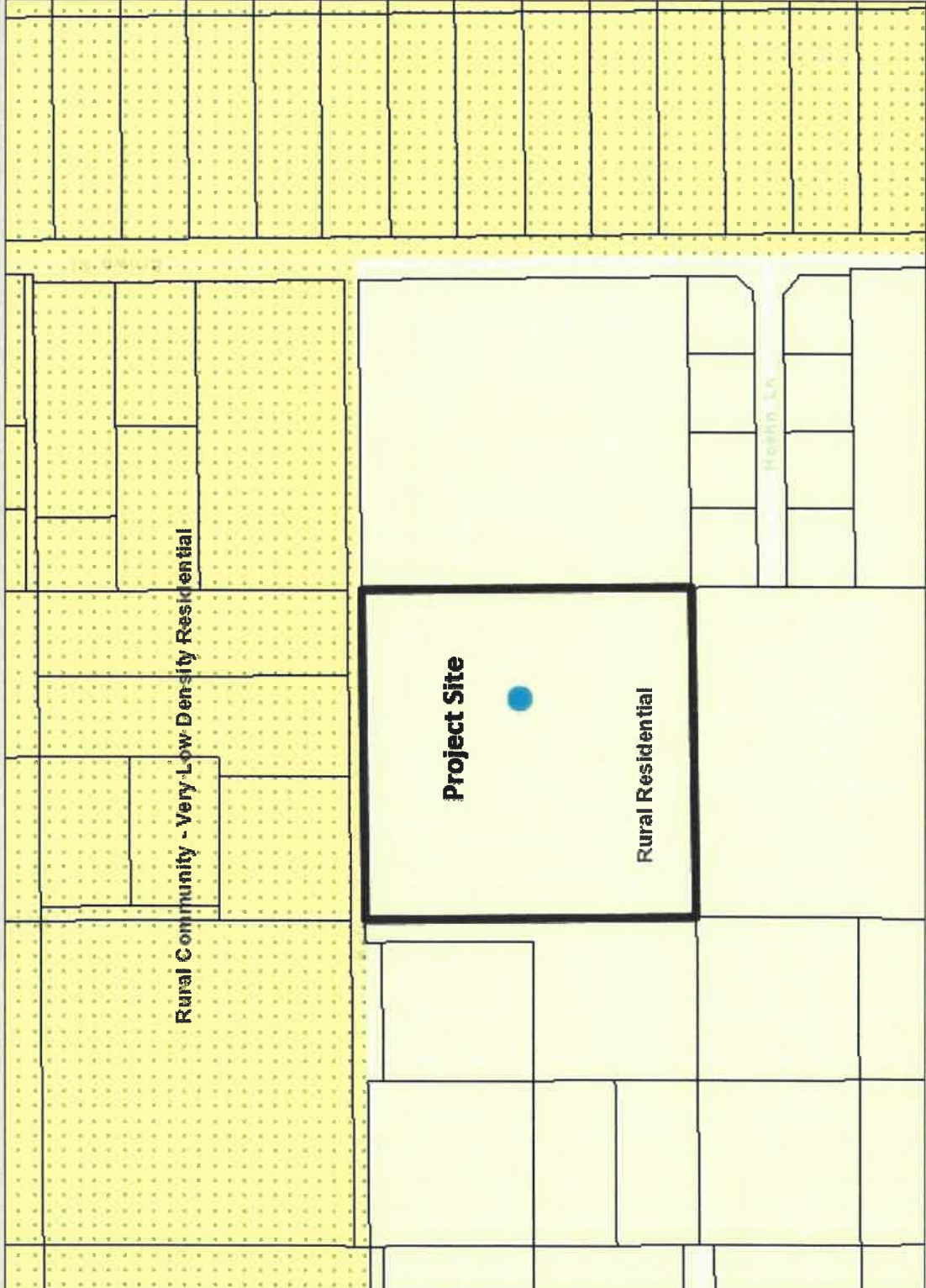
TPM37293 & PP26257

General Plan Map



Legend

- Parcels
- General Plan Land Use**
 - Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation



Notes

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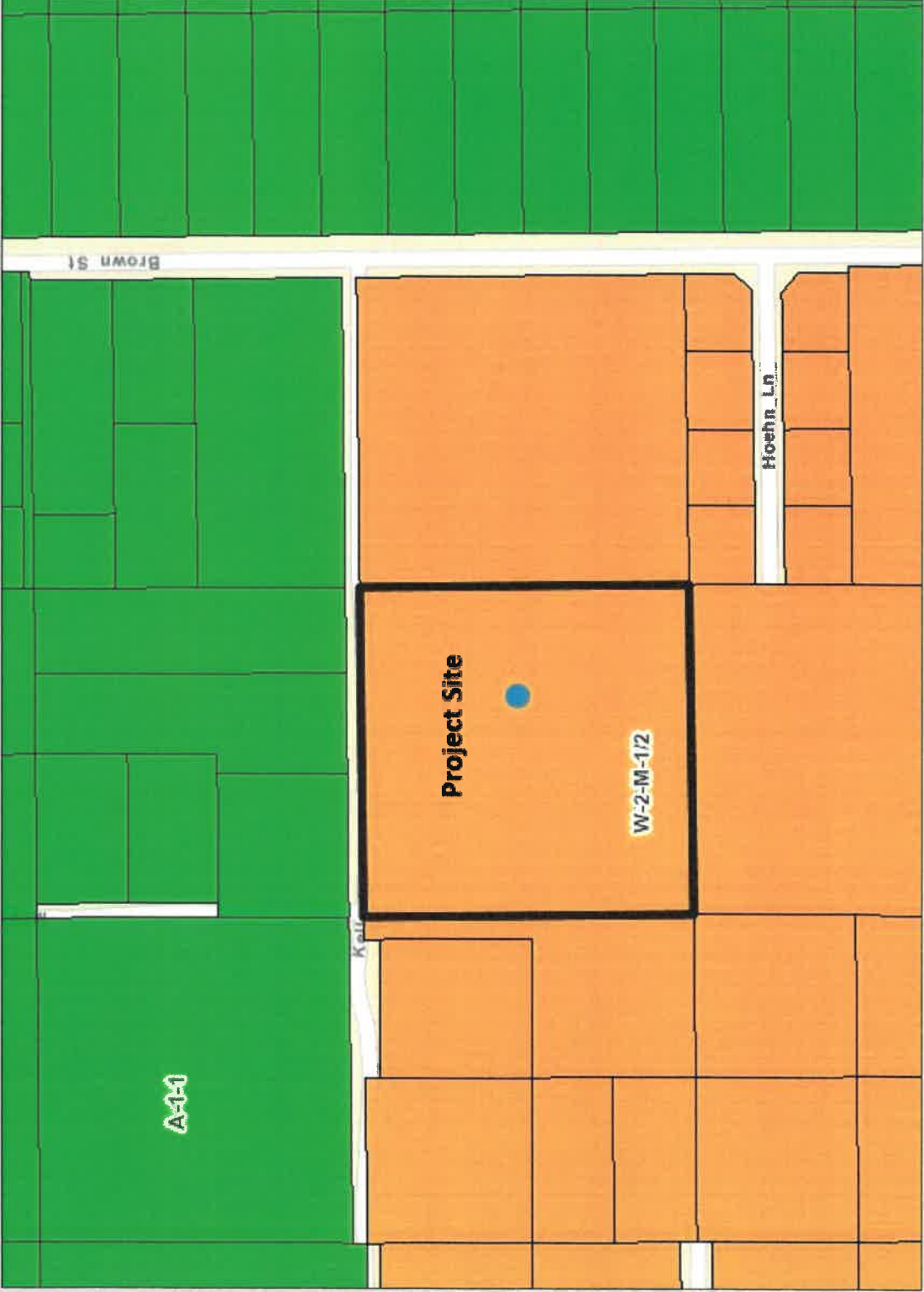
TPM37293 & PP26257 Zoning Map



Legend

- Parcels
- Zoning**
 - OTHER ZONING
 - A-1
 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
 - A-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
 - A-2-20
 - A-2-5
 - A-D
 - A-P
 - A-P-10

Notes



ACIT

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TPM37293 & PP26257

Land Use Map



Legend

- Parcels
- Blue-line Streams
- ⋯ City Areas
- World Street Map

Notes

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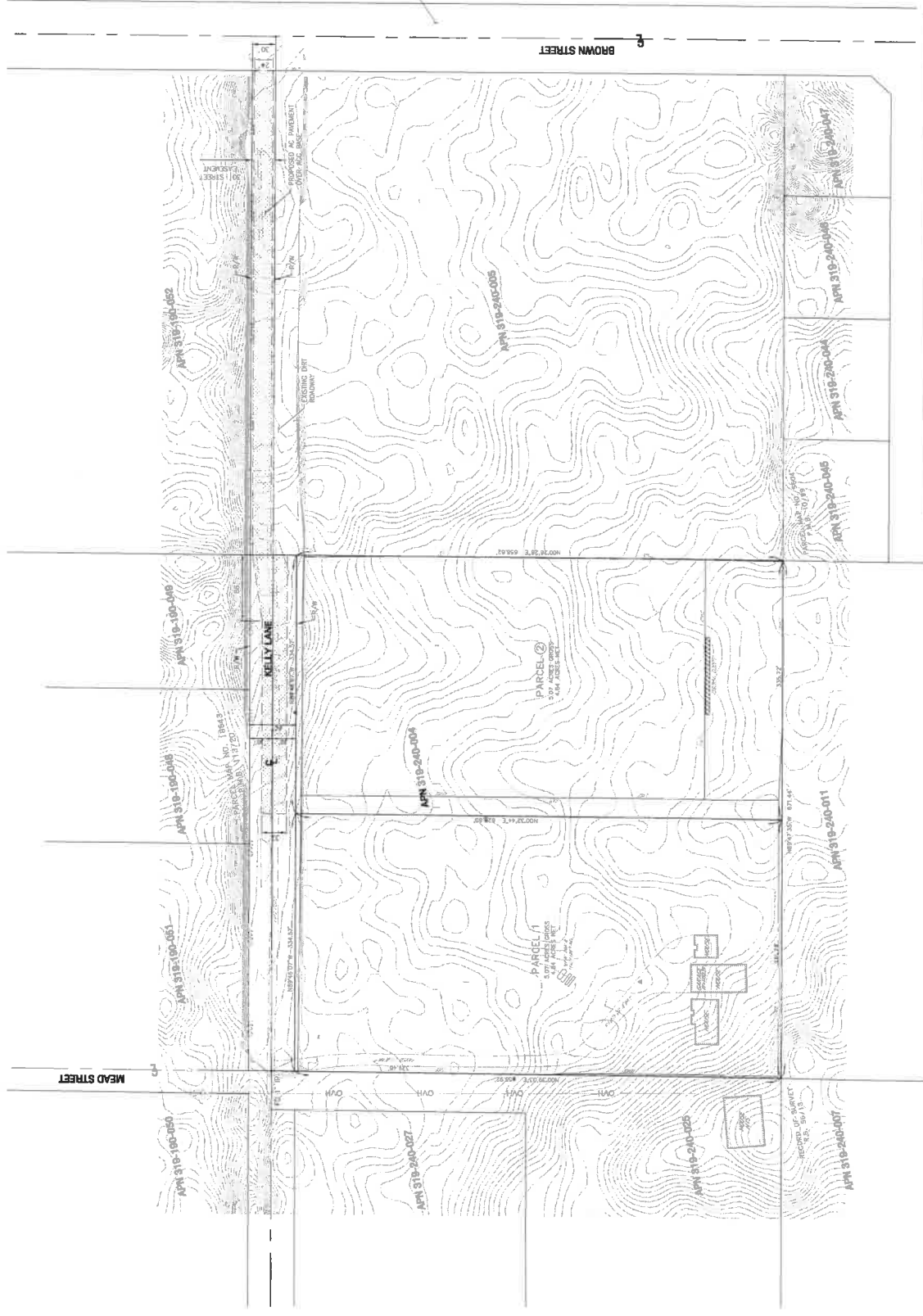
ACIT logo

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PLOT PLAN



VALUED CONSULTING, INC.
 900 N. BURNHAM AVE. STE. 502, OAKLAND, CA 94612
 PROJECT: (909) 882-4431

MASTER PLAN FOR:
The Gathering Place
 KELLY LANE & MEAD STREET
 PERRIS, CALIFORNIA

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	10/13/2019	TW	MM
2	REVISED	10/13/2019	TW	MM
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SITE UTILIZATION

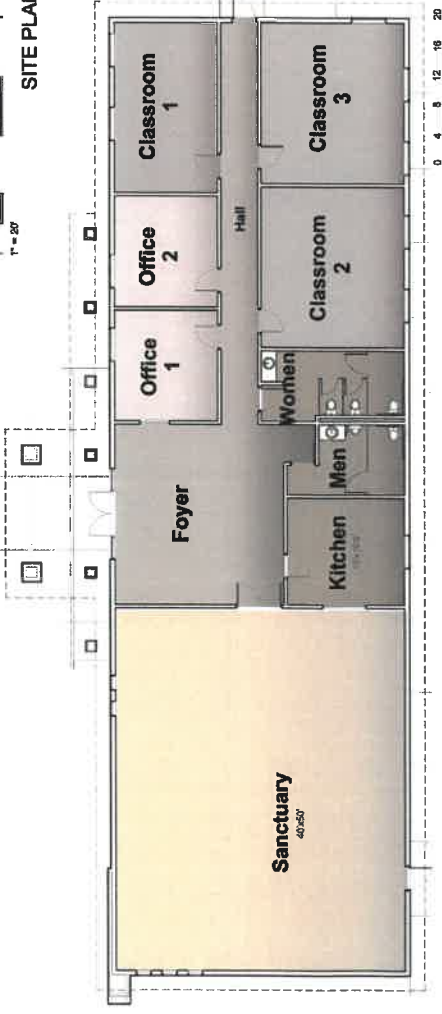


CASE: PP26257
 EXHIBIT A & G: Site & Grading Plans
 PLANNER: T. Wheeler
 DATE: September 28, 2020

TREE LEGEND

TREES	BOTANICAL NAME (COMMON NAME)	SIZE	WUCOLS	SET
	Cercidiphyllum "Desert Sycamore" / Thornless Palo Verde	30' Tree, Low	13	
	Koeberlinia bipinnatifida / Chinese Flame Tree - Standard	24' Tree, Med	2	
	Pinus taeda / Algonquin Pine	15' gal, Low	3	
	Pinus strobus / Algonquin Pine	24' Tree, Low	4	
	Pinus densata / Chinese Pine	24' Tree, Med	4	
	Pinus resinosa / California Gyronata	18' gal, Med	3	
	Pinus banksiana / African Sunrise	18' gal, Low	6	

- CONCEPT PLANT SCHEDULE**
- LARGE ACCENT SHRUBS - 5 GAL - LOW WATER**
Alnus incana / Kentucky Fern - Space 4, o.c.
Elaeagnus angustifolia / Emp. Desert Spines - Space 5, o.c.
 - LARGE SCALE FOUNDATION SHRUBS - 5 GAL - LOW WATER**
Ceanothus velutinus / Laurus nobilis / Lonicera xylosteum - Space 5, o.c.
Syringa vulgaris / Viburnum / Red Sea Holly - Space 2, o.c.
Helleborus viridis / Toyon - Space 6, o.c.
 - SMALL ACCENT SHRUBS - 1.5 GAL - LOW WATER**
Agave s. "Star Cove" / Yucca glauca - Space 3, o.c.
Anemone pulsatilla / "Yellow Wave" / New Zealand Flax - 5 gal. Space 4, o.c.
Rhopilema sp. / Jack Straw / Hesperis matronalis - 5 gal. Space 4, o.c.
Rosa rugosa / "Vintage" / "Vintage" - 5 gal. Space 4, o.c.
 - SMALL ACCENT SHRUBS - 5 GAL - LOW WATER**
Agave s. "Star Cove" / Yucca glauca - Space 3, o.c.
Anemone pulsatilla / "Yellow Wave" / New Zealand Flax - 5 gal. Space 4, o.c.
Rhopilema sp. / Jack Straw / Hesperis matronalis - 5 gal. Space 4, o.c.
Rosa rugosa / "Vintage" / "Vintage" - 5 gal. Space 4, o.c.
 - SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER**
Elaeagnus angustifolia / "Vintage" / "Vintage" - Space 4, o.c.
Lonicera xylosteum / "Vintage" / "Vintage" - Space 4, o.c.
Lonicera xylosteum / "Vintage" / "Vintage" - Space 4, o.c.
Lonicera xylosteum / "Vintage" / "Vintage" - Space 4, o.c.
Lonicera xylosteum / "Vintage" / "Vintage" - Space 4, o.c.
 - GROUND COVER PALETTE - 1 GAL - LOW WATER USE**
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
 - GROUND COVER PALETTE - 1 GAL - LOW WATER USE**
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
 - GROUND COVER PALETTE - 1 GAL - LOW WATER USE**
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.
Sedum spectabile / "Vintage" / "Vintage" - Space 4, o.c.



CASE: PP26257
EXHIBIT L: Landscape Plan
PLANNER: T. Wheeler
DATE: September 28, 2020



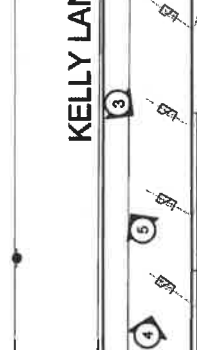
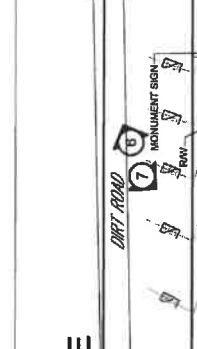
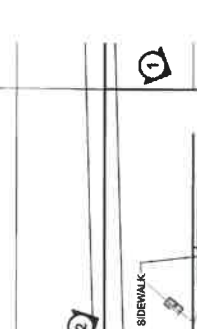
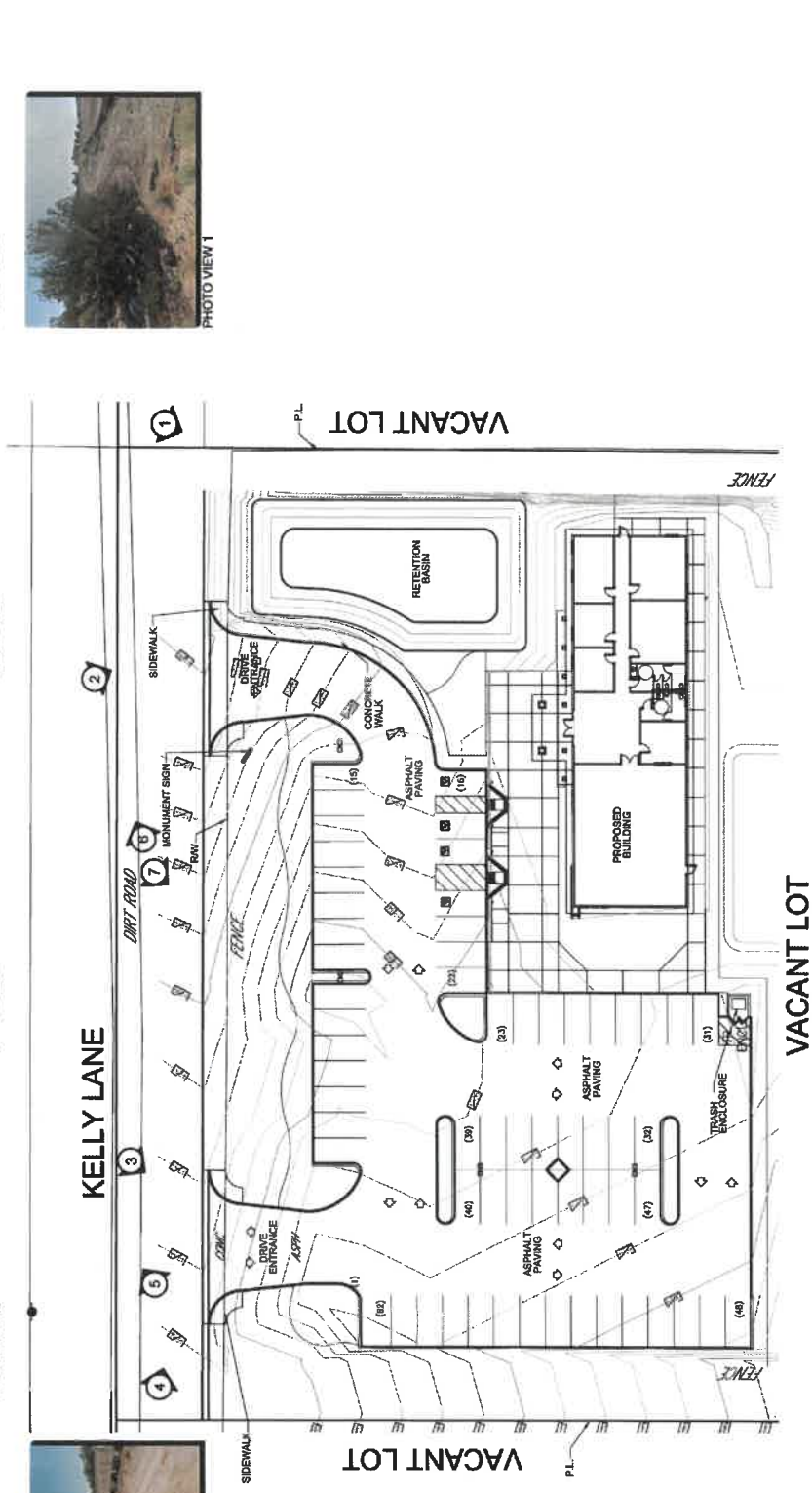


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PROPOSED IMPROVEMENTS FOR:
THE GATHERING PLACE
KELLY LANE & HEAD STREET
FERRIS, CALIFORNIA

Evaytons
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
715 N. Midway Avenue • Channahon, IL 61018
773.707.0244 • Fax: 773.707.0446

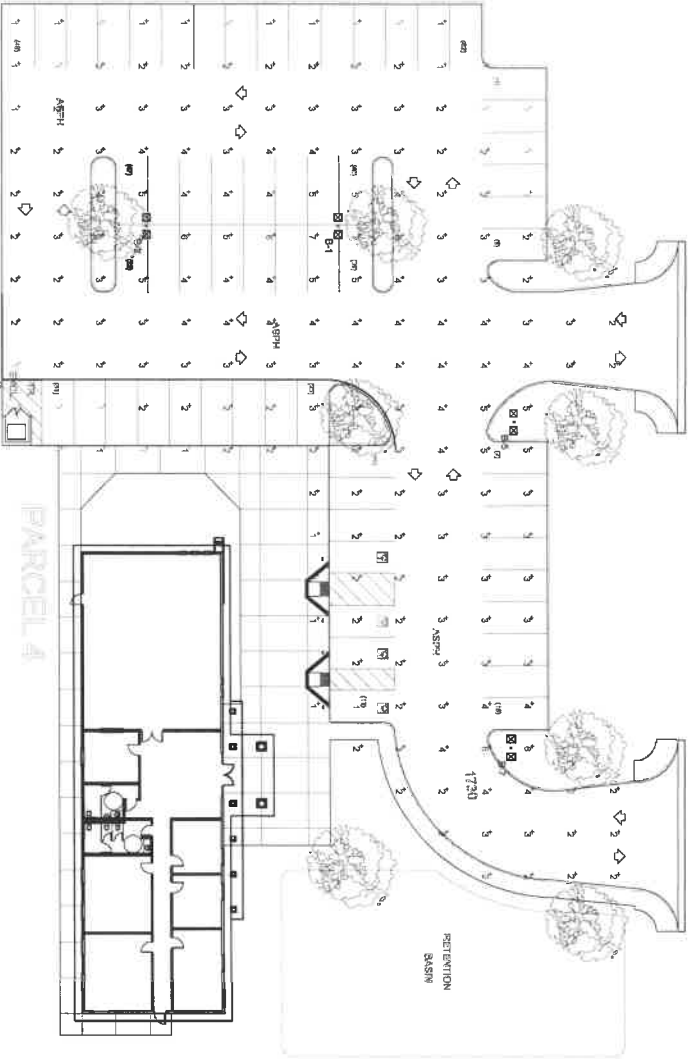
Mallock associates
ARCHITECTURE DESIGN / BUILD
1814 E. HOYT ROAD, STE. 100
ONTARIO, CA 91761 908.853.7777



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CASE: PP26257
 EXHIBIT P: Photometric Plan
 PLANNER: T. Wheeler
 DATE: September 28, 2020



KELLY LANE

Photometric Site Plan



Statistics		Quantity	Manufacturer	Quantity	Manufacturer	Quantity	Manufacturer	Quantity	Manufacturer	Quantity	Manufacturer
Quantity	Model	Qty	Model	Qty	Model	Qty	Model	Qty	Model	Qty	Model
1	A	0	Unico Lighting	0	Unico Lighting	0	Unico Lighting	0	Unico Lighting	0	Unico Lighting
1	B	4	Unico Lighting	4	Unico Lighting	4	Unico Lighting	4	Unico Lighting	4	Unico Lighting



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: TPM37293 / PP26257 / EA43023

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: August 20, 2020

Applicant/Project Sponsor: Mounir Girgus Date Submitted: May 8, 2017

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: September 28, 2020

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43023 ZCFG06393

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (EA) Number: 43023
Project Case Type (s) and Number(s): Tentative Parcel Map No. 37293 and Plot Plan No. 26257
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Tim Wheeler, Urban Regional Planner IV
Telephone Number: 951-955-6060
Applicant's Name: Mounir Girgus
Applicant's Address: 8907 Warner Avenue, Suite 203, Fountain Valley, CA 92728

I. PROJECT INFORMATION

Project Description: Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

The above is herein after referred to as "the project or Project".

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 10.00 acres

Residential Acres: 5.00	Lots: 1	Units: 1, existing dwelling	Projected No. of Residents:
Commercial Acres: 5.00	Lots: 1	Sq. Ft. of Bldg. Area: 5,245	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 319-240-004

Street References: North of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street. The project site has an address of 20851 Kelly Lane. This is for the existing dwelling on the existing 10 acres.

D. Section, Township & Range Description or reference/attach a Legal Description: The Project site is located in the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of the $\frac{1}{4}$ of Section 16, Township 4, Range 3 West, San Bernardino Meridian, according to the official government survey thereof in the County of Riverside, State of California, and within the USGS Quad, Steele Peak.

E. Brief description of the existing environmental setting of the project site and its surroundings: Overall, the Project is located in the Mead Valley planning area which contains a wide variation in physical terrain, including flat valley floors, gentle foothills, and steep hillsides. The Mead Valley planning area lies entirely within the larger Perris Valley, which is framed by the Gavilan Hills to the west, and the Lakeview Mountains across the valley to the east. The eastern Mead Valley is generally flat, sloping gently upward toward the Gavilan Hills, which form a portion of the planning area's western boundary. The project is not within a observation area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).

Specifically, the Project is situated within a 10-acre not vacant parcel to be subdivided into two, 5-acre parcels. Development will occur on a 2.5 net acres of a 5 acre parcel. The surrounding land contains vacant land with rural residential uses to the north, south, east, and west. The property owner's existing private residence is directly to the southwest of the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project site is consistent with the current zoning of W-2-M-1/2 zone. Per Section 15.300 of Ordinance No. 348, all uses permitted in the W-2 Zone are permitted on the site. Churches are permitted on the site with an approved Plot Plan.
2. **Circulation:** The proposed Project is not in a Circulation Element Right-of Way. The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project is not in a Multipurpose Open Space area. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not within the 100 year flood plain and therefore is not subject to flood management review.
5. **Noise:** The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The Proposed Project does not propose housing or impact the Housing Element Policies.
7. **Air Quality:** The proposed Project will control any fugitive dust during grading and construction activities and shall adhere to SCQAMD standards. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project is consistent with the Healthy Communities Element as it will offer a place for local events in a rural area.

B. **General Plan Area Plan(s):** Mead Valley Area Plan

C. **Foundation Component(s):** Rural

D. **Land Use Designation(s):** Rural: Rural Residential (R: RR)

E. **Overlay(s), if any:** N/A

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Mead Valley Area Plan
2. **Foundation Component(s):** Rural and Rural Community

3. **Land Use Designation(s):** Rural: Rural Residential (R: RR) to the east, west, and south and Rural Community: Very Low Density Residential (RC: VLDR) to the north.

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:** Controlled Development Areas with Mobile Homes – ½ Acre Minimum (W-2-M-1/2)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Controlled Development Areas with Mobile Homes – ½ acre Minimum (W-2-M-1/2) to the east, west, and south. Light Agriculture – 1 Acre Minimum (A-1-1) to the north.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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.

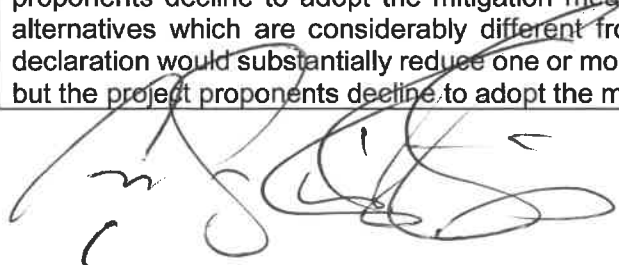
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

August 20, 2020

Date

Tim Wheeler
Project Planner
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The project is not adjacent to a scenic highway or scenic highway corridor as designated by the County or State, or found eligible by the County or State. The closest Scenic Highways are: the eastern portion of El Sobrante Road which surrounds Lake Matthews (County-Eligible; approximately 6 miles northwest of the Project); and Highway 74 near interstate 215 (County- Eligible; approximately 9 miles to the southeasterly of the Project). The Project site cannot be viewed from these scenic highways. Therefore, there will be no impacts. There will be no impacts.

b) The Project will not damage scenic resources or obstruct any prominent scenic vistas or view open to the public or create any aesthetically offensive view. The church building is designed consistent with a color scheme of earth tone colors and will provide building setbacks and landscaping that will reduce visual impacts along adjoining Kelly Lane. Impacts will be less than significant.

c) The Project is located in a non-urbanized area but will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The building is designed consistent

with a color scheme of earth tone colors and will provide building setbacks and landscaping that will be consistent with the rural nature of the area. Impact will 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)

Findings of Fact:

a) According to the GIS database, the project site is located approximately forty miles northwest of the Mt Palomar Observatory. The Project is located in Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Projects within Zone B must adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. The project has designated five, 15-foot-high light poles for the parking lot and building lighting. The lighting will be designed as either low pressure outdoor light (LED) lighting, pointed downward toward the parking lot and/or building and shielded for light spillage toward the neighboring properties or roadways. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The Project will create a new source of light from the parking lot and security lighting coming from Parcel 2, a proposed church site. The church site is designed with five 15 foot-high pole lights for parking lot lighting and exterior building down lighting. The project will have pressure sodium or LED lighting shielded and directed down into the parking lot so as to not create light spillage into the neighboring properties or into the road-right-of-way (ROW). Impacts will be less than significant.

b) Residential uses exist approximately 200 feet north of the entrance to the Project along Kelly lane and approximately 500 feet southwest of the Project site. Parcel 2 of the proposed project is a church. The church site is designed with five 15 foot-high pole lights for parking lot lighting and exterior building down lighting. The project will have pressure sodium or LED lighting shielded and directed down into the parking lot so as to not create light spillage into the neighboring properties or into the road-right-of-way (ROW). Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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

Findings of Fact:

- a) The Project site is not located on 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. There will be no impacts.
- b) The Project site is not designated within existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. There will be no impacts.
- c) The Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, Ordinance No, 625 "Right-to-Farm", because there is no agriculturally zoned property in the vicinity of the Project site. There will be no impacts.
- d) The Project will not change the existing environment that could result in conversion of Farmland to non-agricultural use because the Project would not interfere with the surrounding property uses; there are no existing agriculture uses near the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a) The Project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4525), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) because the site is not zoned or used for timber production. There will be no impacts.

b) The Project will not result in the loss of forest land or conversion of forest land to non-forest use because there is no forest land on the property. There will be no impacts.

c) The Project will not involve other changes in the existing environment that could result in conversion of forest land to non-forest use because there is no forest or forest lands on the property. There will be no impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input 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"/>

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, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The proposed project site is within the South Coast Air Basin (“the Basin”). Air quality within the Basin is regulated by the South Coast Air Quality Management District (SCAQMD) pursuant to their adopted Air Quality Management Plan (AQMP). The AQMP sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP’s control measures and related emissions reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections, then the AQMP would have taken into account such uses when it was developed.

The Project site is located within the Mead Valley Plan Area of the Riverside County General Plan, adopted in 2015; therefore, development pursuant to the General Plan would have been accounted for the 2016 AQMP. The proposed Project involves minimal grading, construction and operation of a church, which is an allowed use within the W-2-M zone for this area. Therefore, the project will not conflict with or obstruct implementation of the AQMP. Impacts are considered to be less than significant.

b) The portion of the Basin within which the project is designed and located is in a non-attainment area for ozone, PM-10, and PM-2.5 under both state and federal standards. The Project would implement applicable best available control measures and would comply with applicable SCAQMD rules and regulations. This compliance would further reduce potential air quality impacts. The emissions incorporate SCAQMD Rules 402 and 403. Rules 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction. Grading efforts would be considered minimal and there will not be export of soil as the site is anticipated to balance. Grading will be typical and include some over excavation and compaction to consolidate the alluvial material in order to support the building foundation. Site preparation also includes minimal grading and paving. The construction emissions for the project is not anticipated to exceed the SCAQMD’s daily emission thresholds at the regional level because the project is considered a relatively small project with a short construction duration.

The operations –related criteria air quality impacts created by the proposed project would be consistent with the land uses allowed and accounted for under the site’s current General Plan and MVAP land use designations. No General Plan Amendment is required for Project implementation. The Project would no result in growth or development not accounted for under the current AQMP. Impacts are considered less than significant.

Because of the relatively small size of the proposed development, Project air pollutant emissions are not anticipated to exceed applicable SCAQMD thresholds. Pursuant to SCAQMD significance guidance, less than significant impacts at the project level are not cumulatively considerable. The potential for Project implementation resulting 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 is considered less than significant.

c) The Project will not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations because the Project site grading is limited to less than 5

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acres and construction will comply with all applicable SCAQMD rules for grading and dust control. The site consists of a vacant dirt lot. The Project will improve local conditions from fugitive dust during high-wind events as it will develop 2.5 acres with paved parking, a structure and landscaping as well as pave a portion of Kelly Lane which is used by residents. Therefore, the impacts will be less than significant.

d) Potential sources of odors associated with temporary, short-term construction activities may include, but not be limited to, glues, paint, asphalt paving and architectural coatings. Construction source odor impacts are typically minimized through compliance with established federal, State and local regulations that address construction materials storage, use and disposal. Compliance with these regulations would reduce potential odor impacts to less than significant levels. The Project components include installation of a leach field for its septic system, which is common for all structures in the vicinity due to the lack of public wastewater infrastructure. The Project will not result in other emissions (such as those leading to odors) because it will be designed and installed in accordance with all applicable building standards. Additionally, the area is rural, with sensitive receptors located more than 100 feet from the leach field, therefore development or use of a leach field will not adversely affect a substantial number of people as odors would be undetectable. Therefore, the impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The Project is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), specifically within the Mead Valley Area Plan. The proposed Project site is not located within a MSHCP Criteria Area Cell, Ground, or Linkage Area. Therefore, conservation or land is not required pursuant to the MSHCP and neither Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) is required. Even so, as the County is permittee to the MSHCP, the Project is required to demonstrate compliance with the MSHCP.

A biological resource assessment of the site conducted by ARCHON Consulting Co in 2015 identified the following:

- The habitat found on the property is identified as a single distinctive vegetative community under the MSHCP: Development Land: Agricultural Pasture. Further defined, the co-dominant cover were non-native tumbleweeds of the family Amarantha. This is a California Native Plant Society (CNPS) unranked community dominated by weedy invasive and is not ranked as a sensitive vegetative community. No habitat was observed that is suitable for nesting birds.
- Based on GIS overlays from the Western Riverside MSHCP, the site is located within the burrowing owl survey area. However, the ARCHON Consulting Co report identified that habitat was not suitable to support this species. Therefore, no further surveys are recommended or required.
- The MSHCP describes the protection of Riparian/Riverine Areas and Vernal Pools within the MSHCP Plan Area as important to the conservation of certain amphibian, avian, fish, invertebrate and plant species. The MSHCP describes guidelines to ensure that the biological functions and values for species inside the MSHCP Conservation Area are maintained, as outlined in Volume 1, Section 6.1.2. However, geological and hydrogeological conditions do not exist on site to support Riparian/Riverine and Vernal Pool Resources. Therefore, no further surveys are recommended or required.

Given the findings of the 2015 ARCHON Consulting Co report, the Project site is consistent with the MSHCP. Impacts will be less than significant.

b) Based on the biological resources report, the Project site or vicinity does not have 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 (Section 17.11 or 17.12), nor is habitat suitable for such species. There will be no impacts.

c) The Burrowing Owl (BUOW) was identified by the MSHCP as a species that could potentially be on site the BUOW is not listed under the State or Federal Endangered Species Act but is considered both a State and federal Species of Special Concern (SSC). The BUOW is also protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by the State law under the California Fish and Game Code (CDFG Code #3513 and #3503.5). The 2015 ARCHON biological report identified no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Burrowing Owl sign or habitat, or other sensitive species or habitat, and that habitat was not suitable for burrowing owl or any other threatened or endangered species. Impacts will be less than significant.

d) The Project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because no such site exist on the property, according to the 2015 ARCHON Consulting report. There will be no impacts.

e) The Project will not affect 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 because no such sensitive communities exist on site according to the 2015 ARCHON Consulting Report. The site vegetation consists primarily of tumbleweeds, and hydrology and geological and hydrogeological conditions do not exist on site to support riparian habitat. There will be no impacts.

f) The Project will have no 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 because no such features exist on site, according to the 2015 ARCHON Consulting Report. There will be no impacts.

g) The Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because there are no trees on site that will be removed. All landscaping provided by the Project will be approved by the County. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, PDA05088RS; Eastern Information Center Record Search results.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by County Archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, PDA05088RS; Eastern Information Center Record Search results.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) Construction equipment used over the approximately construction phase would conform to CARB regulations and California emissions standards and related fuel efficiencies. Project construction would be typical of a wooden structure facility located on a small, relatively flat 2.5 net acre site that is accessible by the existing road network. There is no evidence that construction would require the use of equipment that is not typical of such a project. Therefore, equipment used to construct the project would not result in inefficient wasteful, or unnecessary consumption of fuel.

The applicant would use construction contractors that are in compliance with applicable California Air Resource Board (CARB) regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. In addition, CARB has adopted the Airborne Toxic Control Measure to limited 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 of 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 5 minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment.

With respect to operations, the facility design must comply with Title 24 California Code of Regulations (CCR) energy efficiency standards for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Southern California Edison and Southern California Gas Company. Additionally, the facility will have limited operating hours. Impacts will be less than significant.

b) The Project will not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency as follows:

- Federal transportation regulations – access to and from the project site is from existing local roads, and Kelly Lane which provides direct access to the site, will undergo improvements as part of the Project to allow for increased traffic. These local roads are in place so the project would not interfere with, no otherwise obstruct intermodal transportation plans or projects may be proposed pursuant to the Intermodal Surface Transportation Efficiency Act (ISTEA) because neither the Southern California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Association of Governments (SCAG) or Riverside County are not planning for intermodal facilities in the immediate Project area.

- State Energy Plan and compliance with Title 24 CCR energy efficiency standards – the applicant is required to comply with the California Energy Code requirements for energy efficient buildings and appliances as well as utility energy efficiency program implemented by Southern California Edison and Southern California Gas Company.
- Regarding AB1493 – an individual project does not have the ability to comply or conflict with these regulations because this regulation is intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emissions reductions from mobile services.
- California Renewable Energy Portfolio Standards – the project would meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen), through the development of an energy efficient building and the use of energy efficient appliances and water efficient faucets, toilets, etc. 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 finishing materials. There are approximately 52 nonresidential mandatory measures and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.
- Riverside County Climate Action Plan – the project is subject to the policies and ordinances pertaining to air quality and climate change stated in the County's General Plan Air Quality Element (Cap). The 2019 CAP Update assesses the previous GHG reduction targets identified in the older 2015 CAP and proposes new targets that are consistent with the State policies in order to meet the requirements of SB 32. The State recommends 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. The proposed project, through compliance with CalGreen Standards would reduce energy use over that used in existing older buildings and therefore, would meet the goals of the County's Climate Action Plan. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. **Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**
- 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 Preliminary Geotechnical Investigation, Proposed Church

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Facility – The Gathering Place, 20851 Kelly Lane (APN: 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C)

Findings of Fact:

a) The Project site is not located within any 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 the 2017 Aragon Geotechnical report. The closest known active regional fault traces to the project are associated with the Elsinore Fault (Glen Ivy North strand) where it passes northwest of the City of Lake Elsinore, about 9.8 miles away. Aerial photographic interpretations did not suggest visible lineament or manifestations of fault topography related to active fault traces on or adjacent to the site. The 2017 Aragon Geotechnical report concluded that the chances for direct surface fault rupture affecting the property are extremely low. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report. County GIS

Findings of Fact:

a) The Project site has low probably to be subjected to seismic-related ground failure, including liquefaction. The 2017 Aragon Geotechnical report concluded that some of the site contains- minor construction debris fills to approximately 4 feet deep (apparently from the 1980s), with bedrock occurring at 5 feet or less. Grading techniques include remedial removal of the minor fills, placement of clean compacted fill in those locations, and use of the most current seismic bracing for building design. The project would be required to comply with the techniques listed in the geotechnical report and would require review and approval by the County. According to Riverside County Map My County, the project site is not in an area known to liquefaction hazards. Therefore, impacts are considered to 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 Geology Report. Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240--004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) Although the site is not located within an Alquist-Priolo or Riverside County Fault Zone, the site could be subject to strong ground shaking due to the presence of active faults in the region that may generate earthquakes on local to distant sources during the lifespan of the Project (Aragon Geotechnical, February 7, 2017). The Project will be required to implement all seismic design requirements contained in the current edition of the California Building Standards Code (CBSC). Seismic design criteria account for peak ground acceleration, soil profile, and other site conditions and are intended to protect public safety and minimize property damage. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Preliminary Geotechnical/investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7.2017 (Appendix C).

Findings of Fact:

a) The Perris region has not yet been evaluated by the California Geological Survey for State-delineated "Zone Required Investigation" for land-sliding and liquefaction potential. According to the Aragon Geotechnical report (February 7, 2017), land-sliding is not a hazard due to flat site gradients and long distances to steeper slopes with rockfall runout potential. Furthermore, the site appears to be free of natural features associated with gross instability of slopes. Local surface gradients are very gentle. The Aragon Geotechnical report (February 7, 2017) cited that the geotechnical investigation found no evidence of existing landslides on or near the subject site. Steeper natural slopes are distant, and in any event composed of high- strength crystalline rocks not normally considered highly susceptible to deep-seated mass movements. The Aragon Geotechnical report stated that the Project should not be adversely affected by gross instability in the on- or off-site local soil or bedrock materials. Additionally, surficial fill slope stability was calculated according to Riverside County Transportation and Land Management guidelines modeling a 4-foot-thick saturated zone parallel to the slope surface. Internal friction and cohesion values were based on AGI Laboratory tests for blended clayey surficial soils. A surficial stability factor of safety of 2.42 was obtained for a 2:1 infinite slope model exceeding the minimum-required factor of safety of 1.5. Impacts will 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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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,” “Documented Subsidence Areas Map,” Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Findings of Fact:

a) Liquefaction and subsidence susceptibility maps have been prepared for western Riverside County as a part of the County General Plan. Local safety element maps place the study area in “non-susceptible” liquefaction and subsidence hazard classifications. Crystalline bedrock is immune to these phenomena. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): On-site Inspection, Project Application Materials, Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Findings of Fact:

a) The Project is not subject to other geologic hazards, such as seiche, mudflow, or volcanic hazard because these types of hazards do not exist on site or within adjacent areas. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a- c) The Project will be graded to maintain the existing slope and features, and no slope will be created that will be greater than 2:1 on the subject property. The Project components include a subsurface sewage disposal system, therefore, grading will not impact or negate the constructability of the subsurface sewage disposal system.

However, the Aragon Geotechnical report (February 7, 2017) notes that large boulders/bulk- rock masses that make standard grading difficult and which are commonly found within the granitic substrate throughout Riverside County, likely also underlay the Project site.

The Aragon Geotechnical report notes that while the bulk-rock masses are expected to be easily excavated, non-rippable hard core stones can occur randomly in almost any weathered-rock location (cut pads, basins, transition over excavations, utility trenches, and retaining wall footing excavations). For the Project site, Aragon Geotechnical noted that core stones may be absent or uncommon and, if present, small and isolated. Small core stones may often be handled by excavating the surrounding friable rock and extricating the core stones, followed by simple backfilling of resulting cavities. However, larger core stones may need hydraulic breakers or even spot blasting to reduce or remove very large embedded rocks. Where blasting is impractical or not allowed, other non-blasting excavation methods such as chemical cracking agents.

Engineered grading will at a minimum conform to the requirements of the California Building Code (CBC) and Riverside County Ordinance 457. Despite potential boulder issues, the project site's terrain is not considered hilly and does not contain steep slopes. The majority of the site would be left untouched by grading and in its natural condition. Drainage will continue to flow its natural course. Grading of the building pad would not substantially change the topography or ground surface relief features because most of the site will remain untouched. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Proposed Church Facility – The Gathering Place, 20851 Kelly Lane (APN:319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The Project has the potential to result in the short-term loss of topsoil during construction due to runoff and soil erosion. However, state and federal requirements require preparation of a Storm Water Pollution Prevention Plan (SWPPP) to establish erosion and sediment controls and identify Best Management Practices (BMPs) intended to limit erosion and runoff from the Project site. The Project must also comply with the National Pollution Discharge Elimination System (NPDES) regulations. With compliance with these state and federal regulations, the impacts will be less than significant.

b) Soils at the Project site have low plasticity and low expansion potential (Aragon Geotechnical, February 7, 2017). Therefore, the structural areas within the Project area do not have expansive soil which would pose a substantial risk to life or property, and impacts will be less than significant.

c) The Project includes the construction of a septic system, and soils have been tested as suitable for use as a septic system. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site has moderate susceptibility to wind erosion and blowsand, based on Riverside County General Plan Figure S-8. The Project will comply with SCAQMD regulations regarding fugitive dust. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The Project will comply with South Coast Air Quality Management-District guidelines. Due to the nature of the project as church facility that will be used part-time, the project would implement energy efficient building practices subject to the CBC reducing greenhouse gas emissions. Therefore, the project will not generate significant greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts will be less than significant.

b) The Project qualifies as a "small project" as defined in the County's CAP. Therefore, the Project does not have to complete the Project Screening Tables and is consistent with the County's CAP; impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a) Some hazardous materials that could be used during the construction of the Project facilities and may include gasoline, diesel fuel, oil, solvents, and lubricants associated with heavy equipment and other vehicles. These materials will be transported, used, and disposed of in accordance with applicable laws, regulations, and state and local protocols designed to protect the environment, workers, and the public. No acutely hazardous materials (as defined in Title 22 Cal. Code Regs. § 66260.10) will be used for the project. Therefore, potential impacts associated with the routine transport, use, or disposal of hazardous materials will be less than significant. No hazardous materials are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anticipated to be transported during the operations of the church Project. Impacts will be less than significant.

b) Limited quantities of hazardous materials will be used during construction of the Project construction including, gasoline, diesel fuel oil, solvents, and lubricants associated with the heavy equipment and vehicles and used for operation and maintenance activities. Reasonably foreseeable upset and accident conditions may include minor spills and/or drips. However, the Project applicant will utilize licensed contractors who are trained to properly prevent and clean up minor spills, as well as familiar with protocols to manage larger spills should they occur. Therefore, the impact of risk of upset by a potential release of hazardous waste is less than significant. Impacts will be less than significant.

c) The proposed Project includes improvements to Kelly Lane from the Project site, east to Brown Street, which connects to major thoroughfares and highways that access all parts of the County. Residents of the Project vicinity can also benefit from the improved roadway in the event of an emergency. Impacts will be less than significant.

d) The closest school to the Project is the Columbia Elementary School at 21350 Rider St., located approximately 0.6 mile northeast of the Project site. Therefore, there are no schools located within one-quarter mile of the proposed Project site. There will be no impacts.

e) The proposed Project site is not on a list of hazardous materials sites, or near any sites (DTSC, Envirostor Database). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-b) The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, neither residential density nor non-residential intensity is restricted.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 20,460 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,692.6 feet AMSL. The finished floor elevation of the proposed church is 1,737 feet AMSL and the proposed building height is 20 feet, for a top point elevation of 1,757 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2017-AWP-12172-OE was issued on December 12, 2017. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding. As such, the Airport Land Use Commission Director has found the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

c) The Project is approximately 4 miles southwest of March Air Force Base and approximately 7 miles northwest of the Perris Valley Airport. There will be no impacts.

d) There are no private airstrips in the vicinity of the Project. There will be no impacts.

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 drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Findings of Fact:

a) Activities associated with the construction and operation of the proposed Project would include grading and site preparation, and operations include adding approximately 2.5 acres of impervious surfaces to the site. These activities have the potential to release pollutants and silt off-site during rainfall events. The discharge of storm water is regulated under the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm water Sewer System (MS4) permit by the Santa Ana Regional Water Quality Control Board (RWQCB). Compliance with regulatory actions will reduce impacts resulting from construction as the Project is required to prepare a Storm water Pollution Prevention Plan (SWPPP) pursuant to the statewide General Construction Permit issued by State Water Resources Control Board (SWRCB) for construction projects. As required, the Project will incorporate BMPs to minimize potential runoff and erosion during construction and post-construction storm water development plans to address operational controls. Impacts will be less than significant.

b) Although the construction of the proposed Project will result in an increase in impervious surfaces at the Project site, there is currently no groundwater recharge at the Project site and the site has a low potential for infiltration. Storm water will be collected in an on-site retention basin where water will be allowed to percolate into the ground (Figure 4). Water service at the Project site will be provided by the Eastern Municipal Water District (EMWD), which relies on water supplies from both groundwater and imported water from Metropolitan Water District. Therefore, operation of the proposed facility will not rely on groundwater supplies and will have a less than significant impact on groundwater supplies or recharge activities. Impacts will be less than significant.

c) The site is relatively flat, and there are no drainage features on-site (refer to Biological Resources Analysis in this document). Existing area drainage generally flows from south to north. Surface flow will direct flow to the north of the site, ultimately draining into landscaped areas and proposed on-site retention basin on the northeast side where it will percolate into the ground (Figure 5). The retention basin is designed to handle all of the storm water anticipated for the site. In the event of a storm water overflow, the water will flow onto Kelly Lane, which will be graded to drain toward Brown Avenue to the east. Impacts will be less than significant.

d) The Project result in substantial erosion or siltation on-site or off-site because the Project construction and operations will have Best Management Practices (BMPs) in place to minimize and control siltation during Project grading and operations. Additionally, part of the project is to pave approximately 1,000 feet of Kelly Lane from Brown Street to the Project entrance. The road is currently a dirt road, badly rutted from storms. Paving Kelly Lane will eliminate the silt that is generated and carried from Kelly Road to other roadways and private property. Impacts will be less than significant.

e) The site gradient is relatively flat. The Project will add approximately 2.5 acres of impervious surface to the Project area. The site is relatively flat, and the existing drainage predominately flows from south to north across the proposed Project site. Post-project elevations and gradient will remain similar to current conditions, with impervious surfaces graded to direct surface flow into landscaped areas and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the retention basin on the northeast corner of the parcel. The retention basin is designed to capture all of the site storm water flows. Therefore, because the site will retain its existing relative flat gradient, the Project will not increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Impacts will be less than significant.

f) The Project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because there is currently no public storm water collection system within the vicinity due to the rural nature of the area. All storm water is handled on site and through percolation of open lands. Should the County of Riverside construct a public sewer system in this area, flows from the Project will have been planned into the future system sizing. Impacts will be less than significant.

g) The Project will not impact any streams or lakes, nor is the Project within a 100-year flood plan; therefore, the Project will not impede or redirect flood flows. Impede or redirect flood flows. There will be no impacts.

h) FEMA has identified the site as being within Flood Zone X, an area determined to be outside of the 0.2 percent annual chance floodplain (FIRM Panel 1410, Map 06065C1410G, and August 28, 2008). Therefore, the Project is not within a flood hazard zone or zone. The site is not located near a coastal area or near a seiche zone. There will be no impacts.

i) The Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because the Project construction and operations will comply with the all applicable regulations including a Project SWPPP. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<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, GIS database, Project Application Materials

Findings of Fact:

a) The Project is not within a General Plan policy area. The site is zoned W-2-M, and churches are an acceptable use within that zone with approval of a Plot Plan. The Project is within the Mead Valley Area Plan, but not within any policy areas within the plan. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project will not divide the physical arrangement of the community. Parcel Map No. 37293 would subdivide the existing 10 acres into two (2) five acre parcels. On Parcel 2 of the proposed parcel map, a project entitlement of a church to be constructed, situated in a rural residential area, where large lot sizes (5 acres or more) dominate the area. The church may also serve as a gathering place for community events. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The General Plan identifies that the Project area is within MRZ-3, where significance of mineral deposits undetermined. Project grading will consist of soil balancing, and no soil will be removed from the site, nor will soil need to be imported. There will be no impacts.

b) The Riverside County General Plan does not contain any "locally important mineral resource recovery sites." The General Plan identifies that the Project area is within MRZ-3, where significance of mineral deposits undetermined Project grading will consist of soil balancing, and no soil will be removed from the site, nor will soil need to be imported. There will be no impacts.

c) There are no mines or quarries on site. There will be no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The Project is within an airport land use plan of the March Air Reserve Base. The project is approximately 4 miles southwest of March Air Force Base, furthermore the project is approximately 7 miles northwesterly of the Perris Valley Airport. The project would not expose people residing or working in the project area to excessive noise levels. Impacts will be less than significant.

b) There are no private airstrips in the vicinity of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

a) Land uses that are measured in A-weighted decibels (dBA) or Community Noise Equivalent Level (CNEL) represents a 24-hour A-weighted sound level average (dBA from morning to midnight where sound levels during the evening hours 7:00 p.m. to 10:00 p.m. have an added 6db weighing, and nighttime hours of 10:00p.m. to 7:00 a.m. have an added 10 dB weighing. Table)-1 of the Riverside County General Plan identifies that an acceptable level of community noise exposure for a church is calculated as approximately 70 CNEL. Project decibels will generally occur on Sundays between 8 a.m. and 1p.m. and on Wednesday evenings between 5 p.m. and 10 p.m. Special events will generally end before 10 p.m. The closes receptor is a single family residence located approximately 300 feet north of the proposed sanctuary where most noise-producing activities such as music and singing, will occur. Therefore, because the activities will occur during times of day where daily activities from residents will occur and due to the distance of the closest receptor, the impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Temporary ground-borne vibration and noise is anticipated to occur only during construction, the times of which will conform to the County's standard for construction activities. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) 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 or directly or indirectly destroy a unique paleontological resource, site, or unique geologic features. The project has been conditioned to address any fossil remains if encountered during site development. This is a standard condition of approval and not considered mitigation per CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) There is currently a dwelling on the existing 10 acre property. Through Parcel Map No. 37293 the 10 acres would be subdivided into two (2) 5 acre parcels. Parcel 1 will consist of the existing dwelling and Parcel 2 would consist of a proposed church under Plot Plan No. 26257. No displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.

b) Based on the size of the proposed Project and the amount of readily available labor in the Project vicinity, it is anticipated that most workers at the site during both construction and operation of the proposed Project will already reside in the area. There will be no impacts.

c) The Project proposes to construct a small church facility (i.e. less than 100 people attending), which is an allowed use under the W-2-M zoning with approval of a Plot Plan, therefore, any incremental population increases as a result of the proposed Project would have been accounted for in the County's General Plan and all applicable regional plans, such as the Southern California Council of Governments Regional Transportation Plan and Sustainable Communities Strategy (SCAG RTP/SCS). Additionally, the Project will pave approximately 1,000 feet of Kelly Lane from Brown Street to the Project site. The roadway is accessible to current residents within the Kelly Lane area, and paving only 1,000 feet of the roadway will only enhance the quality of life for residences currently living along Kelly Lane, and will not increase demand for living within this area. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Perris Fire Station No. 1 located at 210 West San Jacinto Avenue, Perris, approximately 8 miles southeast of the Project. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The church building would be equipped with fire sprinklers and apparatus as required by the Riverside County Fire Marshall. No new fire stations will be required to be constructed as part of the Project. Any potential significant effects would have been mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. For the commercial development, the project would need to comply with County Ordinance No. 659 to mitigate the possible potential effects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the existing dwelling is currently serviced by the Riverside County Fire Department. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff Department provides law enforcement services within unincorporated Riverside County. The closest sheriff station to the project site is the Riverside County Sheriff's Perris Substation located at 137 N. Perris Blvd. Suite A, Perris, CA; located approximately 8 miles southeast of the Project. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The project is a church facility with occasional special events that will be suitable for the neighborhood and that align with the values of the church. The project law enforcement needs are anticipated to be handled with the existing Riverside County Sheriff resources and substation. Any potential significant effects would have been mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. For the commercial development, the project would need to comply with County Ordinance No. 659 to mitigate the possible potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the existing dwelling is currently serviced by the Riverside County Sheriff Department. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The Project is located in the Val Verde Unified School District. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed church. The project is a church facility and will not require school services or interfere with educational resources. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The Project is a church facility and does not propose to construct any further dwelling than what is existing. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. A majority of the construction workers and church patrons already reside in the area and would not add population requiring library services due to the project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The Project is a church facility and does not propose to construct any further dwelling than what is existing. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. A majority of the construction workers and church patrons already reside in the area and would not add population requiring health services due to the project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
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35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial physical deterioration of the facility would occur or be accelerated?

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The proposed Project does not include recreational facilities. The Project does not require construction or expansion of recreational facilities because it will not create population growth in the area as there are no residential uses proposed as part of the project. Workers and church patrons will already reside in the area. Additionally, the project is consistent with the land use pattern already envisioned for the area per the General Plan. There will be no impacts.

b) The Project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The project on Parcel 2 is to construct and operate a church in which workers and patrons already live in the area. No residential uses are proposed that would increase population such that the use of existing park and recreation facilities would be deteriorated. There will be no impacts.

c) The Project is not located in a Community Service Area or recreation and park district with a Community Parks and Recreation Plan. The Quimby fees would be a condition of approval on the Parcel Map and may not be required for the commercial development. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

a) The proposed Project does not include construction or expansion of a trail. The project is to construct and operate a church within a rural residential area. There are no trails near the project site. There will be no impacts.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The Project is not within a Circulation Element Right of Way, and it is only accessed via local roads within the rural residential area in which the Project is situated. The Mead Valley Area Plan does not identify that any of the roadways serving the project will be used for transit, bicycle, and pedestrian facilities. There will be no impacts.

b) CEQA Guidelines section 15064.3 states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts, which refers to the amount and distance of automobile travel attributable to a project. The Project site is located approximately 0.36 mile from a transit stop along Rider Street to the northeast, 0.35 mile from a transit stop along Brown Street to the northeast, 0.29 mile to the Sovereign Grace Community Church on Oakwood Street to the northeast, 0.27 mile to the Columbia Elementary School to the northeast, 0.76 mile to the Riverside County Fire Station No. 59 on Pinewood Street to the northeast, and in close proximity to many other destinations (grocery stores, post office, churches, libraries, transit stops, etc.) within the surrounding community. Most of the destinations are under one half mile from the Project site. Because of the nearby locations of the destinations described above, visitors of the Project during operation would not require extensive travel in vehicles or other modes of transportation to access the destinations. The close proximity of the transit stops would provide alternative transportation opportunities for visitors traveling to and from the Project site. Furthermore, to reduce VMTs, the Proposed project could implement reduction measures such as by providing reserved preferential parking spaces for ride-share, carpool and ultra-low or zero emission vehicles. The Project could also provide larger parking spaces that can accommodate vans used for ridesharing programs and reserve them for vanpool. The Project could also include adequate passenger waiting/loading areas on site. The Project will be required to pay development impact fees which would contribute to local capital improvement projects, which may include improvements to multimodal infrastructure that would promote multimodal transportation opportunities. Based upon this qualitative review, the proposed Project is not expected to cause a significant impact to VMT. Because of the close proximity to numerous destinations and the opportunities that are available to potential site visitors, implementation of the proposed Project would not be in conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following discussion is presented to demonstrate consistency with the County of Riverside's General Plan and is not considered as transportation impacts potentially caused by the Project:

The Project area and site is not subject to any congestion management program due to the rural nature of the Project location. Brown Street, which is the primary street for non-local attendees, is currently a 2-lane AC Pavement Street with a dirt shoulder. No improvements are proposed for this street.

Kelly Lane is the frontage street and main access to the project site and is currently a dirt graded road approximately 30 feet wide. The proposed development will grade a 32-foot-wide section and install a 24 foot wide section of aggregate base. This will allow for two-way traffic along Kelly Lane from Brown Street to the westerly extent of the development parcel. The half width street section will be graded to future full street guidelines and two drive approaches will be installed along the southerly property line to allow for on-site circulation.

Brown Street can be accessed by numerous local roads, and the main Arterial Roadway, Cajalco Road. The low number of vehicles that will frequent the site will not decrease the level of service of any of the roadways to the site. Impacts will be less than significant.

c) The Project proposes to pave approximately 1,000 feet of Kelly Lane from Brown Street to the project site. The roadway is straight, and no curves are proposed. Therefore, the project will not increase hazards due to the geometric design features or incompatible use. Impacts will be less than significant.

d) Kelly Lane is a County-maintained Road. Once Kelly Lane is paved as part of the Project, the County of Riverside will maintain it. However, it is only approximately 1,000 feet, and adjacent to Brown Street, an existing County-maintained road. Impacts will be less than significant.

e) The Project exists in a rural area, and the Project site is large enough to stage and store equipment during construction. Equipment transportation will be temporary. Construction along Kelly Lane may occur over approximately one week, and traffic control in accordance with all applicable regulations will be in effect. Because impacts will be temporary, impacts will be less than significant.

The Project will not result in inadequate emergency access or access to nearby areas. Paving a portion of Kelly Lane associated with the project will assist with the response service times in that emergency vehicles will have a developed road in which to access the project site as well as the immediate surrounding neighborhood. The project will also install ground mounted monument sign at the northeasterly corner of the parcel, adjacent to Kelly Lane, to provide clear directional signage.

All parking will be on-site, and no parking along Kelly Lane is foreseen. Parking is designed to comply with the Riverside County Ordinance 348, Section 18.12. The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. Although the project applicant and project civil and architectural designers do not foresee any events that might exceed the current parking plan, the building is being developed on a 5-acre parcel. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 5-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

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.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

a) The proposed Project will operate as a church facility and will not be new source of population growth. Thus, the proposed Project will not substantially increase the use of bike trails in the project vicinity. There are no bike trails in the project vicinity. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on May 22, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. Project exhibits and the EIC record search results were provided to Pechanga on June 28, 2017 and August 21, 2017. The project was also discussed during a meeting on January 26, 2018. The tribe expressed concern that there is the potential for subsurface resources to be present and recommends monitoring by an archaeologist as well as a Native American monitor during grading.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Soboba also requested consultation and on July 18, 2017 consultation was initiated during a face-to-face meeting. Soboba requested to be provided with the EIC record search results. These were sent to the tribe on August 21, 2017. A follow-up meeting was held on November 22, 2017 in which the tribe provided information and told Planning that the area was sensitive for tribal cultural resources and recommended monitoring during ground disturbing activities.

Both tribes were provided with the final conditions of approval on November 20, 2018 and asked to respond with any further comments, concerns or recommendations. To date, there have been no responses.

No specific tribal cultural resources were identified during consultation for this project. Nevertheless, because there are recorded resources in the vicinity, the project has been conditioned for archaeological and Native American monitoring to insure that any subsurface resources are identified and handled in an appropriate manner. As such, impacts in this regard are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The Project includes provisions for on-site septic system and storm water infrastructure due to public wastewater and storm water infrastructure in the project area. The project will construct a new water line within Kelly Lane from Brown Street, to connect to the municipal water system. Impacts will be less than significant.

b) The Project site will be served by Eastern Municipal Water District (EMWD), which obtains its water from the Metropolitan Water District of Southern California, who imports water from Northern California before treated at the Henry J. Mills Water Filtration Plant in Riverside, CA. EMWD issued a "Will Serve" letter indicating that it has sufficient existing and planned water supplies to serve the proposed project. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a) No public wastewater system exists in the Project area. Therefore, the project includes construction of on-site wastewater treatment by installing a septic system that will be in compliance with all applicable State and County regulations. Impacts will be less than significant.

b) The Project includes construction on-site wastewater treatment by installing a septic system that will be in compliance with all applicable State and County regulations. Impacts will 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"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) According to the Riverside County Waste Management Department (RCWMD), the Project site lies within the service area of the El Sobrante, Lamb Canyon, and Badlands landfills, which can accept solid waste generated by project. Both the Badlands and Lamb Canyon landfills are permitted to accept 5,000 tons/day from Riverside County and the El Sobrante landfill is permitted to accept 16,000 tons per day. The County anticipates that none of these landfills will close before 2022. Thus, these landfills have sufficient capacity to serve the Project.

Further, the California Green Building Standards Code (CGBSC) requires projects involving construction to recycle, reuse, compost, and/or salvage a minimum of 50 percent by weight of material

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or waste generated onsite. Additionally, the project would be required to comply with all applicable federal, state, and local solid waste-related statutes and regulations. Through compliance with applicable policies and the project's relatively small size, waste generated during project construction and operation will not significantly contribute to the exceedance of permitted capacity at any designed landfills. Therefore, landfills that would serve the project have sufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than significant.

b) The California Integrated Waste Management Act under the Public Resources Code requires that local jurisdictions divert at least 50 percent of all solid waste generated by and after the year 2000. The proposed project is regulated by federal, state, and local government and would be required to comply with all statutes and regulations related to solid waste. Therefore, through compliance with existing policies and project review by Riverside County, the impacts will 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-c) Implementation of the proposed Project will require the construction of electrical, gas, and communication facilities. Electrical service will be provided by Southern California Edison; natural gas will be provided by Southern California Gas Company; and communication systems (telephone and television service) services will be provided by AT&T and Time Warner Cable, respectively. These companies already have existing infrastructure to serve the project site and impacts will be less than significant.

d) The Project is located in County Service Area No. 117 – Lighting. However, there are no streetlights along Kelly Lane or Brown Street, and no street lights are proposed to be installed as part of improvements to Kelly Lane. Therefore, there will be no impacts.

e) As part of the Project, and approximate 1,000 foot section of Kelly Lane between Brown Street and the site entrance will be improved with pavement. Kelly Lane is currently a dirt roadway. Paving this portion of the roadway will make it easier for the County to maintain this section of the roadway because pavement requires less maintain than the constant grading of the existing dirt road. Therefore impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) No other governmental services are proposed or needed for the Project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The County of Riverside Emergency Management Department develops and maintains numerous plans for specific hazards or essential service functions that require planning and coordination to implement developing. The County of Riverside also maintained the Multi-jurisdictional local hazard mitigation plans and maintains mutual aid agreements with federal state local agencies and the private sector to assist in emergency planning. The project is allowed within the sites current zoning upon approval of a Plot Plan. During the building and plot plan approval process the project design will be reviewed for consistency with emergency and evocation plans therefore because the project will be reviewed and conditions to meet all applicable standards, there will be less than significant impacts.

b) The Project site and surrounding is relatively flat, there are no slopes or other factors that would exacerbate wildfire risk or expose project occupants to wildfires. Therefore impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

c) The Project will pave approximately 1,000 feet of Kelly Lane, between Brown Street and the project site entrance. Road construction will include providing underground utilities (water, communications, etc.). Electrical infrastructure is existing above-ground and relocation of the existing powerlines is not required. The construction will be in accordance with common industry standards, and will not pose a special risk to the area. Therefore there is less than significant impacts.

d) The Project site is relatively flat, and the Project grading elevations will be consistent with the surrounding land. The project will not create slopes that, subject: to wildfires, could increase downs1ream flooding or landslides. There will be no impacts.

e) The proposed Project site is located in an area that has a "moderate" fire hazard classification. Buildings on the project site will be designed according to the requirements outlined in the current California Fire Code, as amended by the county ordinance no. 787 to more accurately reflect development and climatic conditions within the County. Therefore through compliance with standards building code impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

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. Based upon the Biological and Cultural/Tribal Cultural Resources analyzed in this document, the project would be required to adhere to County Conditions that would reduce impacts to less than significant levels.

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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. Due to the relatively small size of the project, and through the analysis conducted throughout this document, no impacts are anticipated to occur.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based upon analysis throughout this document, impacts were determined to be less than significant or would have no impact. Therefore, impacts are considered less than significant.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Revised: 9/23/2020 3:33 PM
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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



09/23/20, 12:49 pm

PM37293

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37293. 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 ND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37293) 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 ND - Project Description & Operational Limits

Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1.

Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

Advisory Notification. 3 ND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 ND - Exhibits

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

Tentative Parcel Map, dated May 28, 2019.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 ND - 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)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
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**Flood****Flood. 1****0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map (PM) 37293 is a proposal for a Schedule H subdivision of a 10.1 acre site in the Mead Valley area. The site is located on the southeast corner of Kelly Lane and Mead Street approximately 800 feet west of Brown Street. Plot Plan (PP) 26257, which is a proposal for a church on a portion of Parcel 2, is being processed concurrently. This church proposal was previously reviewed by the District as a Pre-Application Review (PAR) 01444 back in May 2015.

A natural watercourse with a tributary drainage area of approximately 15 acres impacts the westerly portion of the site and traverses the site near the existing residential structure. There is adequate area outside of the natural watercourses for building sites. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The new church building is proposed in the northeasterly corner of the site away from the water course, but the existing residential structure on the southwest corner may get flooded or have access impaired during a large storm event.

There are no District maintained facilities, either existing or proposed, that are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Lake Mathews 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 \$3,815 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1****0010-Planning-MAP - FEES FOR REVIEW**

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

Planning. 2**0010-Planning-MAP - GEO02555 ACCEPTED**

County Geologic Report (GEO) No. 2555, submitted for this project (PM37293/PP26257) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Church Facility - The Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, California", dated February 7, 2017. GEO02555 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. We conclude the chances for direct surface fault rupture affecting the property are extremely low. 4. Due to the shallow depth to crystalline bedrock, the potential for liquefaction at the site is low. 5. Subject site is not within an inundation zone. 6. Due to relatively flat site topography, and the underlying crystalline bedrock, we judge the likelihood of landsliding to be low. 7. Based on the existence of very dense crystalline bedrock starting at least at a depth of 5 feet at the site, subsidence potential is considered minimal. 8. Tsunamis, seiches and are seismically-induced flooding are considered unlikely.

GEO02555 Recommended: 1. Demolition and removal-relocation of abandoned, hidden,

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2****0010-Planning-MAP - GEO02555 ACCEPTED (cont.)**

or buried improvements, and pipes or solid inert features such as slabs, footings, or cables should be removed within the limits of new construction. 2. Clearing, grubbing, and disposal of woody scrub and any dumped trash should be initiated prior to grading. 3. All existing dumped fill, colluvium, and in-place residual soil should be removed to undisturbed granitic bedrock. 4. Maximum removals will occur along the thalweg of the partly filled swale through the site, and might reach 7 or 8 feet deep. 5. A maximum (benched) gradient of 3:1 shall be maintained between the deepest and shallowest fill within a building envelope. 6. Overexcavation limits should extend a minimum of 5 feet outside of the building envelope.

GEO No. 2555 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2555 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. 3**0010-Planning-MAP - 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - LOW PALEO (cont.)

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

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 2****Gen - Planning-4 General – Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map or Plot Plan; 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 Tentative Parcel Map or Plot Plan, 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.

Transportation**Transportation. 1****0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT**

Prior to the installation landscaped area, the developer/ permit holder/landowner shall:

1)Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using. 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and, 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation 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.

Transportation. 2 Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. 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.
4. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
5. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
6. 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.
7. Improvement plans for the required improvements must be prepared and shall be based upon a design

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 Gen - Transportation (cont.)

profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

8. 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: PM37293

Parcel: 319240004

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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

050 - Planning. 7 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

Plan: PM37293

Parcel: 319240004

50. Prior To Map Recordation

Planning

050 - Planning. 7 0050-Planning-MAP - ECS AFFECTED LOTS (cont.) Not Satisfied

"ENVIRONMENTAL CONSTRAINT NOTE: Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

050 - Planning. 8 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the W-2-M-1/2 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

Survey

050 - Survey. 1 EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 2 Easement Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Plan: PM37293

Parcel: 319240004

50. Prior To Map Recordation

Survey

050 - Survey. 3 Prior to Road Construction Not Satisfied

Prior to road 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 Aggregate base improvement Not Satisfied

Kelly Lane along project boundary shall be improved with 32 feet of Class-III, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60' (30' on the project side and 30' on the other side of the centerline) full-width dedicated right-of-way as directed by the Director of Transportation.

050 - Transportation. 2 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to issuance of a building permit, the Project shall coordinate with the approved PP26257.

050 - Transportation. 3 Off-Site Access Improvement Not Satisfied

An off-site access road to the nearest maintained for the public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 30 foot graded section within the existing 30 foot half-width dedicated right-of-way as approved by the Director of Transportation. The project proponent will be required to provide the appropriate environmental clearance for said off-site access improvements prior to recordation or the signature of any street improvement plan.

Said off-site access road shall be the easterly extension of Kelly Lane to a paved and maintained Brown Street.

050 - Transportation. 4 Submit Grading Plans Not Satisfied

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - 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 offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Plan: PM37293

Parcel: 319240004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS GRADE-MAP - 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 0060-BS GRADE-MAP - 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 with the Transportation Department.

Flood

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

Parcel Map (PM) 37293 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the

Plan: PM37293

Parcel: 319240004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW (cont.) Not Satisfied

County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

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

060 - Planning. 5 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

Plan: PM37293

Parcel: 319240004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 6 0060-Planning-MAP - GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 7 0060-Planning-MAP - PARCEL MAXIMUM GRADING Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to the northern front half of Parcel 2 for the church facility. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL 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 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.

Plan: PM37293

Parcel: 319240004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st 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, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 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.

Plan: PM37293

Parcel: 319240004

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT PLANS Not Satisfied

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

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - NESTING BIRD REPORT Not Satisfied

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, documenting the results of the survey, to EPD for review.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT Not Satisfied

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

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the 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.

Plan: PM37293

Parcel: 319240004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - 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 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.

Transportation

090 - Transportation. 1 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. 2 WQMP COMPLETION Not Satisfied

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

090 - Transportation. 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

09/23/20, 2:45 pm

PP26257

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26257. 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 ND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26257) 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 ND - Project Description & Operational Limits

Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1.

Advisory Notification. 3 ND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 ND - Exhibits

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

Exhibit A & G (Site Plan), dated May 28, 2019.

Exhibit B (Elevations), dated February 27, 2017.

Exhibit C (Floor Plans), dated February 27, 2017.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated January 5, 2018.

Exhibit P (Photometric Plan), dated February 14, 2017.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 ND - 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)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
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

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

EXISTING STRUCTURES:

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be considered as "Construction Without Permit" (CWP) and subject to the requirements below.

PERMIT ISSUANCE:

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

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

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

This project is located in a moderate high fire area. Plans

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS (cont.)

will be required to follow Chapter 7A guidelines of the California Building Codes.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):

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

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

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

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 26257 is a proposal for a church on a portion of a 10.1-acre site in the Mead Valley area. The site is located on the southeast corner of Kelly Lane and Mead Street approximately 800 feet west of Brown Street. The project is proposed on Parcel 2 of Tentative Parcel Map (PM) 37293, which is a proposal for a Schedule H subdivision of the same 10-acre site and being processed concurrently. This church proposal was previously reviewed

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****0010-Flood-USE FLOOD HAZARD REPORT (cont.)**

by the District as a Pre-Application Review (PAR) 01444 back in May 2015.

A natural watercourse with a tributary drainage area of approximately 15 acres impacts the westerly portion of the site and traverses the site near the existing residential structure. There is adequate area outside of the natural watercourses for building sites. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The new church building is proposed in the northeasterly corner of the site away from the water course, but the existing residential structure on the southwest corner may get flooded or have access impaired during a large storm event.

The addition of impervious area associated with the development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. There are no District maintained facilities, either existing or proposed, that are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Lake Mathews 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 \$3,815 per impervious acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5****0010-Planning-USE - GEO02555 ACCEPTED**

County Geologic Report (GEO) No. 2555, submitted for this project (PM37293/PP26257) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Church Facility - The Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, California", dated February 7, 2017. GEO02555 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. We conclude the chances for direct surface fault rupture affecting the property are extremely low. 4. Due to the shallow depth to crystalline bedrock, the potential for liquefaction at the site is low. 5. Subject site is not within an inundation zone. 6. Due to relatively flat site topography, and the underlying crystalline bedrock, we judge the likelihood of landsliding to be low. 7. Based on the existence of very dense crystalline bedrock starting at least at a depth of 5 feet at the site, subsidence potential is considered minimal. 8. Tsunamis, seiches and are seismically-induced flooding are considered unlikely.

GEO02555 Recommended: 1. Demolition and removal-relocation of abandoned, hidden, or buried improvements, and pipes or solid inert features such as slabs, footings, or cables should be removed within the limits of new construction. 2. Clearing, grubbing, and disposal of woody scrub and any dumped trash should be initiated prior to grading. 3. All existing dumped fill, colluvium, and in-place residual soil should be removed to undisturbed granitic bedrock. 4. Maximum removals will occur along the thalweg of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

ALUC Conditions

As ALUC Director, I hereby find the above-referenced project CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. 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 1 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 attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 Gen - Planning-4 General – Hold Harmless (cont.)

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.

Planning-CUL

Planning-CUL. 1 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-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

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

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

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 0010-Transportation-USE - Traffic Management Plan

The following Traffic Management Plan was prepared by the applicant/engineer for PP26257.

- 1. Ingress/Egress a. On-site circulation during day-to-day operations: i. Primary services will occur on Sunday morning between the hours of 9am and 12pm, with an additional bible study session on one weeknight between 7pm and 9pm. There will be no staff on site when bible studies and Sunday service are not in session.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - Traffic Management Plan (cont.)

b. Proposed improvements will be: i. Brown Street, which is the primary street for non-local attendees, is currently a 2-lane AC pavement street with a dirt shoulder. No improvements are proposed for this street. ii. Kelly Lane is the frontage street for the project site and is currently a dirt graded road approximately 30 feet wide. The proposed development will grade a 32 foot wide section and install a 24 foot wide section of aggregate base. This will allow for two-way traffic along Kelly Lane from Brown Street to the westerly extent of the development parcel. The half-width street section will be graded to future full street guidelines and two drive approaches will be installed along the southerly property line to allow for on-site circulation.

2. Parking Parking shall comply with the Riverside County Ordinance 348, Section 18.12. In cases where parking capacity is expected to exceed the maximum due to a special event, provisions shall be made for offsite parking with shuttle service. Explain how the project will satisfied its parking requirement and provide details on the provisions that will handle the overflow parking. • The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. Although the Gathering Place developers, staff, pastor and congregation do not foresee any events that might exceed their current parking plan, the building is being developed on a 10 acre parcel. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 10-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

3. Hours of Operation/Average number of visitors • Traditional Sunday services are held from 9am to 12pm on Sunday's. There will be approximately 40 attendees including staff members.

• A bible study class is held on Wednesday's from 7pm to 9pm. There will be approximately 10 attendees including staff members.

4. Special Events The TMP should include traffic management strategies for events that cause a substantial increase of vehicles entering or exiting the project during a small period of time. Large weddings, concerts, festivals may exhibit this type of traffic pattern. An example of some traffic strategies could be the use of a traffic coordinators, event signage, staggered arrival/departure times, etc. The outline may also need to include parking strategies to aid traffic management such as a drop-off/pick-up zone.

The traffic and parking strategies should be implemented as part of the overall TMP. • The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 10-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - Traffic Management Plan (cont.)

connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

5. Signage i. The property will propose to install ground mounted monument sign at the northeasterly corner of the parcel, adjacent to Kelly Lane.

Transportation. 3 Gen - Transportation

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

2. 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.

3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

5. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Transportation Department.

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

7. 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.

8. 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.

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

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 0010-Waste Resources-USE - AB 1826**

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses 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.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

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 waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - 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 offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - 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 0060-BS GRADE-USE -IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 26257 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.60 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - STABILITY REPORT SLOPES Not Satisfied

Manufactured slopes on the project site exceed 30 vertical feet. The permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his/her review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

Planning-CUL

060 - Planning-CUL. 1 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.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL 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

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60. Prior To Grading Permit Issuance

Planning-EPD

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

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 Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY (cont.) Not Satisfied
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, documenting the results of the survey, to EPD for review.

Survey

060 - Survey. 1 Prior to Road Construction Not Satisfied

Prior to road 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

060 - Transportation. 1 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-WQ –Region - FINAL WQMP IS REQUIRED 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. 3 Submit Grading Plans Not Satisfied

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

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - NESTING BIRD REPORT Not Satisfied

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, documenting the results of the survey, to EPD for review.

Planning-CUL

070 - Planning-CUL. 1 Phase IV Cultural Monitoring Report Required 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 0080-BS GRADE- USE - 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.

080 - BS-Grade. 2 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT 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
Planning**

080 - Planning. 2 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. 3 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 to the Planning Department for approval.

080 - Planning. 4 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. 5 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 B.

080 - Planning. 6 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 7 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26257, 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. 8 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, 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 that the subject District has approved said plans.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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80. Prior To Building Permit Issuance Transportation

080 - Transportation. 4 Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 5 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to issuance of a building permit, the Project shall coordinate with the approved PM37293.

080 - Transportation. 6 Landscape Inspection Deposit Required Not Satisfied

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

080 - Transportation. 7 Landscape Plot Plan/Permit Required Not Satisfied

The developer/permit holder shall submit Landscape and Irrigation Plans to the landscape Division of the Transportation Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 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 and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

080 - Transportation. 9 Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 10 RCTD-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-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.

080 - Transportation. 12 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Kelley Lane (project boundary) shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 105, Section "C", Ordinance 461.

080 - Transportation. 13 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.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

Prior to building permit issuance, 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 0090-BS GRADE- USE - 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 Soils Compaction 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 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 curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of three (3) 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 - NO ROOF EQUIPMENT Not Satisfied

Roof-mounted equipment for buildings shall not be permitted within the project site.

090 - Planning. 4 0090-Planning-USE - ORD 810 OPN 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 Plot Plan No. 26257 is calculated to be at a total of 2.50 net acres.

090 - Planning. 5 0090-Planning-USE - REMOVE OUTDOOR ADVERTISE Not Satisfied

All existing outdoor advertising displays, signs or billboards shall be removed.

090 - Planning. 6 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. 7 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Planning

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 been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26257 has been calculated to be 2.50 net acres.

090 - Planning. 9 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

A minimum of four (4) 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.

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection Planning

090 - Planning. 10 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. 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. 11 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of sixty-two (62) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 12 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins with lids shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with 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 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. 13 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

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

090 - Planning. 14 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed.

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Planning

090 - Planning. 14 0090-Planning-USE - WALL/BERM REQUIRED (cont.) Not Satisfied

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.

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's 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 Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE LANDSCAPE INSPCTN RQRMNTS Not Satisfied
(5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 4 Complete Annexation into L&LMD or Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 5 Landscape Inspection and Drought Compliance Not Satisfied

The developer/ permit holder shall:

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

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

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 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 Kelly Lane.

090 - Transportation. 7 Off-Site Access Improvement Not Satisfied

The landowner/developer shall provide a paved off-site access road to a paved and maintained road.

Said access road shall be constructed with 24' of A.C. pavement and protected shoulder within an existing 30' dedicated right-of-way (north of survey centerline) at a grade and alignment as approved by the Director of Transportation. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Kelly Lane to a paved and maintain Brown Street.

090 - Transportation. 8 Part-Width Improvement Not Satisfied

Kelly Lane along the project boundary is designated as a LOCAL ROAD, and shall be improved with 32' (20' on the project side and 12' on the other side of the centerline) part-width AC Pavement, 6" concrete curb and gutter, and concrete sidewalks, within the 60' (30' project side and 30' on the other side the centerline) full-width dedicated right-of-way in accordance with Standard No. 105, Section "C", Ordinance 461.

1. A 6' concrete sidewalks shall be improved adjacent to the curb line within the 10' parkway.
2. A driveways shall be improved per County Standard No. 207(A), Ordinance 461.

090 - Transportation. 9 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. 10 RCTD-WQ - WQMP COMPLETION Not Satisfied

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

090 - Transportation. 11 Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11 Streetlights Install (cont.)

Not Satisfied

Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12 Utility Install

Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM

Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting 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

May 22, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall 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. 26257 and TENTATIVE PARCEL MAP NO. 37293 – EA43023 – Applicant: Matlock Associates – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (5 acre) (RUR:RR) – Location: Northerly of Orange Ave., southerly of Rider St., easterly of Mead St., and westerly of Brown St. – 10.00 Gross Acres – Zoning: Controlled Development with Mobile Homes ½ minimum (W-2-M-1/2) –

REQUEST: The **Plot Plan** proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The **Tentative Parcel Map** proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@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

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



May 24, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: PP26257; PM37293

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history. Therefore, we would like to initiate AB-52 consultation at this time.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

Wheeler, Timothy

From: Shasta Gaughen <sgaughen@palatribe.com>
Sent: Thursday, May 25, 2017 8:45 AM
To: Thomson, Heather
Cc: Sierra, Felicia
Subject: RE: AB52 consultation

Hi Heather – I'm going to be revising our AB52 response letter for areas like Riverside so that they provide more clarity. In general, we defer to the wishes of tribes in closer proximity to the projects; in Riverside, that generally means Pechanga, Soboba, or Agua Caliente. For all the projects listed below, we do not need to have a meeting and have no specific issues to discuss, but please let us know if there are significant changes to any of the projects so that we can review them again.

Thanks,
Shasta

From: Thomson, Heather [mailto:HTHOMSON@RIVCO.ORG]
Sent: Thursday, May 25, 2017 8:33 AM
To: Shasta Gaughen <sgaughen@palatribe.com>
Cc: Sierra, Felicia <FSierra@RIVCO.ORG>
Subject: AB52 consultation

Hello Shasta-

I recently received a request to consult on several projects subject to AB52. Would you like any additional information on these projects or would you like to set up a meeting to discuss them?

PP26257
PM37264
GPA01205
PP26246
TR37294

Please let me know. Thank you.

Heather

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall 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?

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REQUEST: The **Plot Plan** proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The **Tentative Parcel Map** proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

Desiree



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

June 6, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson
Archaeologist
County of Riverside
Planning Department
P.O. Box 1409
Riverside, CA 92502

**Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52
FOR PP 26257, PM 37293**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 PP 26257, PM 37293
June 6, 2017
Page 2

artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

June 19, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26257, PM37293

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall 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. 26257 and TENTATIVE PARCEL MAP NO. 37293 – EA43023 – Applicant: Matlock Associates – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (5 acre) (RUR:RR) – Location: Northerly of Orange Ave., southerly of Rider St., easterly of Mead St., and westerly of Brown St. – 10.00 Gross Acres – Zoning: Controlled Development with Mobile Homes ½ minimum (W-2-M-1/2) –

REQUEST: The Plot Plan proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The Tentative Parcel Map proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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PLANNING DEPARTMENT

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Palm Desert, California 92211
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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PP26257, PM37293



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



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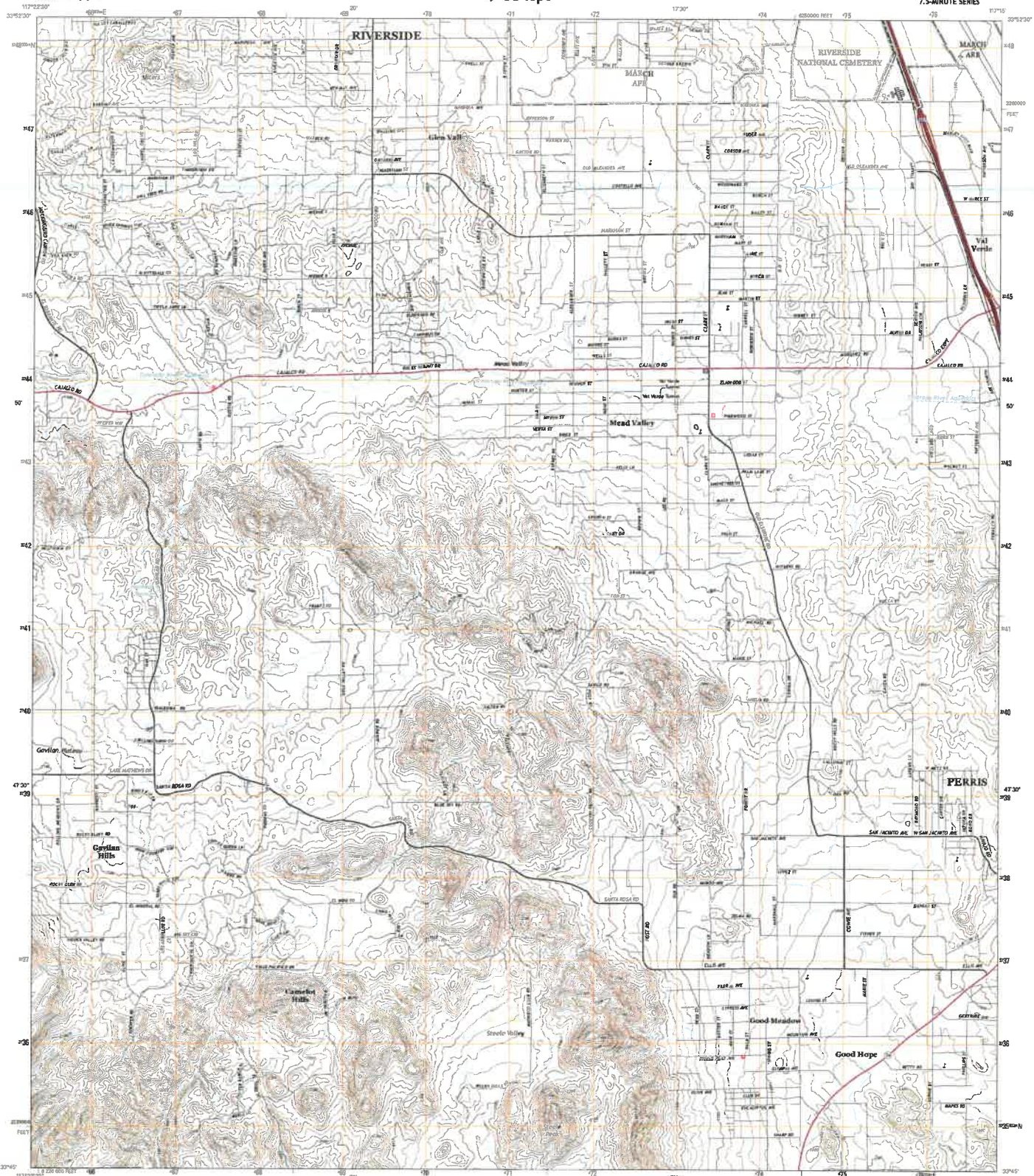
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U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

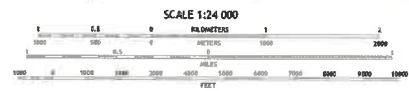
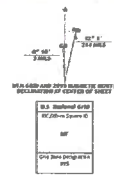


STEEL PEAK QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid Interval Transverse Mercator, Zone 11S
10 000-foot tick California Coordinate System of 1983 (Zone 43)

This map is not a legal document. Boundaries may be generalizations for this map only. Check local or state government information and use the same. Obtain permission before entering the private lands.



CONTAINMENT INTERVAL: 30 FEET
NORTH AMERICAN VERTICAL DATUM OF 1983
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is available at www.usgs.gov.



ROAD CLASSIFICATION

	Interstate Route		Local Connector
	State Route		Local Road
	US Route		Trail
	Circle Route		Other

1	2	3	1 Riverside West
4	5	6	2 Riverside East
7	8	9	3 Riverside East
10	11	12	4 Lake Meadows
13	14	15	5 Perris
16	17	18	6 Lakeview
19	20	21	7 Lake Shore
22	23	24	8 Riverside

STEEL PEAK, CA
2015





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 14, 2017

Ms. Desiree Bowdan, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
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Lake Elsinore

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Riverside

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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 –
DIRECTOR’S DETERMINATION**

File No.: ZAP1293MA17
Related File Nos.: PP26257 (Plot Plan), PM37293 (Tentative Parcel Map)
APN: 319-240-004

Dear Ms. Bowdan:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. PM37293 (Tentative Parcel Map), a proposal to divide the above-referenced 10-acre parcel located at 20851 Kelly Lane (on the southerly side of Kelly Lane, westerly of Brown Street and easterly of a straight-line southerly extension of Mead Street) in the unincorporated community of Mead Valley into two parcels, and PP26257 (Plot Plan), a proposal to develop a 5,245 square foot church on the proposed easterly parcel.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, neither residential density nor non-residential intensity is restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 20,460 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,692.6 feet AMSL. The finished floor elevation of the proposed church is 1,737 feet AMSL and the proposed building height is 20 feet, for a top point elevation of 1,757 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A “Determination of No Hazard to Air Navigation” letter for Aeronautical Study No. 2017-AWP-12172-OE was issued on December 12, 2017. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. 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 1 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 attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2017-AWP-12172-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking

AIRPORT LAND USE COMMISSION

and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

7. The maximum height of the proposed structure to top point shall not exceed 20 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,757 feet above mean sea level.
8. The specific coordinates, height, and top point elevation of the proposed structure 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.
9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 20 feet in height and a maximum elevation of 1,757 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the 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 structure.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study No. 2017-AWP-12172-OE

cc: Mounir R. Girguis/Grace & Mercy (applicant/property owner)
Matlock Design Building Inc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1293MA17\ZAP1293MA17.LTR.doc

November 17, 2017



Attn: Jessica Morley
The Gathering Place Church
1614 E. Holt Blvd.
Ontario, CA 91761

Subject: SAN 53 – Will Serve APN: 319-240-004

Eastern Municipal Water District (EMWD) is willing to provide water and sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,

Brian A. Raines, P.E.
Civil Engineer II
New Business Department
Eastern Municipal Water District

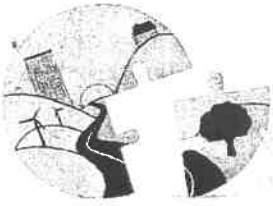
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2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

PP 26257



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: Matlock Associates

Contact Person: TOM MATLOCK E-Mail: TOM.MATLOCK@matlockassociates.com

Mailing Address: 1614 E. Holt Blvd, #100
Ontario CA 91761
City State ZIP

Daytime Phone No: (909) 983-7777 Fax No: (909) 983-6600

Engineer/Representative Name: Valued Engineering, Inc.

Contact Person: Jeff Meiter E-Mail: jeff@valued-eng.com

Mailing Address: 180 N. Benson, suite A
Upland CA 91786
City State ZIP

Daytime Phone No: (909) 982-4601 Fax No: ()

Property Owner Name: _____

Contact Person: Mounir Girguis E-Mail: handgcompany@gmail.com

Mailing Address: 8907 Warner Ave., #203
Fountain Valley CA 92728
City State ZIP

Daytime Phone No: (562) 201-6040 Fax No: ()

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

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

"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.)

X Mounir R. Girguis
PRINTED NAME OF PROPERTY OWNER(S)

X Mounir R. Girguis
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): 319 240 004-5

Approximate Gross Acreage: 10.15 ac.

General location (nearby or cross streets): North of Orange Ave., South of Rider St., East of Mead St., West of Brown St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A single story 5,245 sf building for a church use, including parking for 62 vehicles.

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

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input 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	5,245	19'-6"	1	Church
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	25,575	Parking area
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): geological & geotechnical reports

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) CHRIS LAWRENCE Date 5-2-2017

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1706080

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MATLOCK ASSOCIATES \$6,037.38
paid by: CK 1022
paid towards: PM37293 RES: W/O WAIVER OF FINAL MAP
at parcel #: 20851 KELLEY LN PERR
appl type: PM04

By _____ May 08, 2017 11:39
MGARDNER posting date May 08, 2017

Account Code	Description	Amount
110983120100726350	AIR QUALITY	\$52.00
200063130100230168	CMP TRANS PLAN	\$131.00
202033100200772210	LMS SURCHARGE	\$118.38
202013100300201800	COMBINED DEPOSIT FEES	\$5,736.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

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 DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37293 and PLOT PLAN NO. 26257 – Intent to Adopt a Negative Declaration (EA43023) – Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Mack Street, southerly of Kelly Lane, easterly of Mead Street, and westerly of Brown Street – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – **REQUEST:** Tentative Parcel Map No. 37293 is a Schedule “H” map proposal that will subdivide a 10 acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245 sq. ft. building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 28, 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. 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 Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning 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 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 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 02, 2020,

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

APN (s) or case numbers PM37293 / PP26257 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

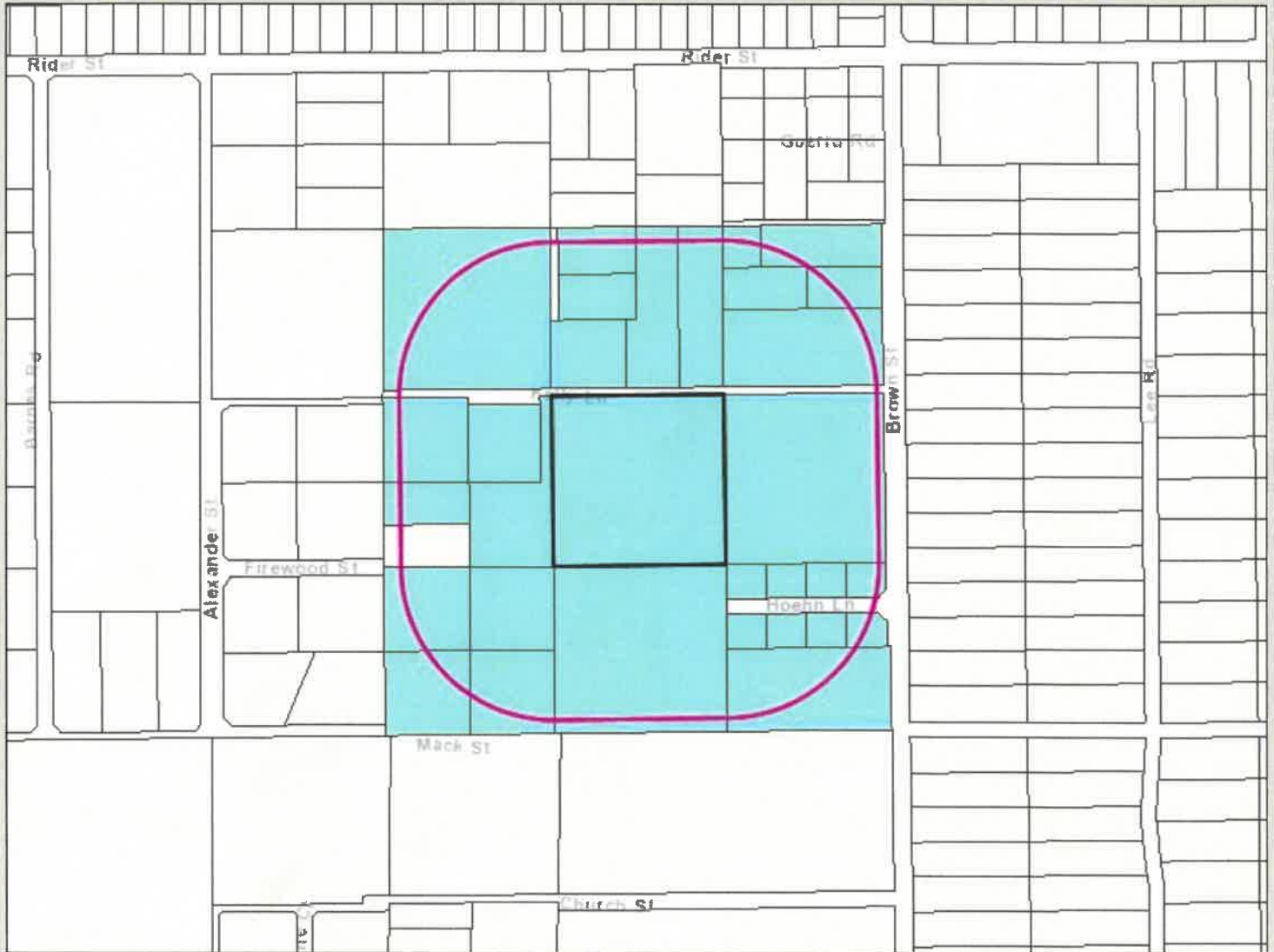
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PM37293 / PP26257 (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...9/2/2020 1:32:19 PM

© Riverside County RCIT

319240008
SCOTT ESTATE TRUST
2681 GLENROSE AVE
ALTADENA CA 91001

319240009
ABEL JIMENEZ
20670 MACK ST
PERRIS CA 92570

319240016
JIARONG SUSAN LEE
P O BOX 283
CORONA CA 92878

319190033
SILVANO PINEDA ORTIZ
20131 BROWN ST
PERRIS CA 92570

319190051
JOHN H. YATES
20800 KELLY LN
PERRIS CA 92570

319190019
ANGELES PROP
31 CALIFORNIA ST NO E
ARCADIA CA 91006

319190032
ENRIQUE GARCIA
20139 BROWN ST
PERRIS CA 92570

319190050
BARRETT JAMES D
330 E GREENWOOD
LA HABRA CA 90631

319240042
XAVIER ARROYO
20915 HOEHN AVE
PERRIS CA 92570

319190046
EMILIO GARCIA
20120 MEAD ST
PERRIS CA 92570

319190048
LINDA VAN HAVERMAAT
20830 KELLY LN
PERRIS CA 92570

319190049
KARANDHIR SINGH GILL
18388 HIDDEN RANCH RD
RIVERSIDE CA 92508

319190052
TANGEE N. KELLY
20523 BROWN ST
PERRIS CA 92570

319240002
FERNANDO PEREZ
20695 KELLY LN
PERRIS CA 92570

319240011
ADDIE DAVIS
20835 HOEHN AVE
PERRIS CA 92570

319240040
ROBERT ZAMBRANO
20895 HOEHN AVE
PERRIS CA 92570

319240004
MOUNIR R. GIRGUIS
18030 BROOKHURST
FOUNTAIN VALLEY CA 92708

319240010
SCOTT ESTATE TRUST 2018
2681 GLENROSE AVE
ALTADENA CA 91001

319240041
HEMINGWAY HELEN L
20865 HOEHN AVE
PERRIS CA 92570

319240044
KEN L. SMITH
20890 HOEHN AVE
PERRIS CA 92570

319240005
HAMILTON EDWARD
1143 E 150TH ST
COMPTON CA 90220

319240007
SCOTT ESTATE TRUST 2018
2681 GELNROSE AVE
ALTADENA CA 91001

319240018
RAUL RODRIGUEZ
20703 KELLY LN
PERRIS CA 92570

319240025
JUAN CARRILLO
20715 KELLY LN
PERRIS CA 92570

319240027
JOSE ALFREDO C PEREZ
20705 KELLY LN
PERRIS CA 92570

319190018
SEVERA RODRIGUEZ
20159 BROWN ST
PERRIS CA 92570

319190047
SIDNEY P. GREEN
20633 NANDINA AVE
PERRIS CA 92570

319240043
JOSE ANGEL CHAVEZ
20935 HOEHN AVE
PERRIS CA 92570

319240045
ROBBIE D. SANDERS
20860 HOEHN AVE
PERRIS CA 92570

319240046
ROGELIO CAZAREZ
1125 S WILLOWBROOK AVE
COMPTON CA 90220

319240047
LILIA T. LOPEZ
20255 MURAL ST
PERRIS CA 92570

Mournir Girguis
8907 Warner Avenue, Suite 203
Fountain Valley, CA 92728

Mournir Girguis
18208 Santa Joanana
Fountain Valley, CA 92708

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

Mattock Design Build
1614 E. Holt Blvd., Ste 106
Ontario, CA 91761
Attn: Jessica Morley

Valued Engineering, Inc.
600 N. Mountain Avenue, Suite #C102
Upland, CA 91786
Attn: Jeff Meiter

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

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Indians
Joseph Ontiveros, Director of Cultural Resources
P.O. Box 487
San Jacinto, CA 92581

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1706078

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

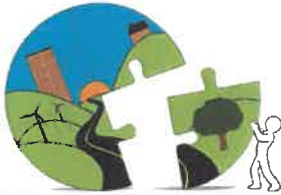
Received from: MATLOCK ASSOCIATES \$50.00
paid by: CK 1022
paid towards: CFG06393 CALIF FISH & GAME: DOC FEE
CFG FOR EA43023
at parcel #: 20851 KELLEY LN PERR
appl type: CFG3

By _____ May 08, 2017 11:38
MGARDNER posting date May 08, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 : 2

Director's Hearing: September 28, 2020

PROPOSED PROJECT

Case Number(s): PPW190018

Environmental: Exempt – Section 15303

Area Plan: Lake Mathews/Woodcrest

Zoning Area/District: Lake Mathews District


Supervisory District: First District

Project Planner: Gabriel Villalobos

Project APN(s): 287-290-058

Applicant(s): Smartlink LLC for AT&T

Representative(s): Alisha Strasheim



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan Wireless No. 190018 (“Project”) is a request for the construction, operation, and maintenance of a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720-square-foot lease area. In addition, the project would include the installation of twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one parking space.

The project is located north of Paso Lago Drive, east of Oaknoll Drive, south of Via Barranca, and west of Via Lago, within the Lake Mathews/Woodcrest Area Plan.

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 WIRELESS NO. 190018, 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:	Rural Community
Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR)
Surrounding General Plan Land Uses	
North:	Estate Density Residential (RC-EDR)
East:	Estate Density Residential (RC-EDR)
South:	Rural Residential (RR)
West:	Estate Density Residential (RC-EDR), Rural Residential (RR)
Existing Zoning Classification:	Residential Agricultural – 2 Acre Minimum (R-A-2)
Surrounding Zoning Classifications	
North:	Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)
East:	Residential Agricultural – 2 Acre Minimum (R-A-2)
South:	Residential Agricultural – 2 Acre Minimum (R-A-2)
West:	Residential Agricultural – 2 Acre Minimum (R-A-2)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
South:	Vacant
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.57 acres	N/A
Existing Building Area (SQFT):	3,431 sq. ft.	N/A
Proposed Building Area (SQFT):	720 sq. ft.	N/A
Structure Height (FT):	50 ft.	50 ft.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Maintenance Vehicle Parking		1 space required for maintenance vehicle	1	1
TOTAL:			1	1

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA # 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High/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 or partially within the SKR fee area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The proposed disguised wireless communication facility will be located on a property that is approximately 2.57 acres. A single family dwelling and accessory structures are located on the northern portion of the property and are accessible from the street Via Barranca. The property is surrounded by large residential and vacant lots.

The proposed project footprint includes: 720-square-foot lease area which encompasses the wireless facility equipment, landscape area surrounding the six-foot-tall concrete wall enclosure, an access roadway, and one maintenance vehicle parking space. The proposed project is sited near the southwest corner of the property and will also be accessible from Via Barranca.

The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR) and its zoning classification is Residential Agricultural – 2 acre minimum (R-A-2).

General Plan Consistency

The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint is considered minimal and would not result in extensive grading or construction activity. The project's proposed design of a pine tree ("monopine") would be minimally intrusive and would be consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

Zoning and Development Standards

The proposed wireless communications facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.410 of Ordinance No. 348. The project has been classified as a "Disguised Wireless Communication Facility", since the facility will be disguised as a pine tree (Monopine). The project site is located within the Lake Mathews community on a private residential property in an area with varying topography which provides some natural screening for the proposed project site. The project design shall include the implementation of a 6-foot tall CMU block wall enclosure to screen and enclose the proposed equipment to be installed at the base of the tower. The applicant is also proposing to plant three (3) trees of a similar species adjacent to the project site, in addition to, shrubs and vines along the perimeter of the equipment enclosure to provide additional screening through the proposed landscaping. Thus, the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

Ordinance No. 348, Section 19.404 allows for a disguised wireless facility to be located on property that is zoned Residential Agricultural, subject to the approval of a plot plan. The maximum height allowed for the proposed facility is 50 feet and is required to be setback from the nearest residential dwelling by at least 200% of the facility height or setback from residential property lines a distance equal to 100% of the facility height, whichever is greater. The proposed monopine is 50 feet tall and is located approximately 335 feet to the north of the nearest residential dwelling, which is well beyond the 200% facility height setback requirement. In addition, the proposed facility is also located 50 feet from the nearest residential property lines. The project has been designed to comply with all applicable development standards in accordance with Ordinance No. 348, Section 19.410.

Plot Plan Wireless No. 190018 was submitted to the County of Riverside on November 25, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). Section 15303(c) allows for a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area.

The proposal would result in the construction of a disguised wireless communications facility within a 720-square-foot lease area, landscape area, an access roadway, and one parking space, and would not involve the use of significant amounts of hazardous substances as there is no manufacturing component that would require the use of such substances. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Therefore, the project meets the criteria of the categorical exemption and would be applicable to Section 15303.

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 RC-EDR. The RC-EDR land use designation has a minimum lot size of 2 acres and allows for the development of detached single family residential dwelling units and ancillary structures on large parcels. The proposed use, a disguised wireless telecommunications facility, is consistent with the intent of the existing land use designation as the proposed use is considered an ancillary structure in support of the residential community in which it is being implemented.
2. The project site has a Zoning Classification of R-A-2, which is consistent with the Riverside County General Plan. The proposed project, as designed and conditioned, complies with the applicable development standards of the R-A-2 zone and the specific development standards and findings identified in Ordinance No. 348, Section 19.410. As proposed, the project will meet all applicable development standards as demonstrated below.
3. The proposed use, a disguised wireless communications facility, is consistent with Ordinance No. 348 Article XIXg Wireless Communication Facilities and is allowed within areas that are zoned Residential Agricultural, subject Plot Plan approval.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a disguised wireless communication facility shall include the following, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is disguised as a pine tree or monopine for the purposes of blending into the environment in which it is located. While the project is located on a parcel with a currently existing residence, the portion of the

parcel that the project is located upon is comprised of raw land and sited towards the back of the parcel and away from the public right-of-way. As such, the proposed facility shall be considered to have a minimal aesthetic impact on the surrounding area.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The antennas and associated equipment will be painted to match the monopine and will include foliage socks. The proposed project includes a 6 foot tall CMU block wall equipment enclosure will be painted brown, with landscaping around the perimeter and meets this requirement as proposed.
3. The application has met the processing requirements set forth in Article XIXg Section 19.409 of Ordinance No. 348. The application included all necessary documentation in order for the county to process the application, including 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.
4. The application has met the location and development standards set forth in Article XIXg Section 19.404 and Section 19.410 of Ordinance No. 348. The proposed project is located on property that is zoned RA, which is one of the residential zones that is listed in Section 19.404 that permits disguised wireless facility with an approval of a plot plan. As demonstrated in detail below, the applicant has met the development standards set forth in Section 19.410.
5. An application pursuant to Article XVII General Provision Section 18.30 Plot Plan, is being processed for this case. The proposed project conforms to all of the requirements of the General Plan and applicable state law and ordinances of Riverside County. The project is compatible with the present and future logical development of the surrounding property. The project is located on a single legally divided parcel.

Development Standards Findings:

All wireless communication facilities shall comply with the following development standards:

1. Area Disturbance – Disturbance to the natural landscape shall be minimized. This project meets this development standard as the disguised wireless communication facility will require minimal ground disturbance to erect and maintain. In addition, the project is located on a vacant portion of a 2.57 acre parcel that has an existing residence onsite, which shall not be impacted by the project, and will not require the removal of any vegetation or other natural features to accommodate the proposed facility. The access roadway will follow the natural contour of the land and will require minimal grading.
2. Fencing and Walls – The 720-square-foot lease area will be enclosed in by a 6-foot-tall block wall which will screen all equipment from the general public. The block wall will be painted brown and will be planted with vines. The landscape area will also include shrubs, vines and pine trees.
3. Height Limitations – Disguised wireless communication facilities within any residential zoning classification shall not exceed fifty (50) feet. The proposed project includes the implementation of a fifty (50')-foot-tall disguised “monopine” which meets the specified development standard.

4. Impacts – All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint. The project has also been conditioned for a 30-day preconstruction burrowing owl survey, within 30 days prior to the issuance of a rough grading permit and a Migratory Bird Treaty Act Nesting Bird Survey if habitat must be cleared during the nesting season (060-Planning-EPD.1 30-Day Preconstruction Burrowing Owl Survey and 060-Planning-EPD.2 MBTA Nesting Bird Survey).
5. Landscaping – All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the area. The proposed project meets this development standard as landscaping is proposed around the perimeter of the equipment enclosure in addition to planting three (3) trees of a similar species to that of the proposed disguised facility. The shrubs and vines are low water use plants. The irrigation system will be a high efficiency automatic drip system.
6. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). 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 nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – Telcom – Lighting).
7. 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. This project meets the development standard because the disguised wireless communication facility plans include 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 (Planning. 9 – Telcom -Noise). The nearest habitable dwelling is approximately 335 feet away.
8. Parking Space – The project site shall be accessed by a twelve (12') foot wide access path leading to the parking space and lease area. One parking space will be required. Since the project parcel is located within a residential development it is subject to the paved access requirements and shall be comprised of a Class II crushed aggregate base (CAB). The project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
9. Paved Access – All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. This project meets the development standard as a twelve (12') foot wide access path with a Class II crushed aggregate base (CAB) has been included in the proposal.
10. 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 and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
11. Roof-Mounted Facilities – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This development standard does not apply to this project because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to the surrounding environment.

12. Sensitive Viewshed – 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 facilities below the ridgeline as viewed from any direction. The disguised wireless communication facility is not proposed within a ridgeline. The project's proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area. The disguised monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
13. Setbacks – Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to 200% of the facility or setback from residential property lines 100% of the facility height, whichever is greater. This project meets this development standard because the disguised wireless communication facility is setback approximately 335 feet from the nearest habitable dwelling and 50 feet from the nearest residential property lines. With the height of the proposed facility being 50 feet; the distance would need to be equal to 100 feet from a habitual dwelling. The location of the monopine exceeds the required setback distance.
14. 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 this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
15. Treatment – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets this development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project is exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures) and as such is not required to submit for AB52.
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 site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a very high fire hazard severity zone.

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

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

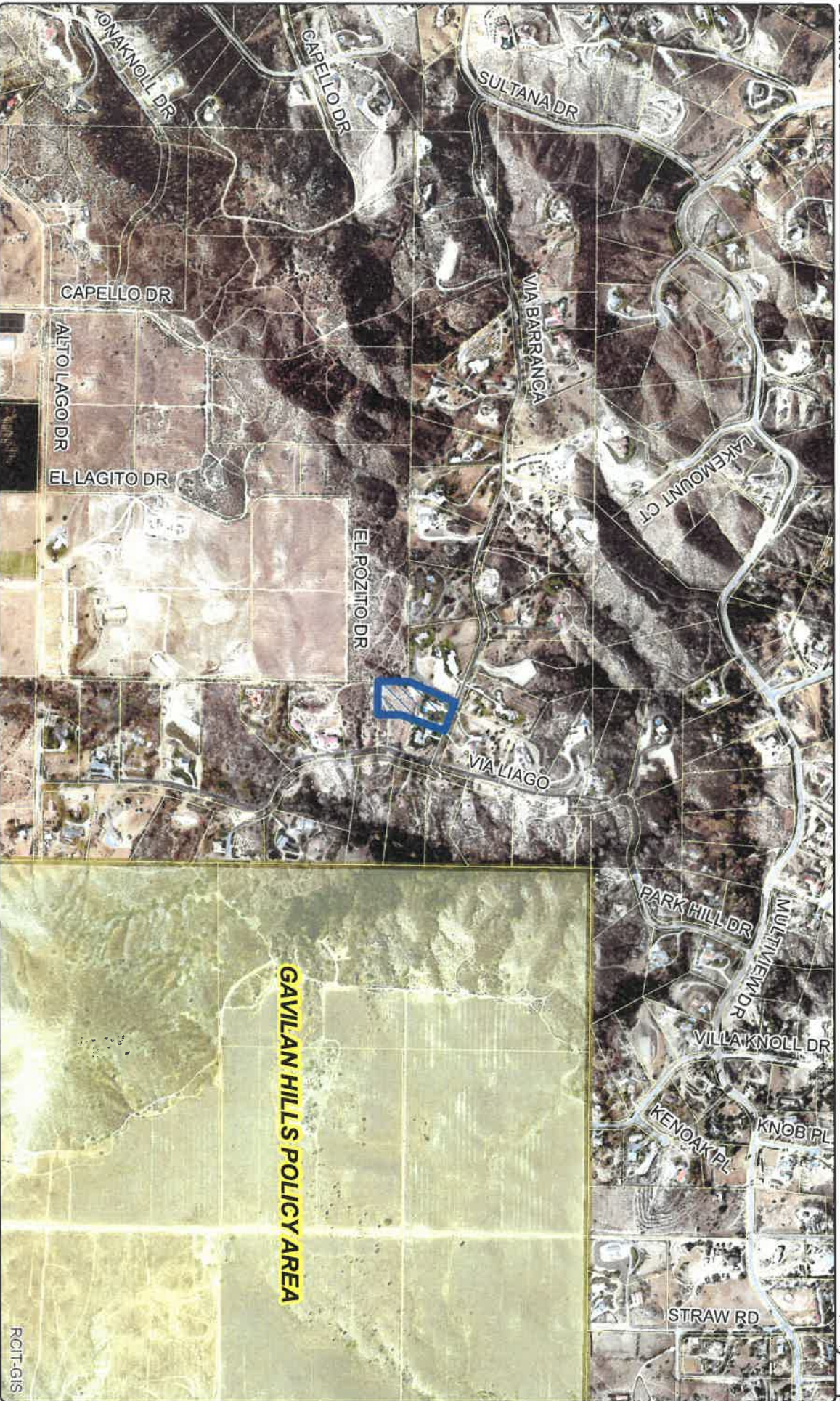
APPEAL INFORMATION

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.

Supervisor: Jeffries
District 1

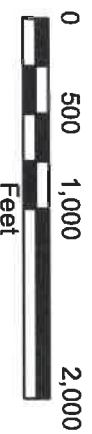
RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190018
VICINITY/POLICY AREAS

Date Drawn: 07/17/2020
Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



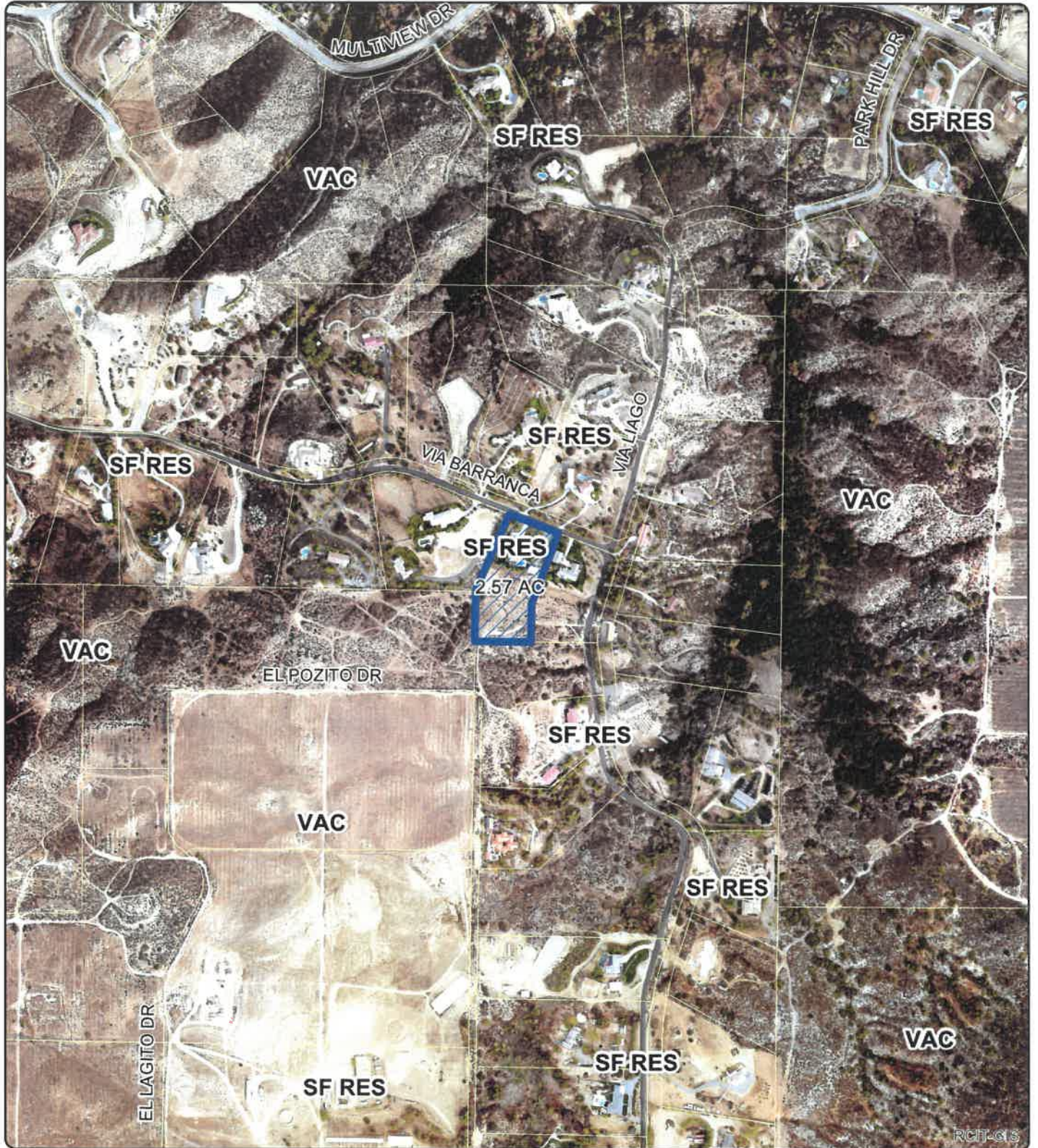
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use designations than those shown on this map. For more information, please contact the Riverside County Planning Department offices in Riverside at 951.955.3000 (Riverside County or in Palm Desert at (760)965-8277 (Palm Desert County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190018

Supervisor: Jeffries
District 1

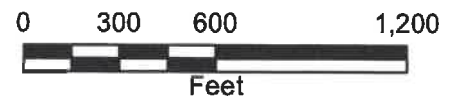
Date Drawn: 07/17/2020
Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

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>

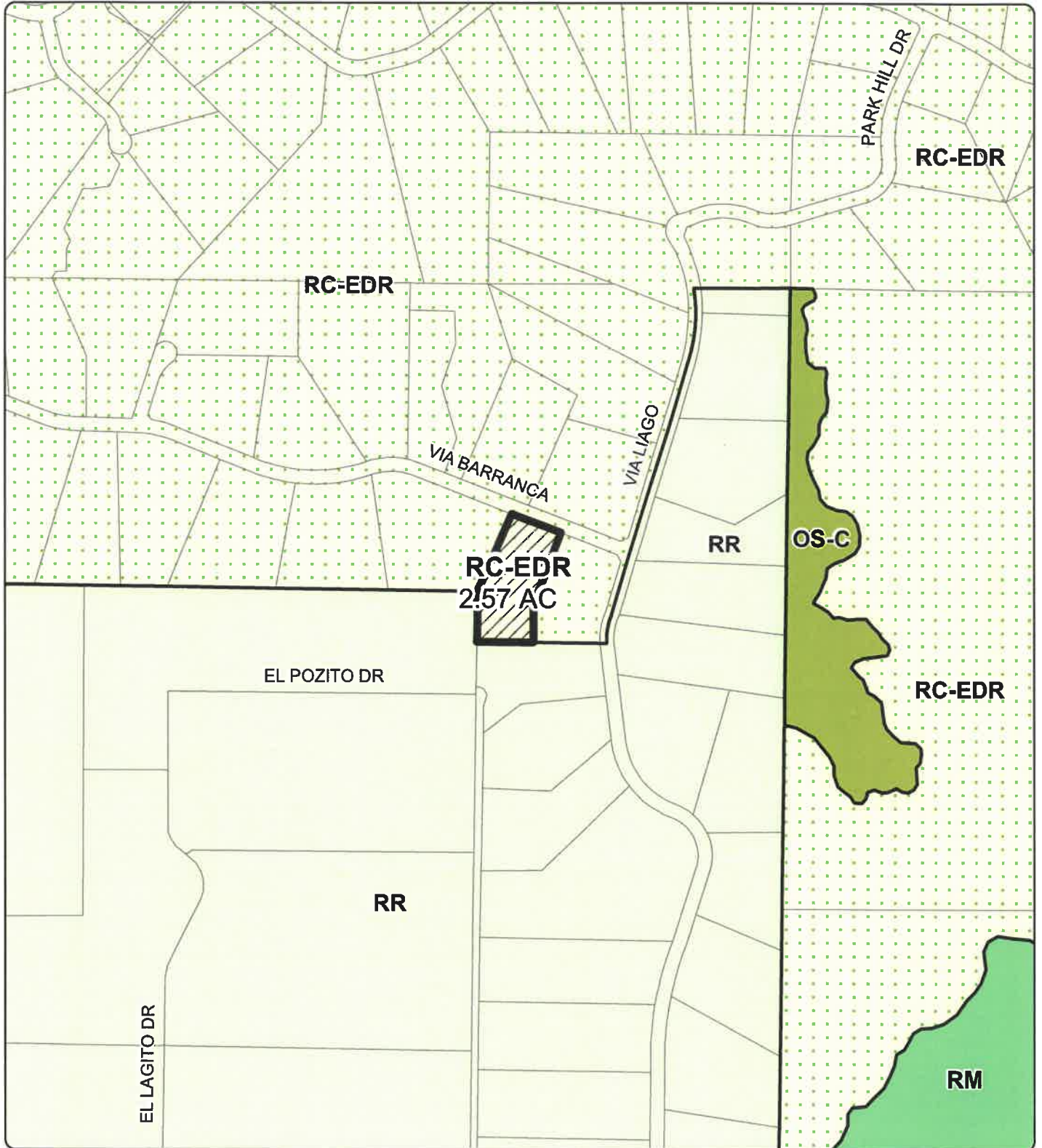
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190018

EXISTING GENERAL PLAN

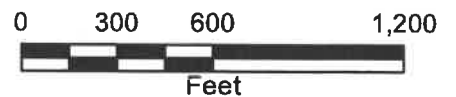
Supervisor: Jeffries
District 1

Date Drawn: 07/17/2020
Exhibit 5



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



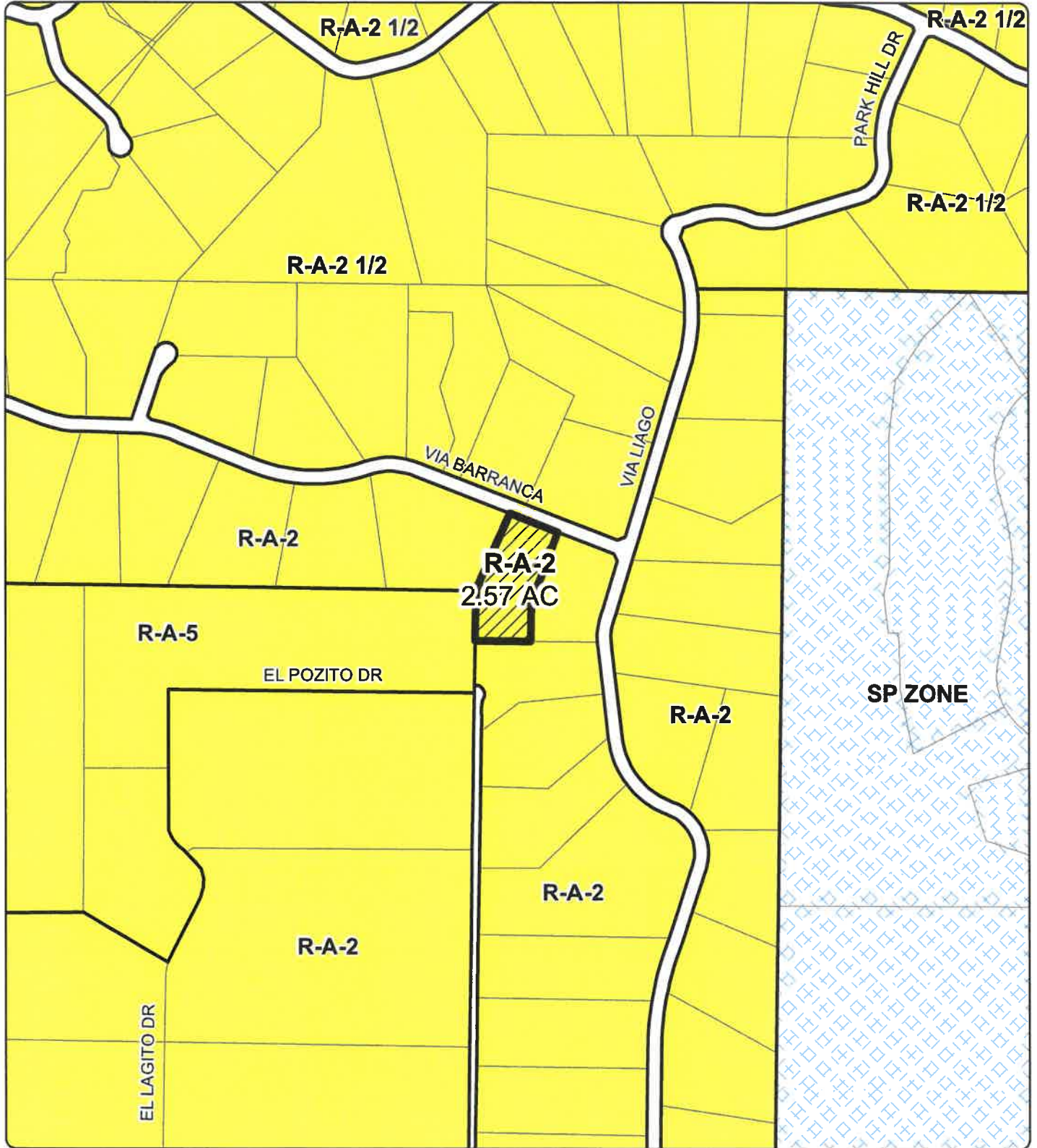
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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190018
EXISTING ZONING

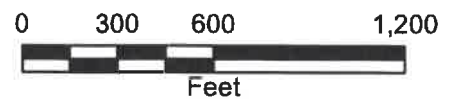
Supervisor: Jeffries
District 1

Date Drawn: 07/17/2020
Exhibit 2



Zoning Dist: Lake Mathews

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>



USE ENGINEER AVE
17511N, CALIFORNIA 92780

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3000 IRVINE AVENUE, SUITE 300
IRVINE, CA 92614
TEL: (949) 361-1200
FAX: (949) 367-1275



400 BURLINGAME AVENUE
ANNHEIM, CALIFORNIA 92807

NO.	DATE	DESCRIPTION
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50	08/11/20	ISSUE TO PERMITS



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CSLS02187
THOMPSON
15785 VIA BARRANCA,
PERMITS, CA 92570
MONOPINE (INDOOR)

DRAWN BY: EAS
CHECKED BY: JS

SHEET TITLE:
GRADING NOTES

SHEET NUMBER:
C-0

PRE-CONSTRUCTION MEETING:
THE SITE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE DEVELOPER, PROJECT SUPERVISOR, ENGINEER OF RECORD, SOILS ENGINEER, AND ALL OTHER AGENCIES INVOLVED IN THE PROJECT. THE MEETING SHALL BE HELD AT THE PROJECT SITE OR ANOTHER LOCATION AS DETERMINED BY THE COUNTY ENGINEER AT (949)361-1200.

ENGINEERING NOTE:
THE ENGINEER OF RECORD HAS EVALUATED THE DRAWINGS AND HAS DETERMINED THAT THE DRAWINGS COMPLY WITH THE REQUIREMENTS OF THE PERMITS AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE ENGINEER OF RECORD HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS NOT CONDUCTED ANY FIELD INVESTIGATION OR TESTING.

COMPLETION OF WORK

1. Construction shall be completed in accordance with the approved grading plan and all other applicable regulations and ordinances.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
3. The contractor shall be responsible for maintaining all required records and documentation.
4. The contractor shall be responsible for providing all necessary information to the appropriate agencies.
5. The contractor shall be responsible for providing all necessary information to the appropriate agencies.
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4000 Linton Street • 9th Floor • Riverside • CA • 92503-0428
Telephone: 951-955-1100 • Fax: 951-955-1108 www.linton.com

GRADING NOTES

1. The ground surface immediately adjacent to the building foundation shall be compacted to meet the minimum density of 95% as determined by the Standard Proctor Method.
2. The contractor shall be responsible for providing all necessary information to the appropriate agencies.
3. The contractor shall be responsible for providing all necessary information to the appropriate agencies.
4. The contractor shall be responsible for providing all necessary information to the appropriate agencies.
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CASA
440 WILSON AVENUE, SUITE 100
IRVINE, CALIFORNIA 92614
TEL: (949) 361-1233
FAX: (949) 361-1275

REV	DATE	DESCRIPTION
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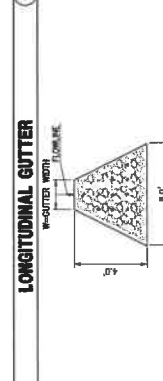
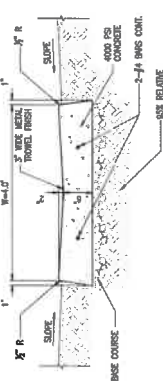
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OTHER THAN THE LICENSED PROFESSIONAL ENGINEER
TO SEAL THIS DOCUMENT.

CSL02187
THOMPSON
15785 VIA BARRANCA,
PERMITS, CA 92570
MONOPINE (INDOOR)

DRAWN BY: EMS
CHECKED BY: JS

SHEET TITLE:
GRADING PLAN
AND DETAILS

SHEET NUMBER:
C-1



LONGITUDINAL GUTTER

NOTES:

- ROCKS FOR GUTTER RIP RAP SHALL BE 3/4\"/>

DRAINAGE RIP RAP

NOTES:

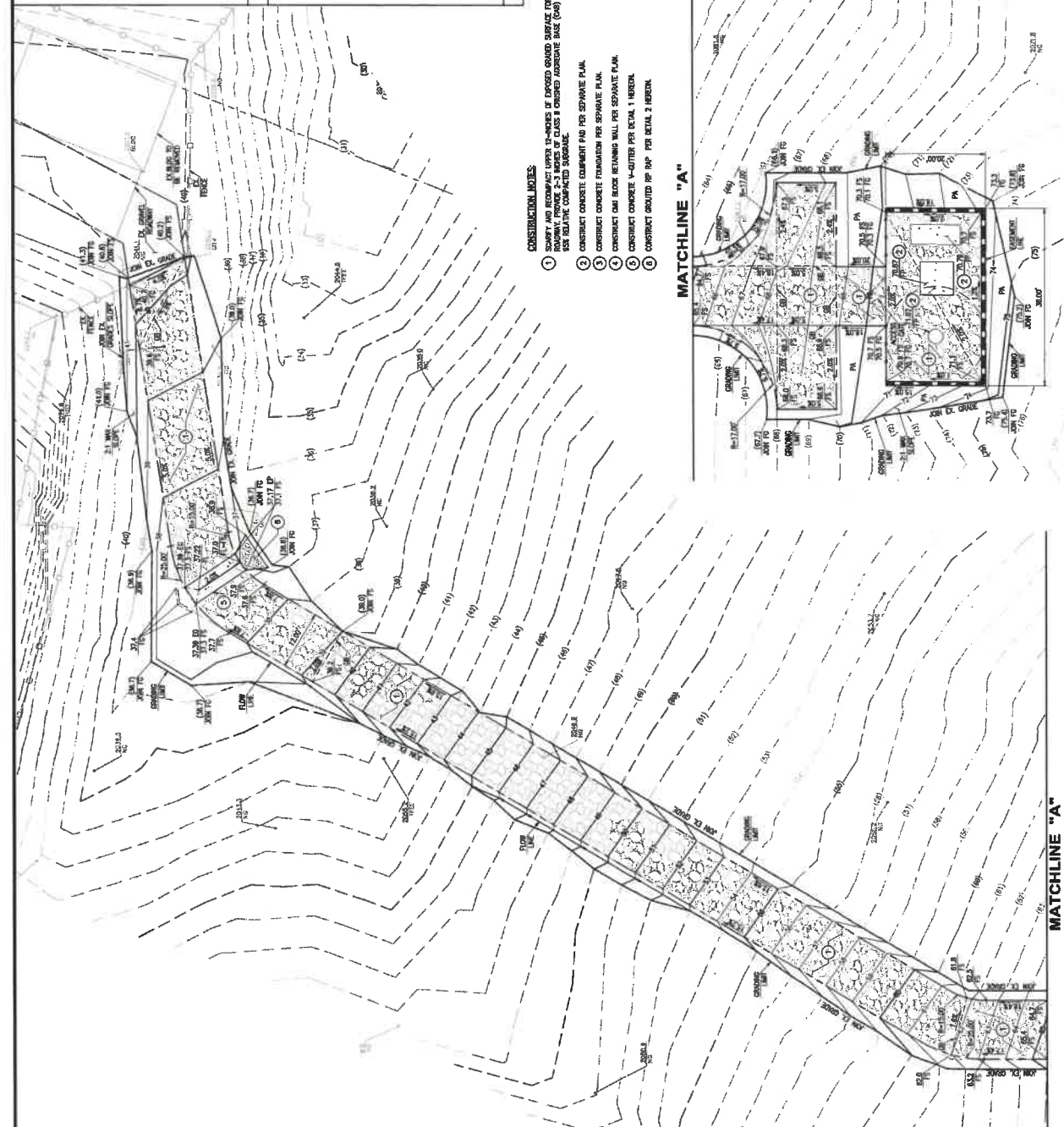
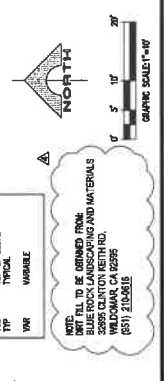
- AND 2.00 FEET TO ALL ELEVATIONS SHOWN HEREON.
- CONSTRUCT STRAIGHT GRASSES BETWEEN ELEVATIONS SHOWN ON PLAN UNLESS OTHERWISE NOTED. ALL GRASSES SHALL BE 4\"/>

LEGEND:

---	PRIORITY/ADJUSTMENT LINE
---	LIMIT OF GRADING
---	RETAINING WALL
---	EX. CENTER (PLAN)
---	EX. CENTER (ELEV)
---	NEW CENTER
---	NEW CENTER (ELEV)
---	FLOW LINE
---	GRADE LINE
---	GRADE BREAK
---	NEW ELEVATION
---	EX. ELEVATION

CONSTRUCTION QUANTITIES:

OVER EXCAVATION & RECOMPACT:	178	CU
EXCAVATION:	58	CU
EXPORT/SPILLS:	18	CU
IMPORT:	18	CU



CONSTRUCTION NOTES:

- SMART AND RECOMPACT UPPER 12-INCHES OF EXPOSED GRADED SURFACE FOR NEW DRIVEWAY AND SIDEWALKS TO CLASS 5 COMPACT AGGREGATE BASE (CAG) ON EXISTING 12-INCHES OF CLASS 5 CAG.
- CONSTRUCT CONCRETE CURBMENT PAD PER SEPARATE PLAN.
- CONSTRUCT ONE BLOCK RETAINING WALL PER SEPARATE PLAN.
- CONSTRUCT CONCRETE W-CUTTER PER DETAIL 1 HEREON.
- CONSTRUCT GROUTED RIP RAP PER DETAIL 2 HEREON.

ABBREVIATIONS:

CAG	COMPACT AGGREGATE
CT	CURBMENT
EX	EXISTING
EA	EDGE OF ASPHALT
EL	ELEVATION
EP	EDGE OF PAVEMENT
FF	FRESH FLOOR
FE	FRESH ELEVATION
FL	FRESH FLOOR
FS	FRESH SURFACE
GB	GRADE BREAK
L	LENGTH
LN	LENGTH
MA	MAXIMUM
MIN	MINIMUM
MTS	NOT TO SCALE
PAV	PAVEMENT
R	RADIUS
RET	RETAINING
ROW	RIGHT OF WAY
S	START
STD	STANDARD
THK	THICK
TOP	TOP OF
TP	TYPICAL
VAR	VARIABLE

NOTES:

SOFT TILL TO BE OBTAINED FROM
SUE ROCKLAND RESOURCES INC.,
WILSON, CA 92595
(951) 210-9618

MATCHLINE "A"



4520 EMBER AVE
TUSTIN, CALIFORNIA 92780



330 IRVINE AVENUE, SUITE 300
IRVINE, CALIFORNIA 92614
TEL: (949) 387-1285
FAX: (949) 387-1275



463 WILLOW AVE SUITE D
ANNHEIM, CALIFORNIA 92817

REV	DATE	DESCRIPTION
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20	02/11/20	ISSUE FOR PERMITS



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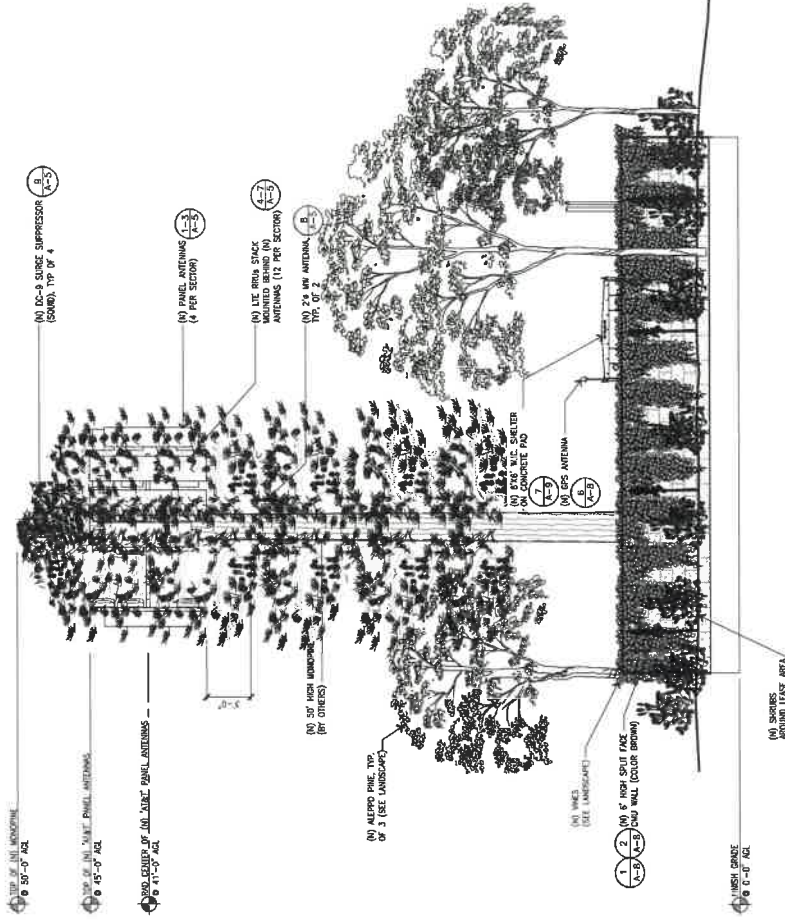
CS100187
TUCOMPSON
15787 1/4 BARRANCA,
FERRIS, CA 92570
MONOPINE (INDOOR)

DRAWN BY: EMS
CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

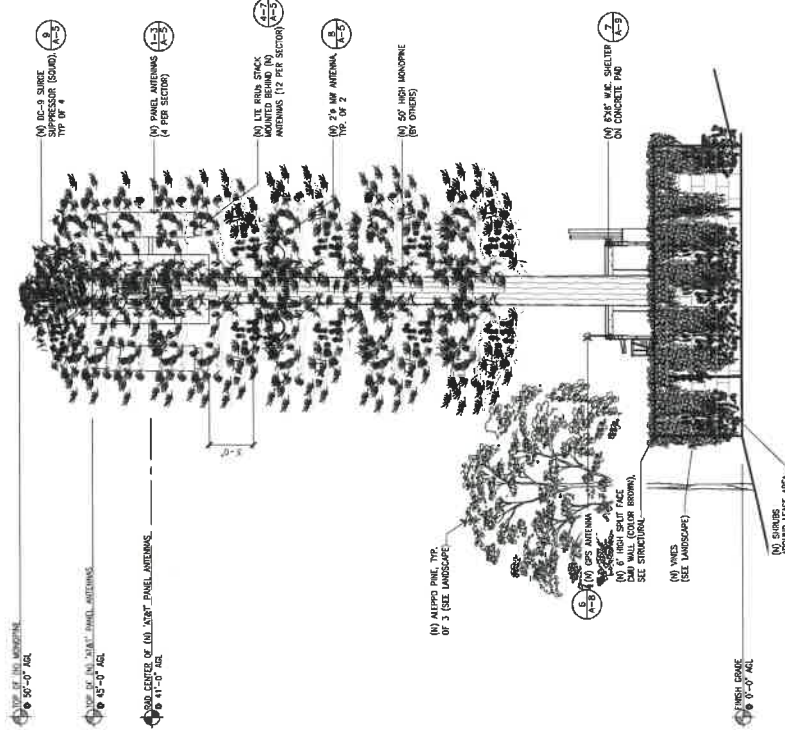
SHEET NUMBER:
A-4

NOTES:
• NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPINE AND WILL INCLUDE FRANGE BOARDS.



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

NOTES:
• NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPINE AND WILL INCLUDE FRANGE BOARDS.



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



CSL02187
THOMPSON

15785 VIA BARRANCA, PERRIS, CALIFORNIA 92570



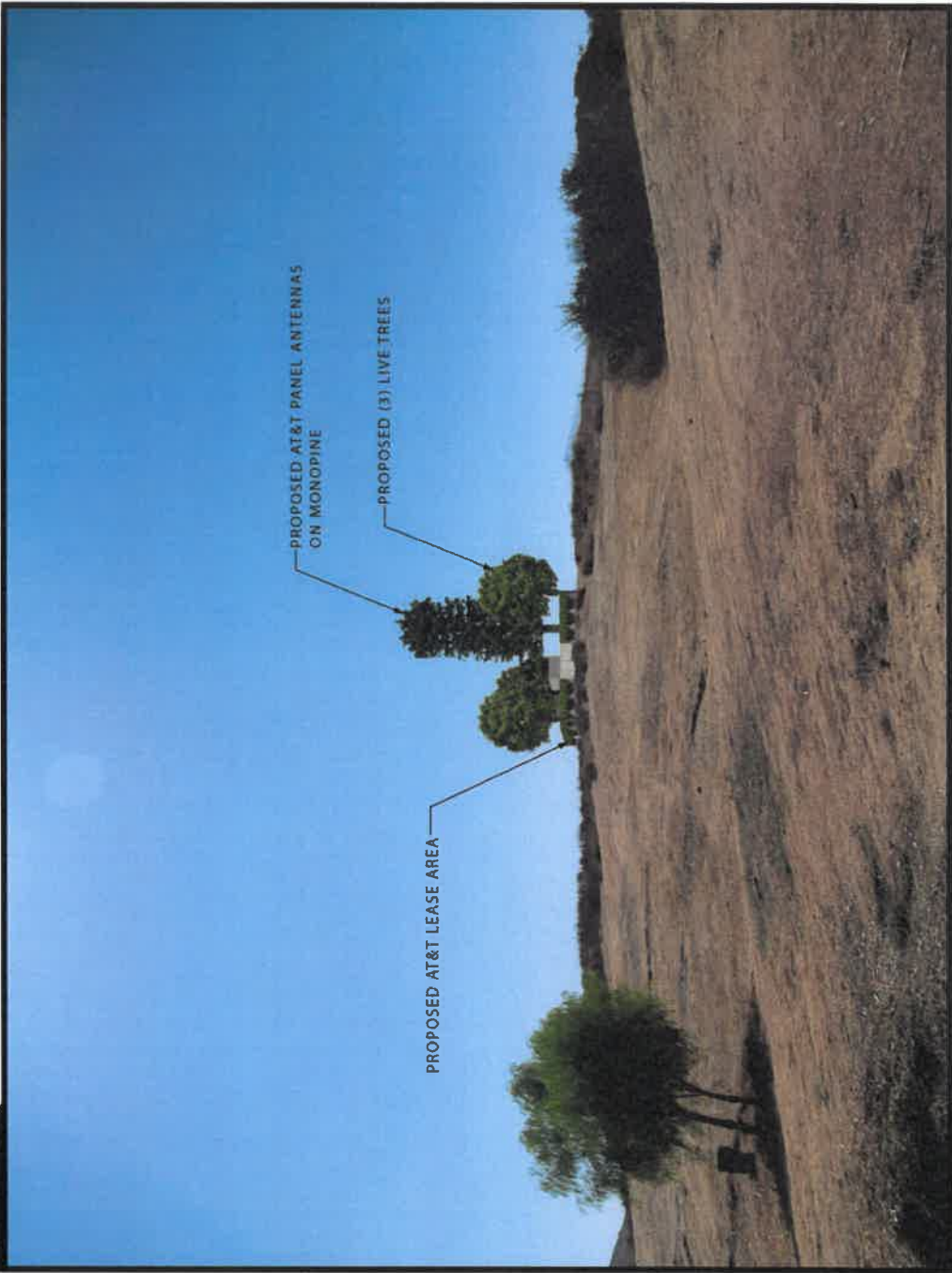
LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 1



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



CSL02187

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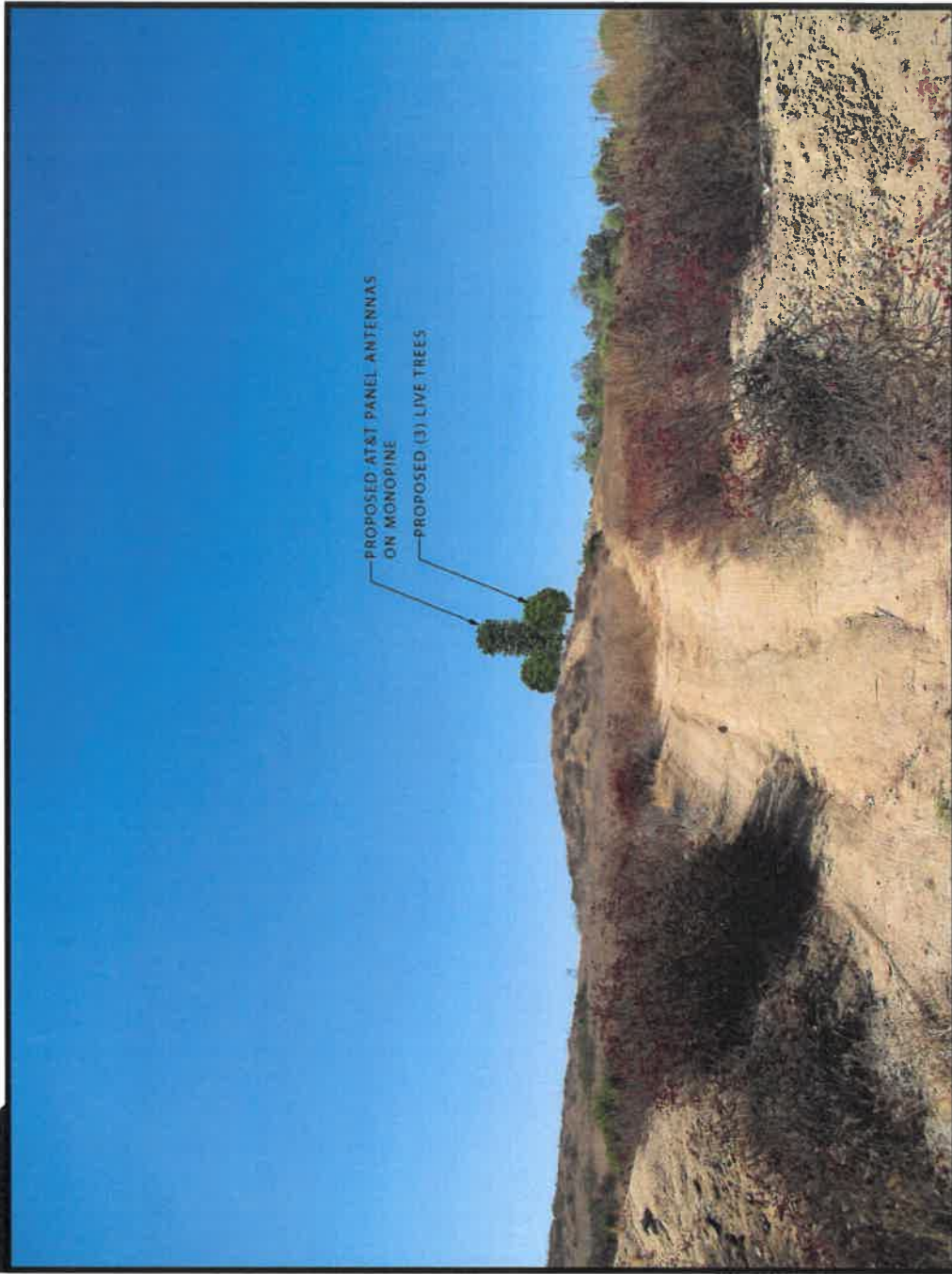
LOCATION

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EXISTING

VIEW 2



PROPOSED

PROPOSED AT&T PANEL ANTENNAS
ON MONOPINE

PROPOSED (3) LIVE TREES

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



AT&T

CSL02187

THOMPSON

15785 VIA BARRANCA, PERRIS, CALIFORNIA 92570



LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 3



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

Coverage Map

Market Name: **Los Angeles**

Site ID: **CSL02187**

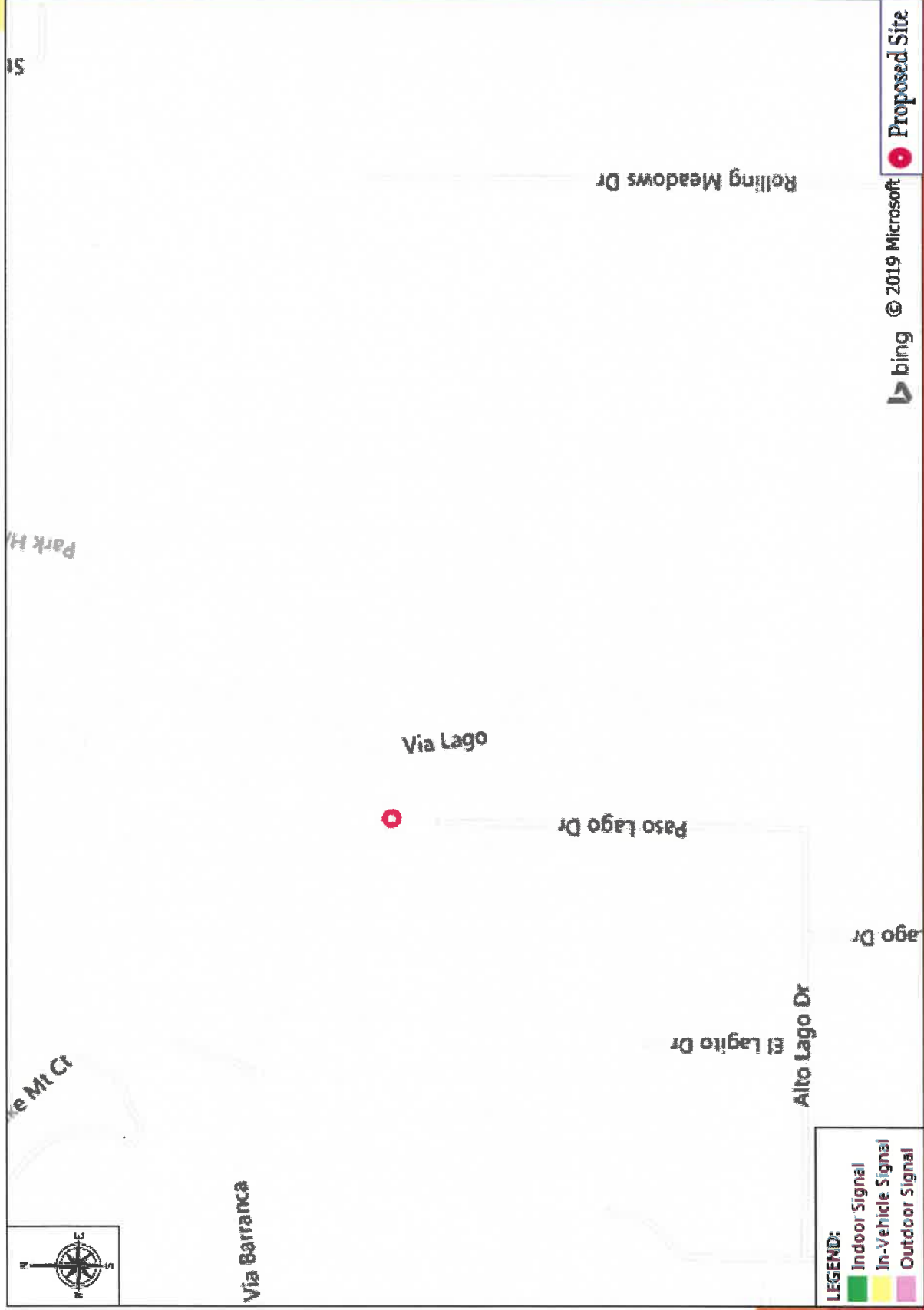
Site Type/Name: **Fixed Wireless Local Loop(WLL)**

Site Address: **15785 VIA BARRANCA, PERRIS, CA 92570**

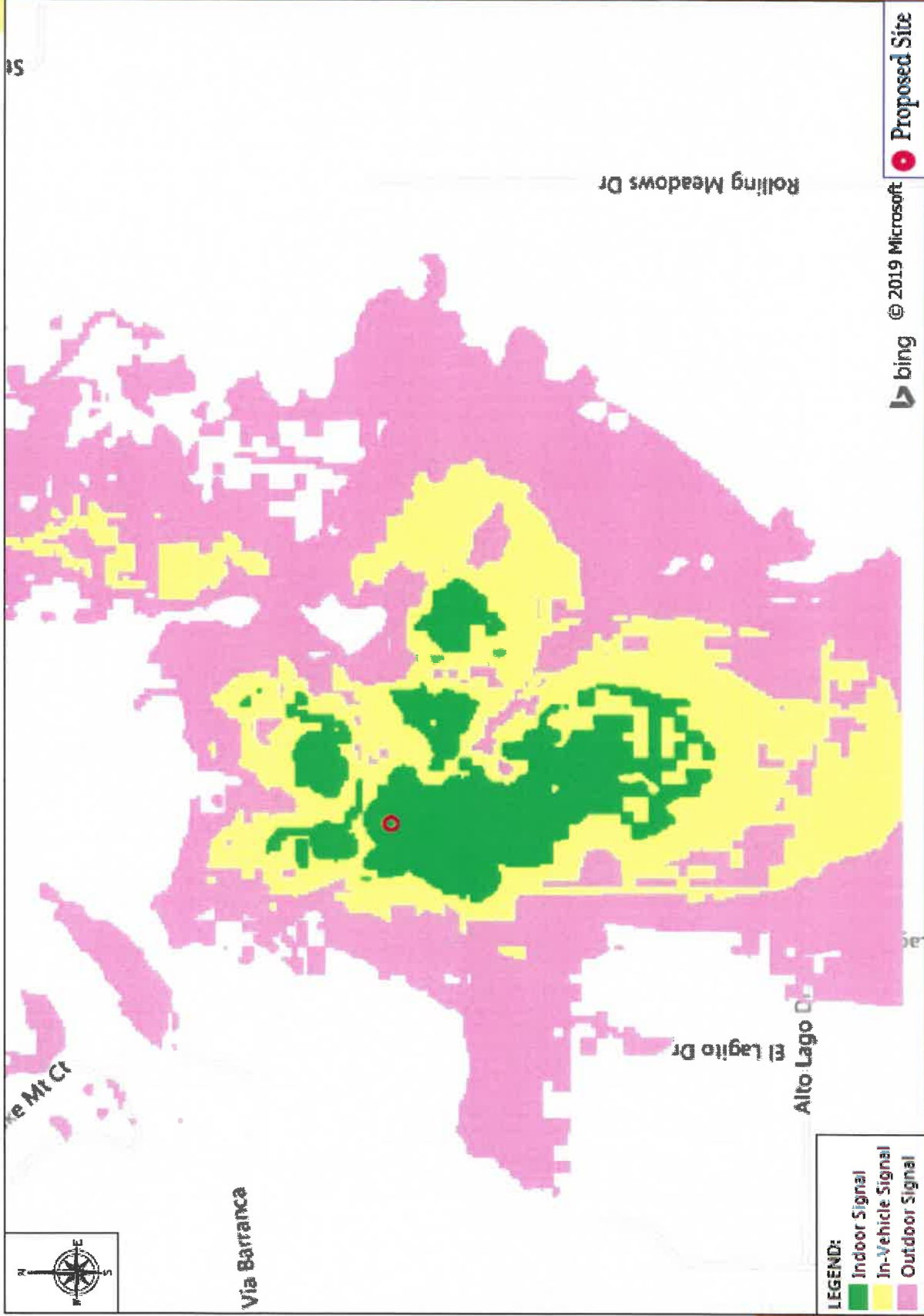
ATOLL Plots Completion Date: **Nov 13, 2019**



Coverage of on Before the Proposed Site:



FWLL Coverage of the Proposed Site



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Coverage Legend



Rethink Possible

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



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

Juan C. Perez
Agency Director



09/23/20, 5:33 pm

PPW190018

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190018. 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 PPW190018 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 Wireless No. 190018 ("Project") is a request for the construction, operation, and maintenance of a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720-square-foot lease area. In addition, the project would include the installation of twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one parking space.

Advisory Notification. 3 AND - Design Guidelines

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

Advisory Notification. 4 AND - Exhibits

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

- Exhibit A (Site Plan), Amended No. 4, dated 08/20/20.
- Exhibit B (Elevations), Amended No. 4, dated 08/20/20.
- Exhibit C (Floor Plans), Amended No. 4, dated 08/20/20.
- Exhibit G (Grading Plans), Amended No. 4, dated 08/20/20.
- Exhibit L (Landscape Plans), Amended No. 4, dated 08/20/20.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 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)

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan Wireless No. 190018 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

decision made by the COUNTY concerning the Plot Plan Wireless No. 190018, 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. 7 AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications 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 telecommunications provider, and the property owner.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

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

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

PERMIT ISSUANCE:

Per section 105.1 (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 COMMENT

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

Fire

Fire. 1

Fire - Advisory

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.

Planning

Planning. 1

15 - Planning - Landscape Requirement

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 Telcom – Transmission Interference (cont.)

of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology (“RCIT”) staff and implement acceptable mitigation measures, as approved by RCIT.

Planning-CUL

Planning-CUL. 1 Human Remains

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

Planning-CUL. 2 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

Planning-GEO

Planning-GEO. 1 GEO190045 ACCEPTED

County Geologic Report GEO No. 190045, submitted for the project PPW190018, was prepared by Toro International, and is titled; “Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Thompson - CSL02187, 15785 Via Barranca, Perris, California,” dated December 9, 2019. In addition, Toro has submitted the following response to review comments:

“Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 190045 regarding Geotechnical Investigation for Proposed AT&T Monopine and Equipment Shelter, Thompson, CSL02187, 15785 Via Barranca, Perris, California”, dated May 2, 2020.

GEO190045 concluded:

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190045 ACCEPTED (cont.)

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of published geologic maps, the potential for surface fault rupture is considered nil.
2. Based on groundwater not being encountered within 31.5 feet below the site, and the very dense nature of the underlying geologic materials, it is our opinion that the site area, using commonly utilized parameters, is not subject to liquefaction hazard.
3. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, landslide, and flooding are considered low at the site.
4. The proposed monopine may be supported by caisson to a minimum depth of 15 feet, or mat foundations to a minimum depth of 4 feet.

GEO190045 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 12 to 18 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed monopine may be founded on caisson that is embedded in the ground for a minimum of 15 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. The equipment shelter may be supported by drilled piers of 18-inch to 30-inch diameter, embedded in the ground for a minimum of 10 feet.

GEO No. 190045 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190045 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.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

immediately notify the County Geologist of the discovery.

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

Transportation

Transportation. 1 TRANS GENERAL CONDITIONS

1. 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.
2. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 TRANS GENERAL CONDITIONS (cont.)

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: PPW190018

Parcel: 287290058

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Survey - EPD 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 rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

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 for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 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

Plan: PPW190018

Parcel: 287290058

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied
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, documenting the results of the survey, to EPD for review.

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 for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

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 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.

Plan: PPW190018

Parcel: 287290058

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

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.

Transportation

080 - Transportation. 1 80 - RCTD - 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

Plan: PPW190018

Parcel: 287290058

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - RCTD - Landscape Inspection Deposit Required (cont.) Not Satisfied
Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - RCTD - 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.

Plan: PPW190018

Parcel: 287290058

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - RCTD - Landscape Plot Plan/Permit Required (cont.) Not Satisfied

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

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

080 - Transportation. 3 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 4 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. 5 UTILITY PLAN Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving 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

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.

Plan: PPW190018

Parcel: 287290058

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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.

Transportation

090 - Transportation. 1 90 - RCTD - 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 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 UTILITY INSTALL Not Satisfied
Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

090 - Transportation. 3 WQMP COMPLETION 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

Plan: PPW190018

Parcel: 287290058

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 WQMP COMPLETION IF REQUIRED (cont.) Not Satisfied
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. 4 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.



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: Amanda Hollihan of Smartlink on behalf of AT&T

Contact Person: Amanda Hollihan E-Mail: Amanda.hollihan@smartlinkllc.com

Mailing Address: 330 Irvine Ave suite 300
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 335-8740 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

→ Property Owner Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

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

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

"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.)'

CHRIS THOMPSON
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

DEBORAH THOMPSON
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): 287-290-058

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Via Barranca Rd., South of Residential lots, East of Via Liago, West of Residential

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

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 type="checkbox"/> No <input 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 type="checkbox"/> No <input 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 type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____

Address: _____

Phone number: _____

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

NOTICE OF PUBLIC HEARING

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

PLOT PLAN WIRELESS NO. 190018 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** New 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six (6) foot tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one (1) parking space.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 28, 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. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department's 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. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning 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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 27, 2020,

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

APN (s) or case numbers PPW190018 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

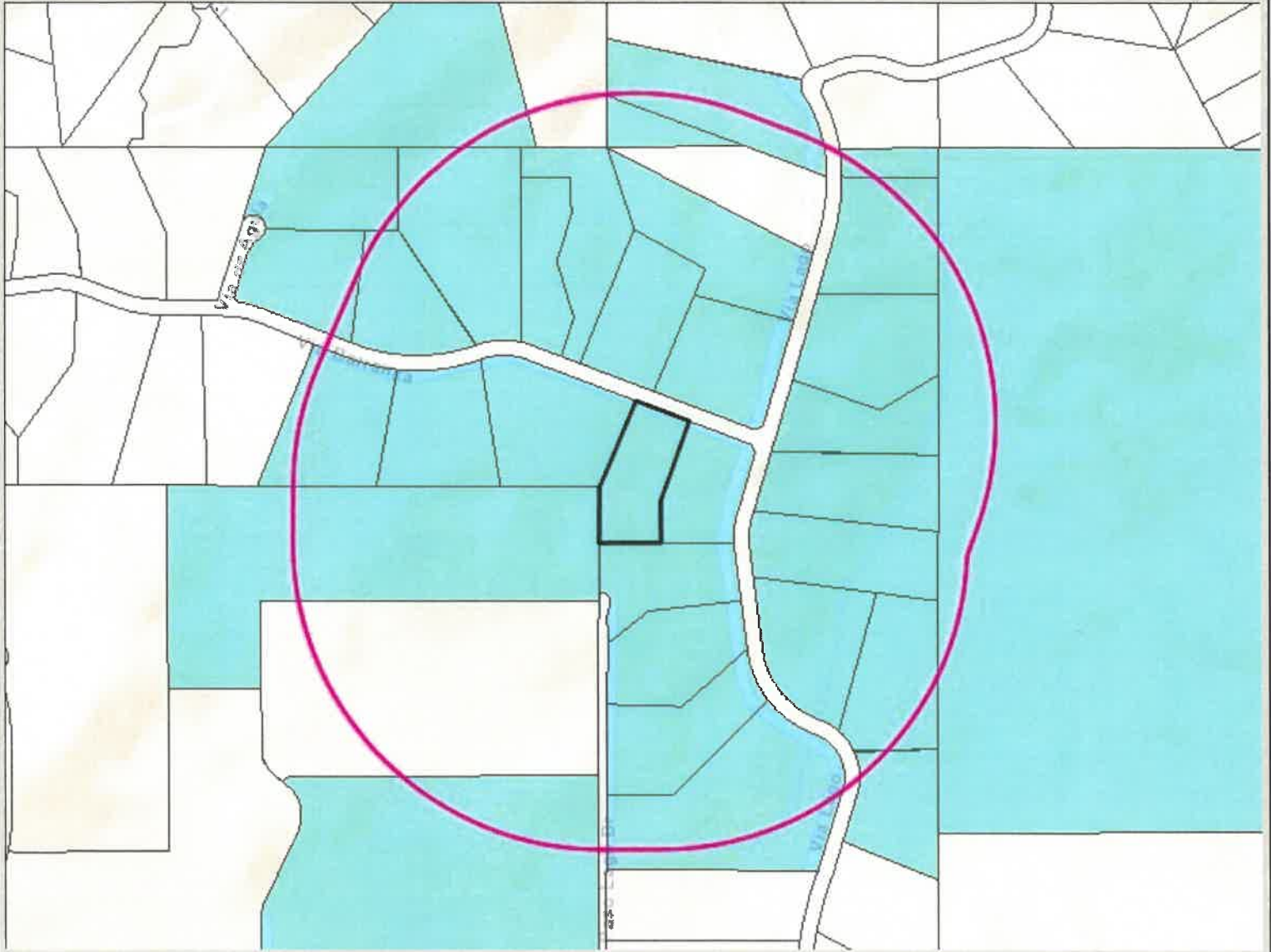
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW190018 (1200 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 8/27/2020 1:34:32 PM

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287290004
PATRICIA B MAXWELL FINGER
P O BOX 1736
CORONA CA 92878

287290059
SUSAN K. PARKER
15833 VIA BARRANCA
PERRIS CA 92570

287300001
BAR H INC
15650 ALTO LAGO
PERRIS CA 92570

287290035
KAYLYNN T. TRAN
21350 VIA LIAGO
PERRIS CA 92570

287290053
ANTHONY J. RODRIGUEZ
21415 VIA LIAGO
PERRIS CA 92570

287210037
GM GABRYCH FAMILY LTD PARTNERSHIP
2006 OLD HWY 395
FALLBROOK CA 92028

287290025
ERIC P. BREWER
15715 VIA BARRANCA
PERRIS CA 92570

287290052
ROBERT EDEN KNIGHT
3374 DAPPLE GRAY LN
NORCO CA 92860

287290026
CHARLES S. HARRISON
15755 VIA BARRANCA
PERRIS CA 92570

287290043
CHARLES PETTINGER
21208 VIA LAGO
PERRIS CA 92570

287290024
STEPHEN C. WHITE
15687 VIA BARRANCA
PERRIS CA 92570

287290030
JEREMY SULLIVAN
15820 VIA BARRANCA
PERRIS CA 92570

287290031
RALPH D. SHAW
21123 VIA LIAGO
PERRIS CA 92570

287290044
KENNY NANCY C
21220 VIA LAGO
PERRIS CA 92570

287080019
GARY A. BODENWEISER
21025 VIA LIAGO
PERRIS CA 92570

287290006
JAMES C. RILEY
15740 VIA BARRANCA
PERRIS CA 92570

287290020
BAR H RANCH INC
15650 ALTO LAGO
PERRIS CA 92570

287290003
IMAN LOUIS
21077 VIA DE AGUILA ST
PERRIS CA 92570

287290005
LARRY F. KROL
15720 VIA BARRANCA
PERRIS CA 92570

287290034
MICHAEL MURAD
21250 VIA LIAGO ST
PERRIS CA 92570

287290037
SHUNA ZHAO
21484 VIA LIAGO
PERRIS CA 92570

287290054
JUAN VALDEZ
21450 VIA LIAGO DR
PERRIS CA 92570

287290055
DONALD DEAN ROBINSON
1136 RICHFIELD RD
PLACENTIA CA 92870

287290057
STEPHANIE PATRICIA BARDEN
1125 PAMPLONA DR
RIVERSIDE CA 92508

287290058
CURT J. THOMPSON
15785 VIA BARRANCA ST
PERRIS CA 92570

287290029
FEDERICO O. RODRIGUEZ
920 VIA BLAIRO
CORONA CA 92879

287290041
RALPH J. JOBELIUS
836 S AVOCADO ST
ANAHEIM CA 92805

287290056
ERICK RENE ZECENA
P O BOX 3125
SAN BERNARDINO CA 92413

287300023
PATRICK LENTI MADORE
21500 VIA LIAGO
PERRIS CA 92570

287080007
ROBERT FRIEDLAND
380 S SAN RAFAEL AVE
PASADENA CA 91105

287080024
RKJE LIVING TRUST, DATED 11/8/2018
20999 VIA LIAGO
PERRIS CA 92570

287290036
TIMOTHY DAVID ROGSTAD
21412 VIA LIAGO
PERRIS CA 92570

287290042
HENRIETTA EBERE ANAKWENZE
19260 SANTA ROSA MINE RD
LAKE MATHEWS CA 92570

Applicant/Owner:

Smartlink Group
c/o Alisha Strasheim
3300 Irvine Ave, Suite 300
Newport Beach, CA 92660

Non-County Agencies:

Applicant/Owner:

Smartlink Group
c/o Alisha Strasheim
3300 Irvine Ave, Suite 300
Newport Beach, CA 92660

Engineer/Rep:

Engineer/Rep:

Owner:

Deborah Thompson
15785 Via Barranca
Perris, CA 92570

Owner:

Deborah Thompson
15785 Via Barranca
Perris, CA 92570

Yvonne Montrose
21585 Via Liago
Perris, Ca 92570

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

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Please charge deposit fee case#: ZEA No. **CEQ190169** ZCFG No. **XXXX** - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.3


Director's Hearing: September 28, 2020

PROPOSED PROJECT

Case Number(s): PPT200001
Environmental: No Further CEQA Analysis Required, Section 15162 – Previous EA41623
Area Plan: Western Coachella Valley
Zoning Area/District: Thousand Palms District
Supervisory District: Fourth District
Project Planner: Rob Gonzalez
Project APN(s): 650-380-003, 650-380-004, 650-380-005, 650-380-006

Applicant(s):
Johnson Commercial Real Estate, Inc.

Representative(s):
Matthew Johnson


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 200001 proposes the construction of four (4) speculative industrial buildings on respective lots. Lot 3 includes a 6,690 square-foot industrial building, Lot 4 includes a 7,430 square-foot industrial building, Lot 5 includes a 7,420 square-foot industrial building, and Lot 6 includes a 7,770 square-foot industrial building. Respective sites include landscaping and on site parking improvements.

The project is located north of Watt Court, and east of Rio Del Sol 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 **No Further Environmental Documentation** is required pursuant to State CEQA Guidelines Section 15162 based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN NO. 200001, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (CD:LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	Light Industrial (LI)
South:	Light Industrial (LI)
West:	Light Industrial (LI)
Existing Zoning Classification:	Manufacturing Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing Service Commercial (M-SC)
East:	Manufacturing Service Commercial (M-SC)
South:	Manufacturing Service Commercial (M-SC)
West:	Manufacturing Service Commercial (M-SC)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	2	
Proposed Building Area (SQFT):	29,310	
Floor Area Ratio:	0.33	0.25-0.60
Building Height (FT):	28	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>
Office	10,590	1/250	43	
Warehouse	18,720	1/ 2,000	10	
TOTAL:			53	71

Located Within:

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

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 200001, proposes four (4) manufacturing buildings on respective 0.50 lots, for a cumulative project site of 2 acres. The application was submitted the County of Riverside on February 3, 2020.

Previously, the County of Riverside approved Parcel Map No. 32789 which subdivide a 10.52 acre into 15 industrial lots, with one common retention basin lot. The proposed plot plan is proposed on lot 3, 4, 5, and 6 of the previously mentioned subdivision. The project sites are vacant, and include existing improvements which include improvements such as paved street, water, sewer lines, and fire protection features. The Project proposes the construction of four (4) industrial buildings on a speculative basis with no specific tenant or use intended at this time. These type of buildings can be used for a variety of tenants and uses including industrial, manufacturing, service, and commercial uses listed within Article XI, Section 11.2 of County of Riverside Ordinance No. 348. The ultimate tenant will have to comply with the Project conditions of approval and the analysis included with the Initial Study/Mitigated Negative Declaration, which limits certain types of uses due to their scale or potential for other environmental impacts not already analyzed. If any proposed uses exceed what the Project was permitted for and what was analyzed in the Initial Study/Mitigated Negative Declaration, further entitlement permitting and analysis pursuant to CEQA would be required.

On August 20, 2020, the applicant shared the Project plans with The Thousand Palms Community Council members for commenting. As of the date of this staff report, no comments have been received from the Thousand Palms Community Council. On August 20, 2020, County of Riverside staff shared project plans with Cathedral City staff. As of the date of this report, no comments have been received from Cathedral City.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with the requirements of the California Environmental Quality Act (Public Sources Code Section 21000, et seq. (CEQA), a Mitigated Negative Declaration (EA 41623) was prepared, considered and adopted by the Riverside County Board of Supervisors on April 5, 2005, as part of its approval of Tentative Parcel Map No. 32789. A Notice of Determination was filed with the Riverside County Clerk within the prescribed time frame in accordance with CEQA.

As part of the environmental assessment for Tentative Parcel Map 32789, the County identified three (3) areas with potentially significant impacts: Aesthetics, Biological Resources, and Hydrology/Water Quality. Of the impact categories identified, the conclusion of EA41623 is that all impacts are fully mitigated by the adopted mitigation measures in EA41623. The site has existing 0.50 acre lots with right of way improvements. The Project includes buildings ranging from 6,690 and 7,770 square feet, and will incorporate landscaping, drainage plans, and walls to mitigate aesthetic, biological, and hydrology and water quality concerns.

The CEQA Guidelines Section 15162 provides that once a Mitigated Negative Declaration (MND) is adopted for a project, if a further discretionary approval is required for the project, the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions in Guidelines Section 15162(a) are present, the lead agency must prepare subsequent environmental documentation for the project. If none of the conditions in Guidelines Section 15162(a) are present, the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation (Guidelines Section 15162(b)). Staff has reviewed the project and has determined that none of the conditions noted in Guidelines Section 15162(a) exist on the site or would occur due to the Project. Thus it can be concluded with certainty that no additional CEQA documentation is required for the approval of Plot Plan No. 200001.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site is designated "Light Industrial" by the Riverside County General Plan and is adjoined by land with the same land use designation to the north, south and west. Areas designated "High Density Residential" (8-14 DUs/ac) are located to the east. The proposed development is compatible with the General Plan land use designation.
2. The project site has a Zoning Classification of Manufacturing Service Commercial (M-SC). Surrounding zones consists of M-SC to the north and south, Industrial Park (I-P to the west, and One-Family Residential (R-1) to the east. The project would be compatible with the surrounding zones since the project proposes industrial development consistent with the requirements of the M-SC zoning designation, and appropriate development standards are implemented.
3. The subject site is currently vacant land. Surrounding land uses consist of vacant properties to the north east and west. An existing animal shelter is currently located to the south. The project will provide associated subdivision improvements for street, water, sewer lines, and fire protection.
4. Water will be provided by the Coachella Valley Water District. Sanitation will be provided by sewage systems in conformance with the water and sewer land use standards of the General Plan.

Entitlement 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 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 Project site is designated as Light Industrial (LI) in the Riverside County General Plan. The Plot Plan proposes the construction of speculative industrial building. These general uses are consistent with the Light Industrial land use designation of the General Plan since industrial uses are specifically listed as anticipated uses of these designations in the General Plan Policy LU 30.1.
2. The overall development of the land shall be designed for the protection of public health, safety, and general welfare. The conditions of approval, and advisory notification document, incorporated for the Plot Plan 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 along Watt Court have been subdivided for industrial uses. Additionally, there are existing right-of-way improvements that include paved streets, curb, and gutter. The site is surrounded by properties with the same M-SC zoning designation. The properties to the east, west, and south are expected to be similarly developed for manufacturing and industrial uses in the future. The properties to the north is vacant. The Project incorporates visual buffering through the separation of buildings, and visual screening via walls and landscaping where appropriate.

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 has existing street improvements along Watt Court. The Project has been designed to accommodate, treat, and outlet the existing drainage pattern on the Project site as well as incorporate master planned drainage facilities to accommodate regional drainage.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) zone as detailed in the following Development Standards Findings section. The Plot Plan proposes an industrial building with uses anticipated to include warehousing and offices. The Manufacturing – Service Commercial (M-SC) zones allows warehousing and offices as well as for other various industrial uses with an 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 a single building that would not be able to be subdivided into multiple parcels.

Development Standards Findings:

The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) zones as detailed below.

- a. Lot size. *The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.* No subdivision is proposed at this time that would create parcels smaller than what currently exists. The site consists currently of four (4) parcels that are respectively 0.50 acres.
- b. Setbacks. *Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet from the property line.* The Project is compliant with this provision as it proposes a setback of 25 feet from the frontages on Watt Court. The project includes a 15-foot strip of landscaping on the site outside of the right-of-way along all frontages excluding where driveways are located. The front setback adjoins a street and is used for loading docks.
- c. Height Requirements. *Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 17.172.230.* The heights of the proposed buildings comply with the height requirements of the M-SC zone, all proposed buildings are 28 feet in height.
- d. Masonry Wall. *Prior to occupancy of any industrial use permitted in this chapter, a six-foot high solid masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.* Although the project does not adjoin any parcel specifically zoned for residential use, the project proposes a

perimeter 6-foot tall solid masonry block wall along the northerly lot lines and the exterior west and east lot lines. Portions of the perimeter wall with the wrought iron fencing line up with the drainage easements to allow flood flows onto the property.

- e. *Landscaping. A minimum of ten (10) percent of the site proposed for development shall be landscaped and irrigated. A minimum ten (10) foot strip adjacent to street right-of-way lanes shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The landscaped strip shall not include landscaping located within the street right-of-way.* The proposed project is compliant with this provision and the four (4) properties have a combined landscaped area of 9,830 square feet which meets the 10 percent requirement, respectively. Lot 3 incorporates 12.4% of landscaped area, Lot 4 incorporates 10.7% of landscaped area, Lot 5 incorporates 11.3% of landscaped area, and Lot 6 incorporates 10.7% of landscaped area. The respective lots incorporate a ten (10) foot strip adjacent to street right-of-way lanes which are landscaped and include designed pedestrian and vehicular access ways.
- f. *Parking Areas. Parking areas shall be provided as required by Chapter 17.188.* Standard vehicle parking areas are located along the sides and rear of the respective sites, and are screened with landscaping. The loading areas are located on the west, east, and north sides of the buildings that face Watt Court. Trash and other service areas are proposed would be adequately screened by the perimeter wall and proposed landscaping. The Project provides parking per development code requirements.

As speculative buildings, the parking review was conducted on the basis of square footage allocated for office (calculated at 1 space per 250 square feet), and warehousing (calculated at 1 space per 2,000 square feet). Further review may be required when more information is available on a proposed use or tenant. The following parking is provided for the proposed Project:

- a. Lot No. 3 requires 11 parking spaces. 16 spaces are provided which include 1 ADA van accessible space, 1 electric vehicle space, 1 clean air vehicle space, and 13 standard parking spaces.
 - b. Lot No. 4 requires 13 parking spaces. 18 spaces are provided which include 1 ADA van accessible space, 1 electric vehicle space, 1 clean air vehicle space, 15 standard parking spaces.
 - c. Lot No. 5 requires 13 parking spaces. 18 spaces are provided which include 1 ADA van accessible space, 1 electric vehicle space, 1 clean air vehicle space, and 15 standard parking spaces.
 - d. Lot No. 6 requires 18 parking spaces. 19 spaces are provided which include 1 ADA van accessible space, 1 electric vehicle space, 1 clean air vehicle space, and 16 standard parking spaces.
- g. *Trash Collection 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 or from any adjacent residential area.* Trash enclosures are proposed along the northern lot line of the project site. Each respective site includes a trash enclosure. The trash enclosures are screened by landscaping and perimeter walls. Trash enclosure walls are to be constructed of unpainted integral color precision gray block to match the buildings. Trash areas are secured by locking tube steel double swing metal gates. All masonry walls will have an anti-graffiti coating.

- h. *Outside Storage and Service Areas.* Outside storage and service areas shall be screened by structures or landscaping. 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 M-SC development standards.
- i. *All new utilities shall be underground.* The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- j. *Mechanical Equipment.* Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. 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 M-SC zones 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.
- k. *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination or 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. This Project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfill the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The project site is located within the Cathedral City Sphere of Influence. This project was provided to Cathedral City 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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project is not located within a Fire Hazard Zone, and is not located within a Fire Responsibility Area. The project has been reviewed by the Riverside County Fire Department, and is subject to

conditions of approval and an advisory notification document to ensure health, safety or general welfare of the community.

2. The project is within one mile of a fire station and includes on-site fire protection improvements, such as a water system and fire hydrants, in conformance with the fire services land use standards of the General Plan.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the 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 not received written communication/phone calls indicating support/opposition to the proposed project.

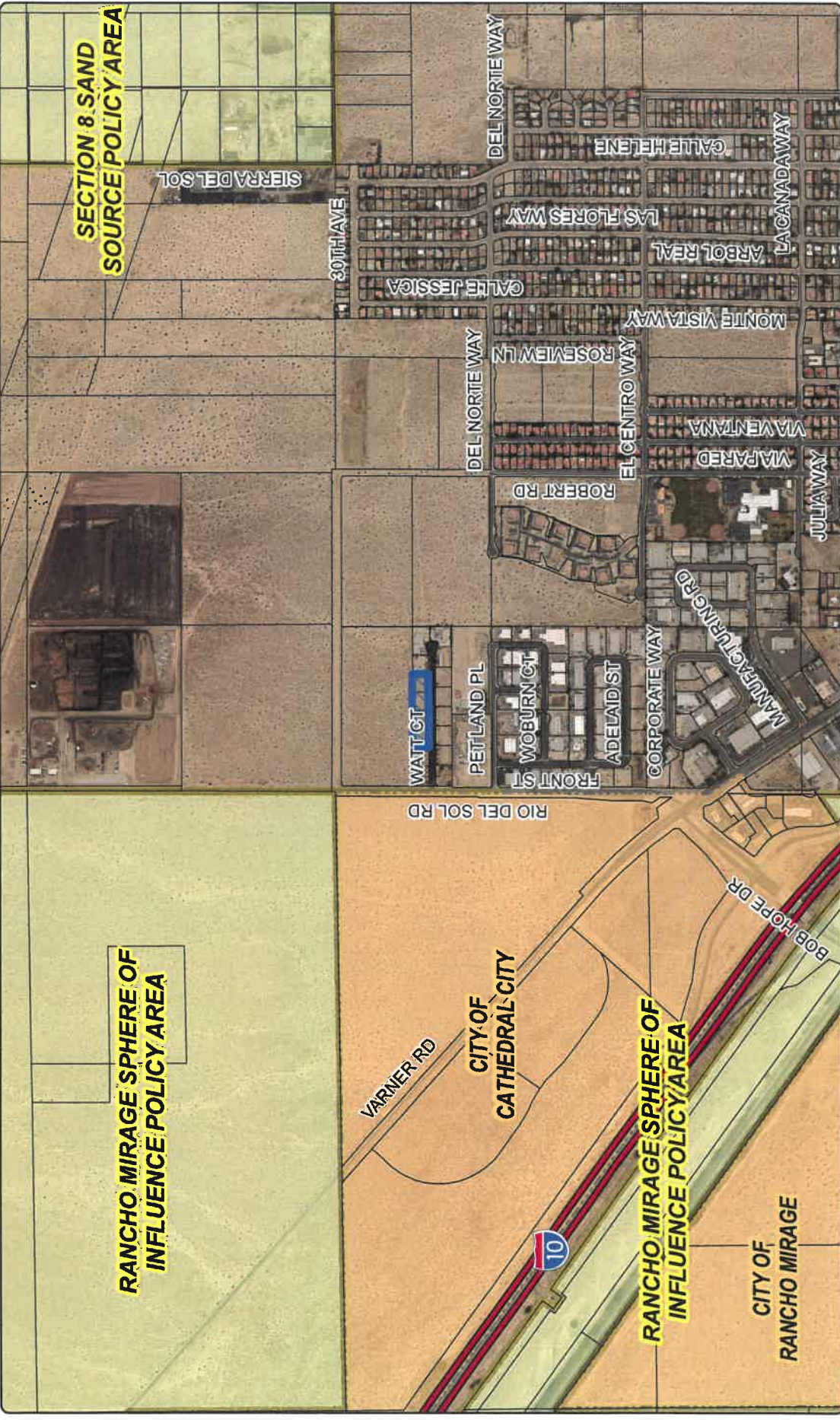
APPEAL INFORMATION

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
PPT200001
VICINITY/POLICY AREAS

Supervisor: Perez
 District 4

Date Drawn: 08/10/2020
 Vicinity Map



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing cover land use designations for unincorporated Riverside County. The County Planning Department is currently reviewing the General Plan and may make changes to the designations. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-5200 (Western County) or at Palm Desert at (760)965-4277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

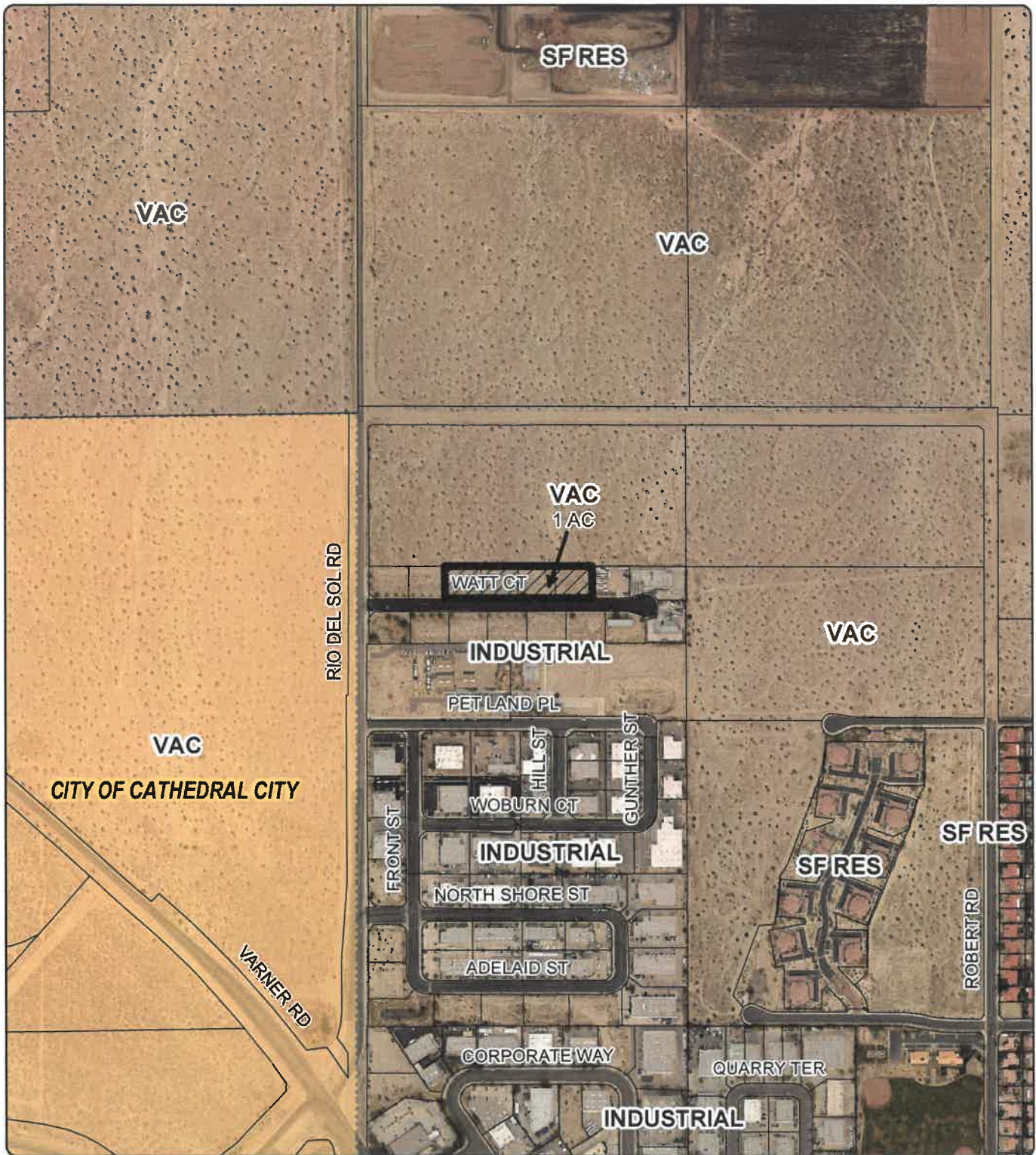
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LAND USE

Date Drawn: 08/10/2020

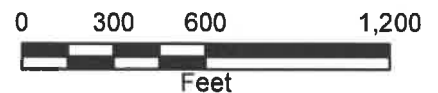
Supervisor: Perez
District 4

Exhibit 1



Zoning Dist: Thousand Palms

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.redma.org>

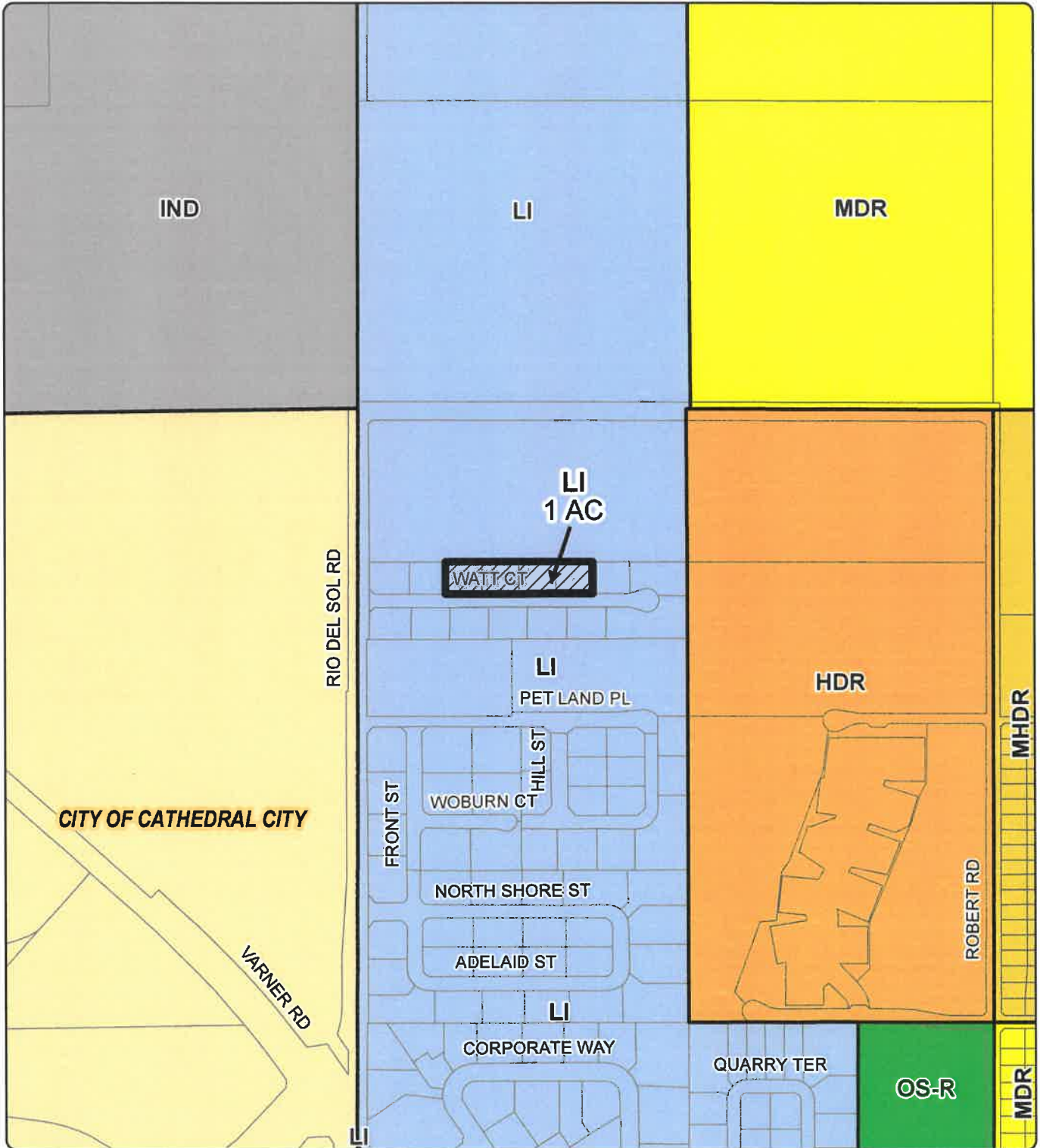
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT200001

EXISTING GENERAL PLAN

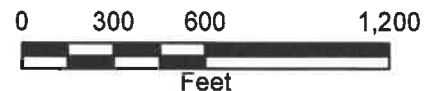
Supervisor: Perez
District 4

Date Drawn: 08/10/2020
Exhibit 5



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

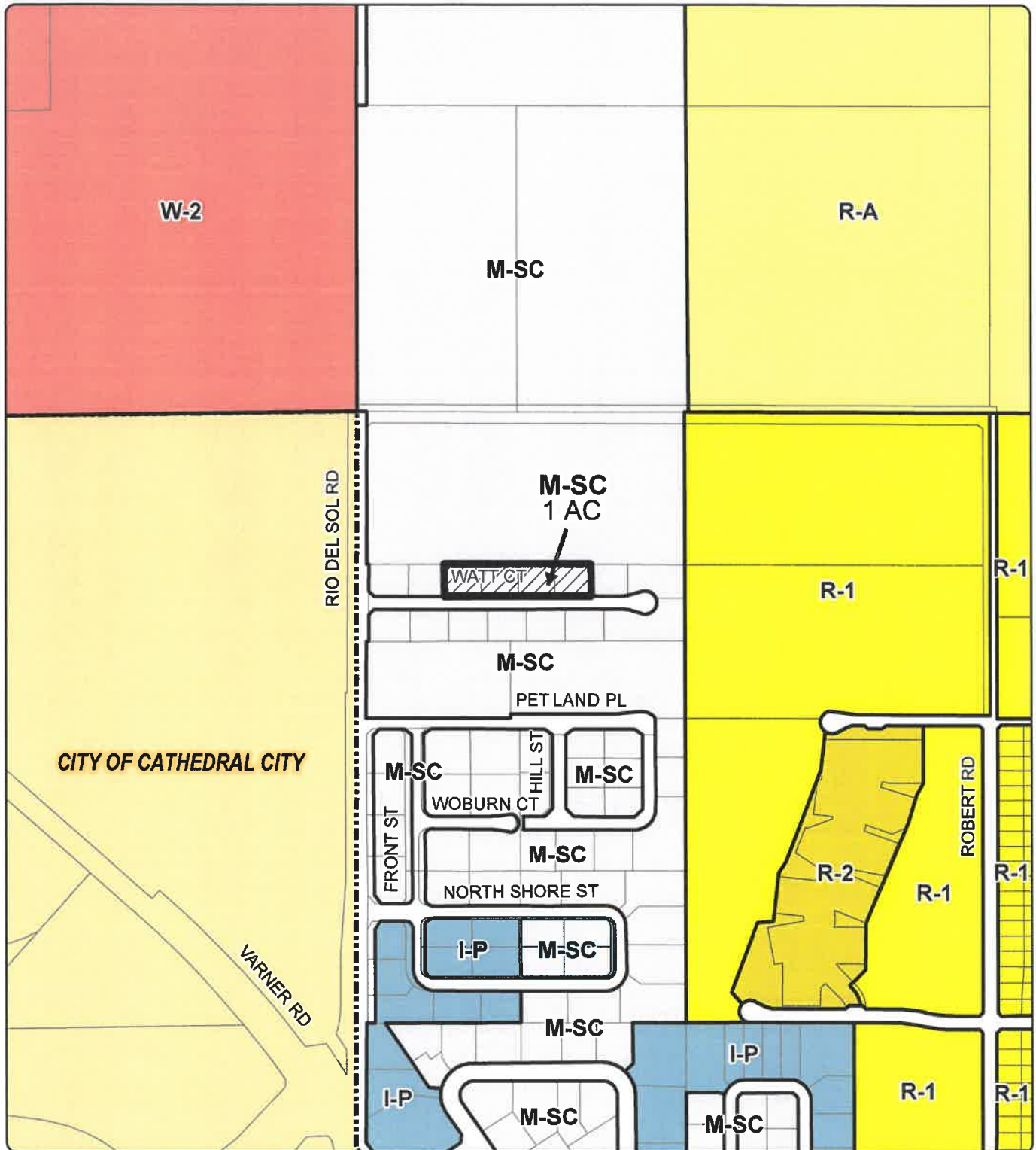
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EXISTING ZONING

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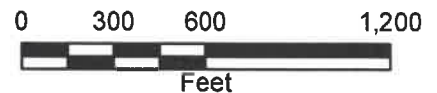
Exhibit 2

Supervisor: Perez
District 4

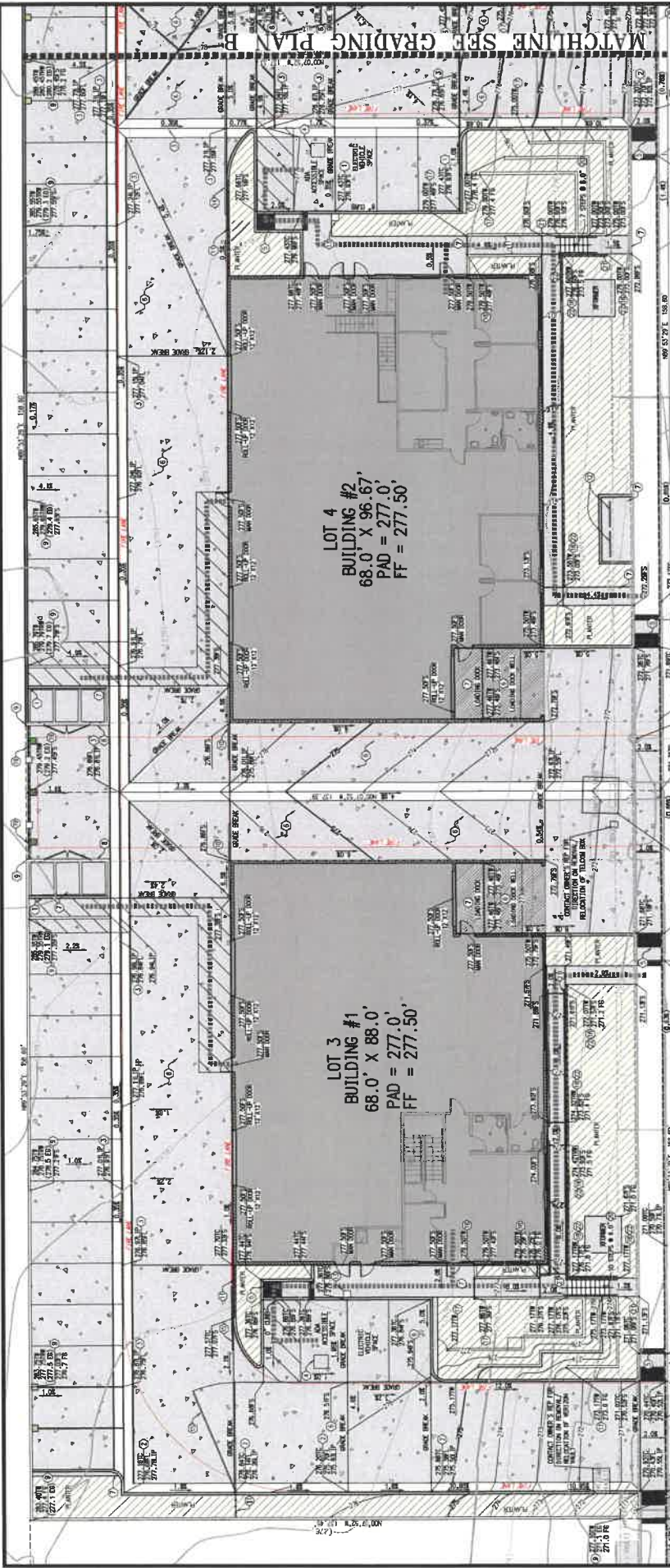


Zoning Dist: Thousand Palms

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MATCHLINE SEE GRADING PLAN B

LOT 4
 BUILDING #2
 68.0' X 96.67'
 PAD = 277.0'
 FF = 277.50'

LOT 3
 BUILDING #1
 68.0' X 88.0'
 PAD = 277.0'
 FF = 277.50'

CONSTRUCTION NOTES

- CONSTRUCT TOP 2" CONCRETE CURB (6" HIGH, NO DITCH), PER C.O.P. STANDARD DETAIL 204
- CONSTRUCT 4" WIDE, 8" DEEP POC CONCRETE RUBEN DITCH
- ACCESSIBLE PARKING SPACE WITH SIGNAGE, PER DETAIL 6
- POC (PROTESTHAM) 4" THICK OVER BOX COMPACTED SUB-BASE (NON-VOLATILE AREAS ONLY)
- TRUCK ENCLOSURE, 6" H X 20" W X 8" DEEP SPLIT-FACE BURNED DMU
- WITH (2) 6" H X 2" W METAL SHINGLES, SEE PLAN DETAIL 3, SHEET 4
- 6"-9" HIGH BURNED DMU SLOPED BLOCK WALL, SEE PLAN FOR HEIGHTS, 2" MAX. REMAINING
- 6" HIGH REINFORCED CONCRETE CURB, SEE DETAIL 4, SHEET 4
- 3"-12" DIA. IRON STEEL 4 BAR BOX, SEE DETAIL 9, SHEET 4
- PURVEY EXISTING STATION FEDERAL, STATE OR COUNTY TO BE COMPLETED IN THIS LOCATION
- 6" HIGH, 20" WIDE WINDSTOPPING SIGN METAL SECURITY GATE AND 14" WIDE WINDSTOPPING SIGN
- AS SHOWN PER C.O.P. CURRENT STANDARDS, OBTAIN NECESSARY ENCROACHMENT PERMITS FOR ALL WORK IN
- CARRY HIGH OF WY. PROTECT IN PLACE EXISTING CURB, GUTTER, AND SIDEWALK.
- REMOVE UNNECESSARY INTERLOCKING BRICK STONE LANDSCAPE WALLS IN 2" HIGH SCOURTS
- 2"-5" HIGH BURNED DMU BLOCK RETAINING WALL (TO MATCH BUILDING)
- 4" WIDE PAVED IN PLACE CONC. SLAB, 20' TYP. X 8'-5" RISE
- 42" HIGH 1-1/2" DIA. ONLY. METAL HANDRAIL AT STAIR AND ADA RAMP CONDITIONS, SEE DETAIL 4, SHEET 4
- 42" HIGH 1-1/2" DIA. ONLY. METAL HANDRAIL WITH 40" HAIL (SEE DETAIL 9, SHEET 4)

QUANTITIES

4 EA	700 LF
2 EA	100 LF
2 EA	2 EA
2 EA	11.5
420 LF	420 LF
10K LF	10K LF
345 LF	345 LF

CONTRACTOR RESPONSIBLE FOR PERFORMING MATERIAL TAKE-OFFS.

NOTE: QUANTITIES SHOWN IN CONSTRUCTION NOTES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

CIVIL WATT COURT

LEVEL LANDING AREAS AT ALL ENTRANCES. YES, ADDITIONALLY, ADA RAMP IN LOT AND LOT 4 ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

ACCESSIBLE PATH OF TRAVEL - RUBENBERG

ACCESSIBLE PATH OF TRAVEL SIGNAGE INFORMATION

INTERIOR CONCRETE FLOORING

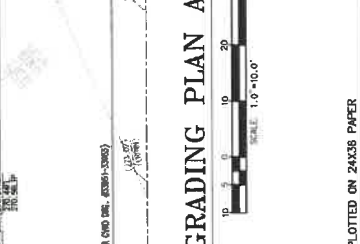
PAVING WITH RUBEN (4" MIN. TO 6" MAX., SEE PLAN)

CROSS SLOPE: RUBEN (FROM 1/8" TO 1/4" MAX., SEE PLAN)

PAVING DETAILS: SEE PLAN FOR THE LOCATION OF CURB RAMP, AND FOR MARKS TO PUBLIC SIDEWALK ON LOT 3 AND LOT 4. GRADINGS DO NOT EXCEED 3% ALONG ACCESSIBLE PATH OF TRAVEL.

EARTHWORK QUANTITIES:

PAVED 3	200 CY
BASE 2	200 CY
BASE 1	200 CY
BASE 4	200 CY
BASE 5	200 CY
BASE 6	200 CY



PRELIMINARY GRADING PLAN A
 SCALE - 1" = 10'-0"

NOTE: DRAWING SCALE APPLIES WHEN PLOTTED ON 24X36 PAPER

DIGICAD

DATE: 5/28/2020
 TIME: 10:00 AM
 USER: J. WATT
 PROJECT: 2020-001

PRELIM GRADING PLAN A

LOT 3, 4, 5, AND 6
 PARCEL MAP 20790 (PUB 9514-4)

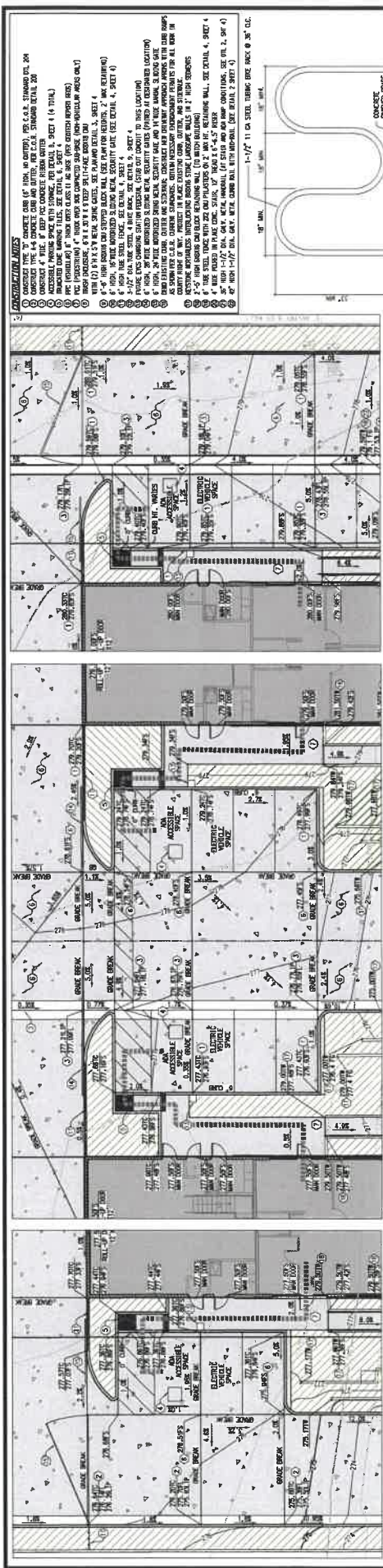
JOHNSON COMMERCIAL REAL ESTATE

26 SHEETS OF SHEETS COUNTY FILE NUMBER

Good Way Design and Drafting

EGAN CIVIL, INC.

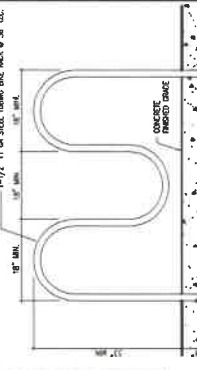
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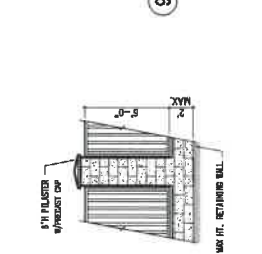
1 ACCESSIBLE PATH OF TRAVEL FROM ADA PARKING SPACES

2 ACCESSIBLE PATH OF TRAVEL

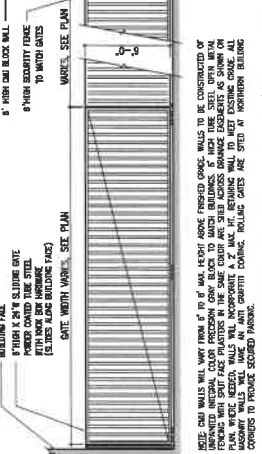
- CONSTRUCTION NOTES**
1. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
 2. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
 3. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
 4. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
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 7. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
 8. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
 9. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
 10. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
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 18. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
 19. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.
 20. CONCRETE SHALL BE 4000 PSI (OR GREATER) WITH 4% FIBER. FINISH TO 1/4" TOLERANCE.



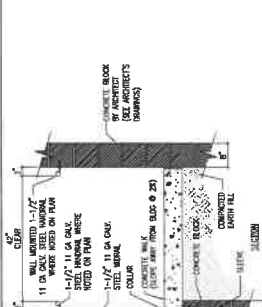
3 CONCRETE RAMP DETAIL



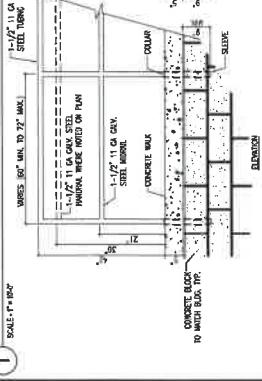
4 TUBE STEEL GUARDRAIL AND HANDRAIL



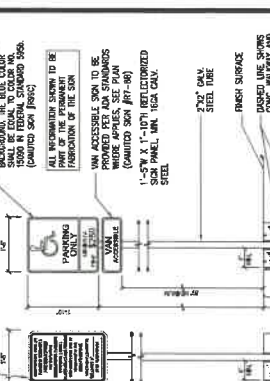
5 SECURITY GATE & FENCE W/ PILASTERS



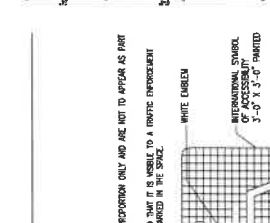
6 TRASH ENCLOSURE



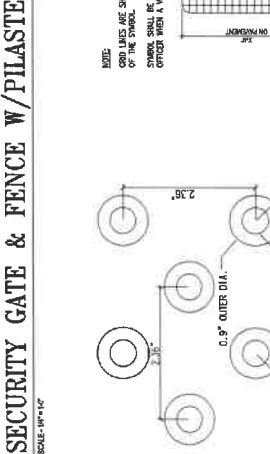
7 GROOVING DETAIL



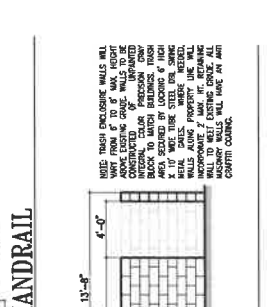
8 BIKE RACK



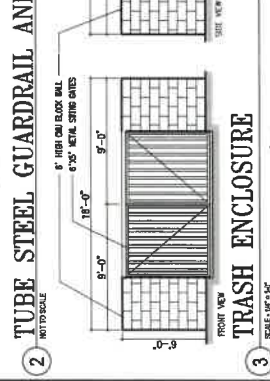
9 TRUNCATED DOME DETAIL



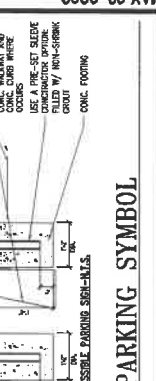
10 ACCESSIBLE RAMP DETAIL



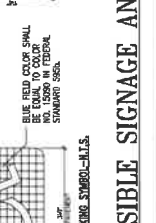
11 TRASH ENCLOSURE



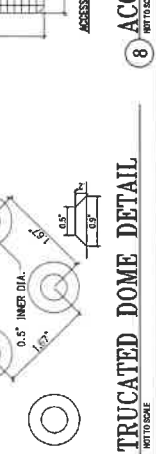
12 GROOVING DETAIL



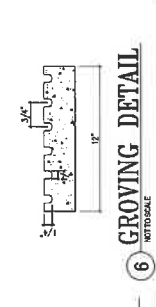
13 TRASH ENCLOSURE



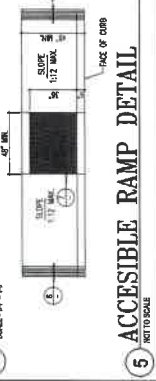
14 GROOVING DETAIL



15 ACCESSIBLE RAMP DETAIL



16 TRASH ENCLOSURE



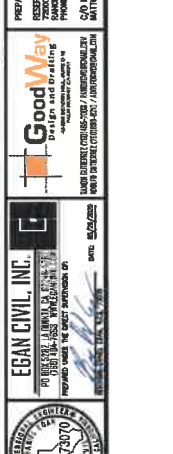
17 GROOVING DETAIL



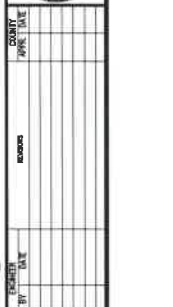
18 TRASH ENCLOSURE



19 GROOVING DETAIL



20 ACCESSIBLE RAMP DETAIL



21 TRASH ENCLOSURE



22 GROOVING DETAIL

NOTE: THESE DETAILS APPLY TO PARCELS 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500.

23 ACCESSIBLE SIGNAGE AND PARKING SYMBOL

24 TRUNCATED DOME DETAIL

25 BIKE RACK

26 CONCRETE RAMP DETAIL

27 TUBE STEEL GUARDRAIL AND HANDRAIL

28 TRASH ENCLOSURE

29 GROOVING DETAIL

30 ACCESSIBLE RAMP DETAIL

31 TRASH ENCLOSURE

32 GROOVING DETAIL

33 TRASH ENCLOSURE

34 GROOVING DETAIL

35 ACCESSIBLE RAMP DETAIL

36 TRASH ENCLOSURE

37 GROOVING DETAIL

38 TRASH ENCLOSURE

39 GROOVING DETAIL

40 ACCESSIBLE RAMP DETAIL

41 TRASH ENCLOSURE

42 GROOVING DETAIL

43 TRASH ENCLOSURE

44 GROOVING DETAIL

45 ACCESSIBLE RAMP DETAIL

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178 TRASH ENCLOSURE

179 GROOVING DETAIL

180 ACCESSIBLE RAMP DETAIL

181 TRASH ENCLOSURE

182 GROOVING DETAIL

183 TRASH ENCLOSURE

184 GROOVING DETAIL

185 ACCESSIBLE RAMP DETAIL

SHEET 7
OF 26
COUNTY FILE NUMBER

IN THE UNINCORPORATED TERRITORY, COUNTY OF INDIANA
 OF PARCELS MAP 32788 (PMB 25747-48)
 SHOWING THE LOTS 3, 4, 5, AND 6
 AND THE TRAIL, TRAIL & TRAIL TRAIL, TRAIL TRAIL & TRAIL TRAIL
 LOCATED IN A PORTION OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 EAST, 35th

SCALE: 1/8" = 1'-0"
 DIMENSION FLOOR PLAN

PROPOSED FOR:
 TOWN OF INDIANA, TOWN OF INDIANA, TOWN OF INDIANA
 PUBLIC TRAIL TRAIL
 200 MARKET STREET, INDIANAPOLIS, IN 46204
 WWW.GOODWAYDESIGN.COM

GoodWay
 DESIGN AND DRAFTING
 ARCHITECTURE
 200 MARKET STREET, INDIANAPOLIS, IN 46204
 WWW.GOODWAYDESIGN.COM

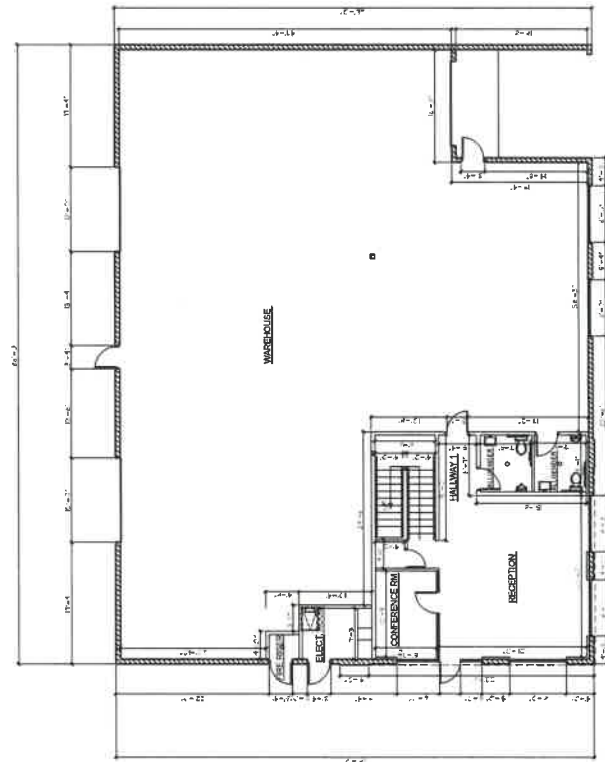
EGAN CIVIL, INC.
 PROFESSIONAL ENGINEER
 1000 EAST 10TH AVENUE, SUITE 100
 INDIANAPOLIS, IN 46202
 LICENSE NO. 10000



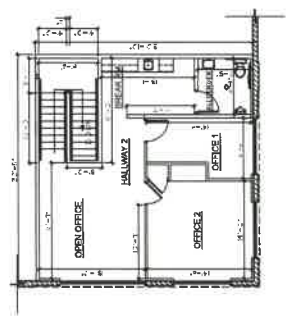
NO.	DATE	BY	REVISION

RECOMMENDED BY: ENGINEER - 10000
 COUNTY: INDIANA
 CITY OF INDIANA, TOWN OF INDIANA, TOWN OF INDIANA
 PUBLIC TRAIL TRAIL
 200 MARKET STREET, INDIANAPOLIS, IN 46204
 WWW.GOODWAYDESIGN.COM

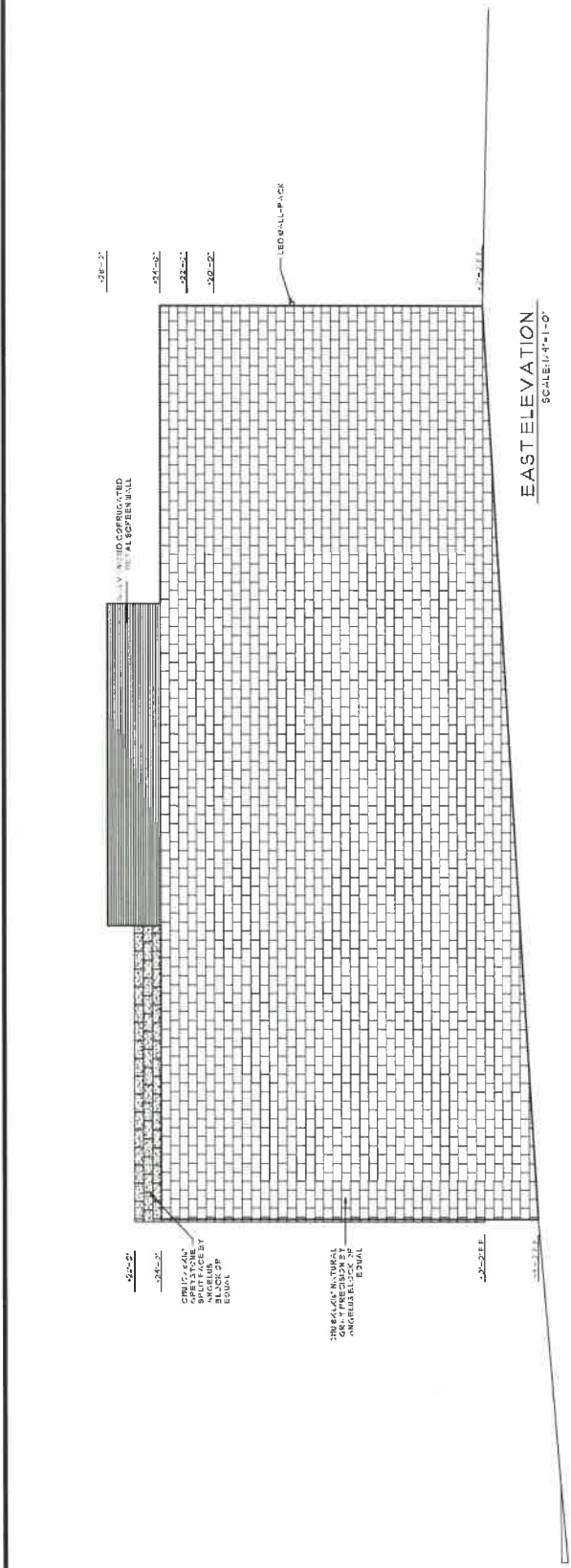
DIGITAL
 1000 EAST 10TH AVENUE, SUITE 100
 INDIANAPOLIS, IN 46202
 TEL: 317-277-3800
 WWW.DIGITALARTS.COM



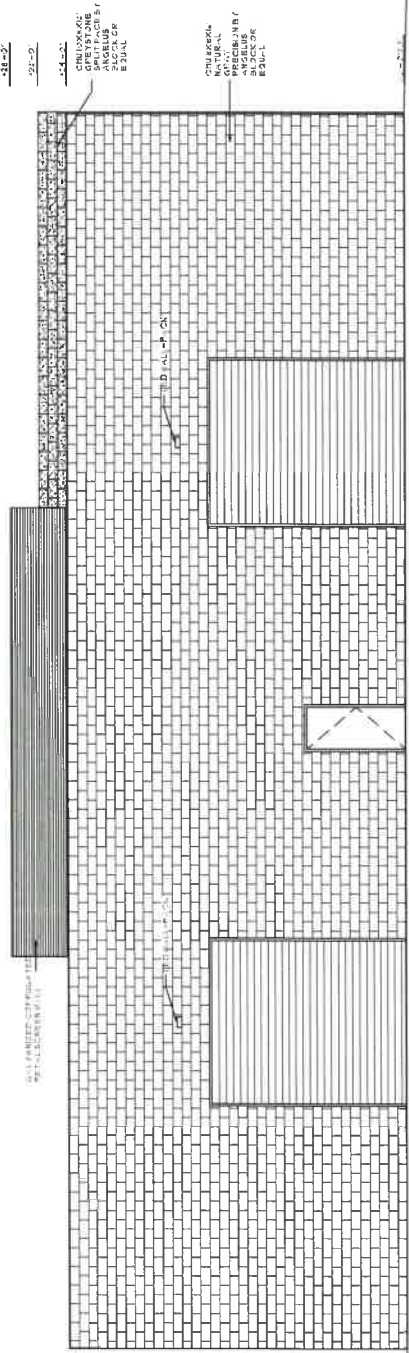
DIMENSION SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



DIMENSION FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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



NORTHELEVATION
SCALE: 1/4"=1'-0"



FOR MORE INFORMATION, VISIT US AT [WWW.DIGIART.COM](http://www.digiart.com)
 TEL: 714.277.7400
 FAX: 714.277.7401
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 10000 BAYVIEW BLVD, SUITE 100, BAYVIEW, CA 94026



EGAN CIVIL, INC.
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 10000 BAYVIEW BLVD, SUITE 100, BAYVIEW, CA 94026
 TEL: 714.277.7400
 FAX: 714.277.7401

GoodWay
 Design and Drafting
 PROFESSIONAL ARCHITECTURE
 10000 BAYVIEW BLVD, SUITE 100, BAYVIEW, CA 94026
 TEL: 714.277.7400
 FAX: 714.277.7401

PREPARED FOR:
JOHNSON
 COMMERCIAL REAL ESTATE
 10000 BAYVIEW BLVD, SUITE 100, BAYVIEW, CA 94026
 TEL: 714.277.7400
 FAX: 714.277.7401

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 COMMERCIAL REAL ESTATE
 10000 BAYVIEW BLVD, SUITE 100, BAYVIEW, CA 94026
 TEL: 714.277.7400
 FAX: 714.277.7401

IN THE UNINCORPORATED TERRITORY, COUNTY OF MARICOPA
LOTS 5, 6 AND 8
OF PARCEL MAP 02789 (PMB 281/4-0)
 PREPARED FOR: **JOHNSON COMMERCIAL REAL ESTATE**
 10000 BAYVIEW BLVD, SUITE 100, BAYVIEW, CA 94026
 TEL: 714.277.7400
 FAX: 714.277.7401

SHEET **9**
 OF **26**
 COUNTY FILE NUMBER

SHEET 12
OF 26
SHEETS
COUNTY FILE NUMBER

IN THE UNINCORPORATED TOWN OF COUNTY OF INDIANA
LOT 18, 19, 20 AND 21
OF PARCEL MAP 82788 (PMB 251/A-48)
MOWLAO
17700 STATE ROAD 130, WEST LAKE, INDIANA 46785
LISTED AS PART OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 4 EAST, 3RD

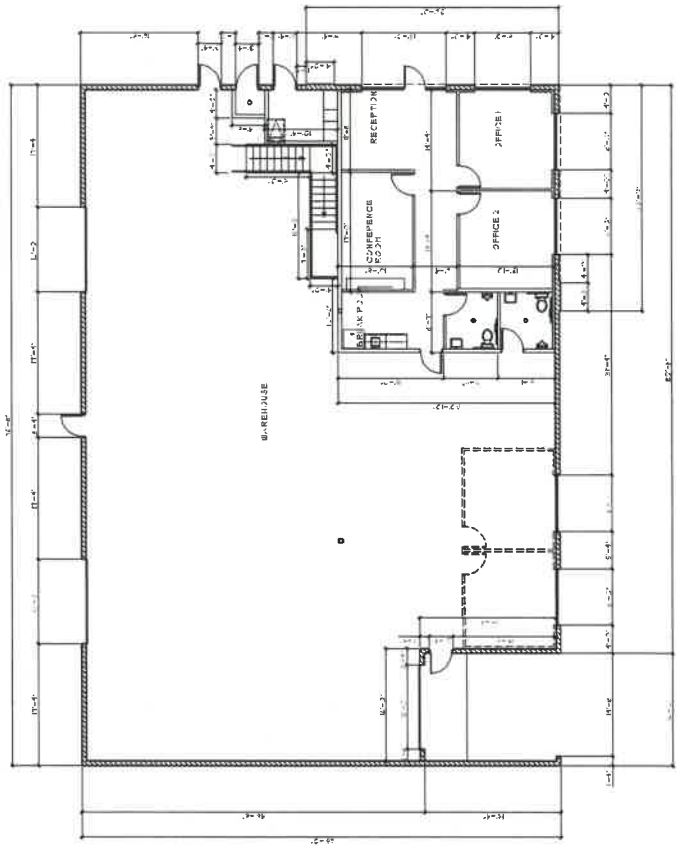


PREPARED FOR:
MOWLAO
17700 STATE ROAD 130, WEST LAKE, INDIANA 46785
ARCHITECT: MOWLAO
17700 STATE ROAD 130, WEST LAKE, INDIANA 46785
DATE: 05/28/20

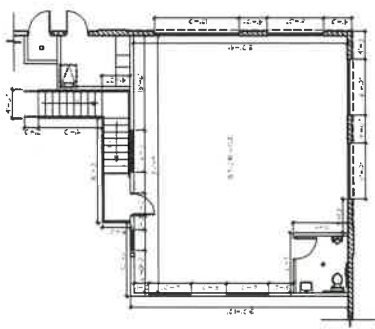


NO.	DATE	BY	REVISION

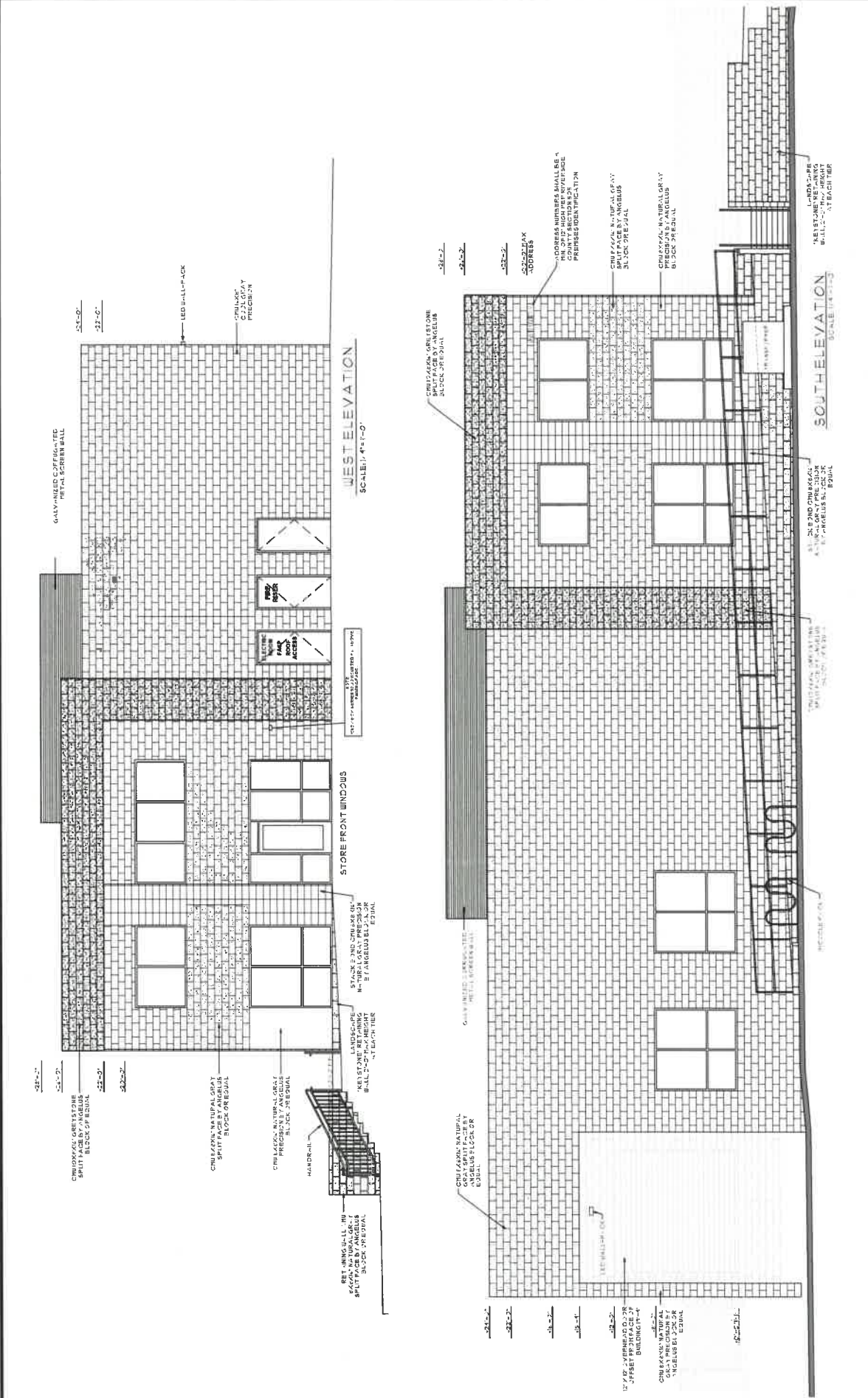
CONSTRUCTION OF THIS PLAN IS SUBJECT TO THE INDIANA CONSTRUCTION CODE, 45 IAC 1-2-1-1. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.



DIMENSION FLOOR PLAN
SCALE: 1/8"=1'-0"



DIMENSION SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



 JOHNSON COMMERCIAL REAL ESTATE	PROJECT FOR: PAWNEE LLC 2525 2ND STREET, SUITE 4 SAN ANTONIO, TEXAS 78204 (512) 441-1000 WWW.JOHNSONCOMMERCIAL.COM	 GoodWay COMMERCIAL REAL ESTATE 1000 N. LOOP WEST, SUITE 100 DALLAS, TEXAS 75207 (214) 741-1100 WWW.GOODWAYCOMMERCIAL.COM	 EGAN CIVIL INC. 1100 N. LOOP WEST, SUITE 100 DALLAS, TEXAS 75207 (214) 741-1100 WWW.EGANCIVIL.COM		COUNTY: _____ CITY/TOWN: _____ PROJECT NO.: _____ SHEET NO.: _____
					SHEET 18 OF 26 COUNTY FILE NUMBER _____

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF TEXAS, AND THAT I HAVE PREPARED THE ARCHITECTURAL DRAWINGS HEREON.
 ARCHITECT: _____
 LICENSE NO.: _____
 DATE: _____

24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

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



CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

LED BAL-PUCK

24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"
24'-0"

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

24'-0"
24'-0"
24'-0"
24'-0"
24'-0"

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

12' X 14' O.H.D.
SCALE: 1/4" = 1'-0"

MAN DOOR

12' X 14' O.H.D.
SCALE: 1/4" = 1'-0"

24'-0"
24'-0"

PREDEC SPRIGGED
1/2" 1" SCREEN WALL

LED WALL PUCK

24'-0"
24'-0"
24'-0"

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

CRUISEWAY
BALUSTRADE
MATERIALS BY
ANGELUS FOR
EDMUL

12' X 14' O.H.D.
SCALE: 1/4" = 1'-0"

MAN DOOR

12' X 14' O.H.D.
SCALE: 1/4" = 1'-0"



FOR MORE INFORMATION
CALL 800-227-7611
WWW.DIGALPRT.COM

ARCHITECT'S SEAL
NO. 120078
STATE OF CALIFORNIA
REGISTERED ARCHITECT



EGAN CIVIL, INC.
PROFESSIONAL ENGINEERING
1000 S. ALHAMBRA BLVD. #100
ALHAMBRA, CA 91803
PH: 626-441-1111 FAX: 626-441-1112
WWW.EGANCIVIL.COM



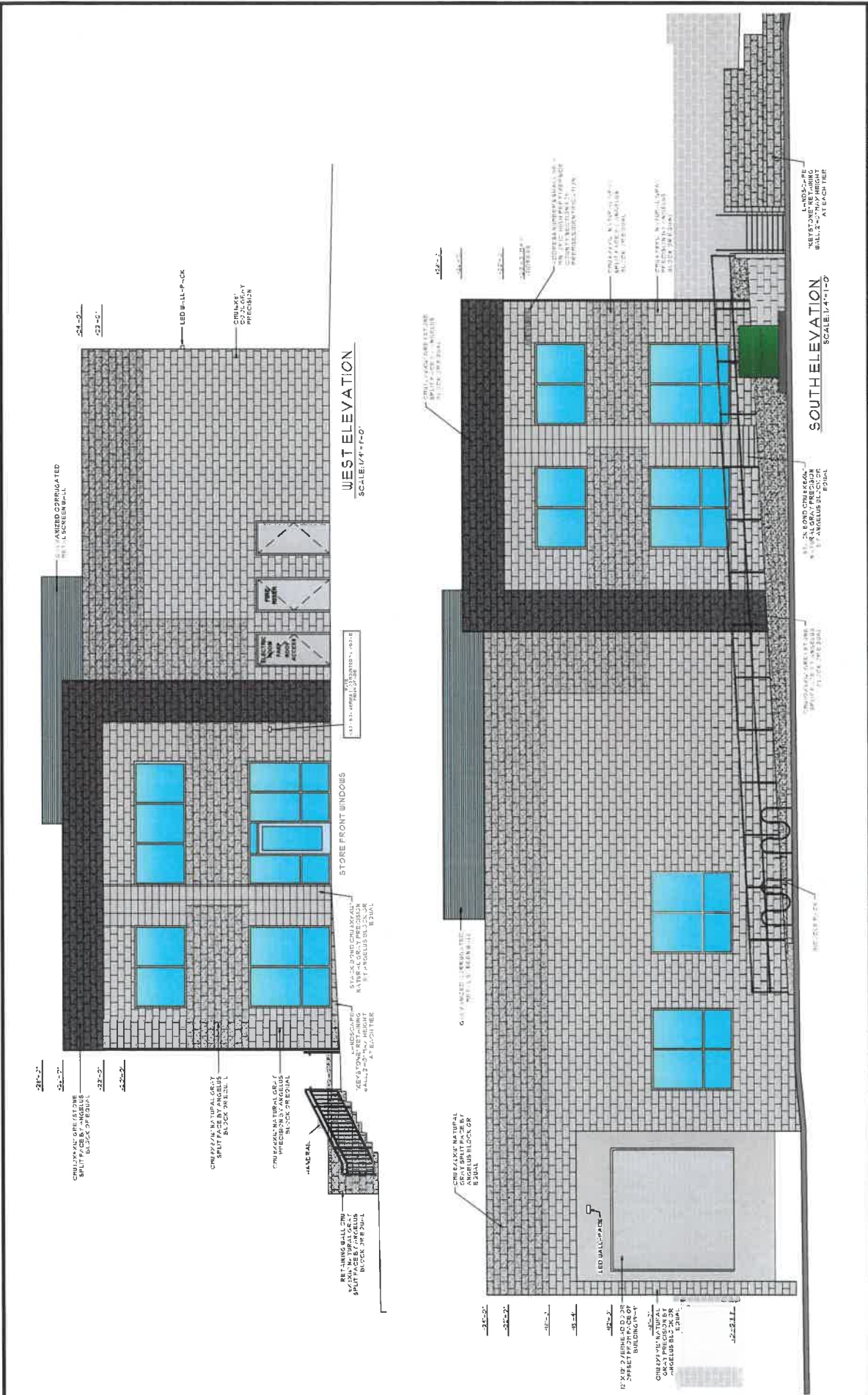
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ALHAMBRA, CA 91803
CONTACT: (626) 441-1111
WWW.GOODWAYARCH.COM



IN THE UNINCORPORATED TOWNSHIP OF WESTLAND, COUNTY OF HENRIETTA
OF PARCEL MAP 82788 (PAGE 254/4-48)
WESTLAND PARCEL MAP 82788, PARCELS 3, 4, 5 AND 6

SHEET 14
OF 26
COUNTY FILE NUMBER

PLAT DATE: MAY 28, 2020



SHEET NO.	15
	OF 28
COUNTY FILE NUMBER	28

IN THE UNINCORPORATED TERRITORY, COUNTY OF INDIANA
 OF PARCEL MAP 32788 (PMB 285(4)-43)
 TOWN AND RANGE, TOWNSHIP 28 N. R. 4 E. S. 28
 COUNTY OF INDIANA, STATE OF INDIANA



DESIGNED BY
 1400 SOUTH STATE STREET
 BIRMINGHAM, AL 35202
 205.973.7800
 www.johnsonarchitect.com

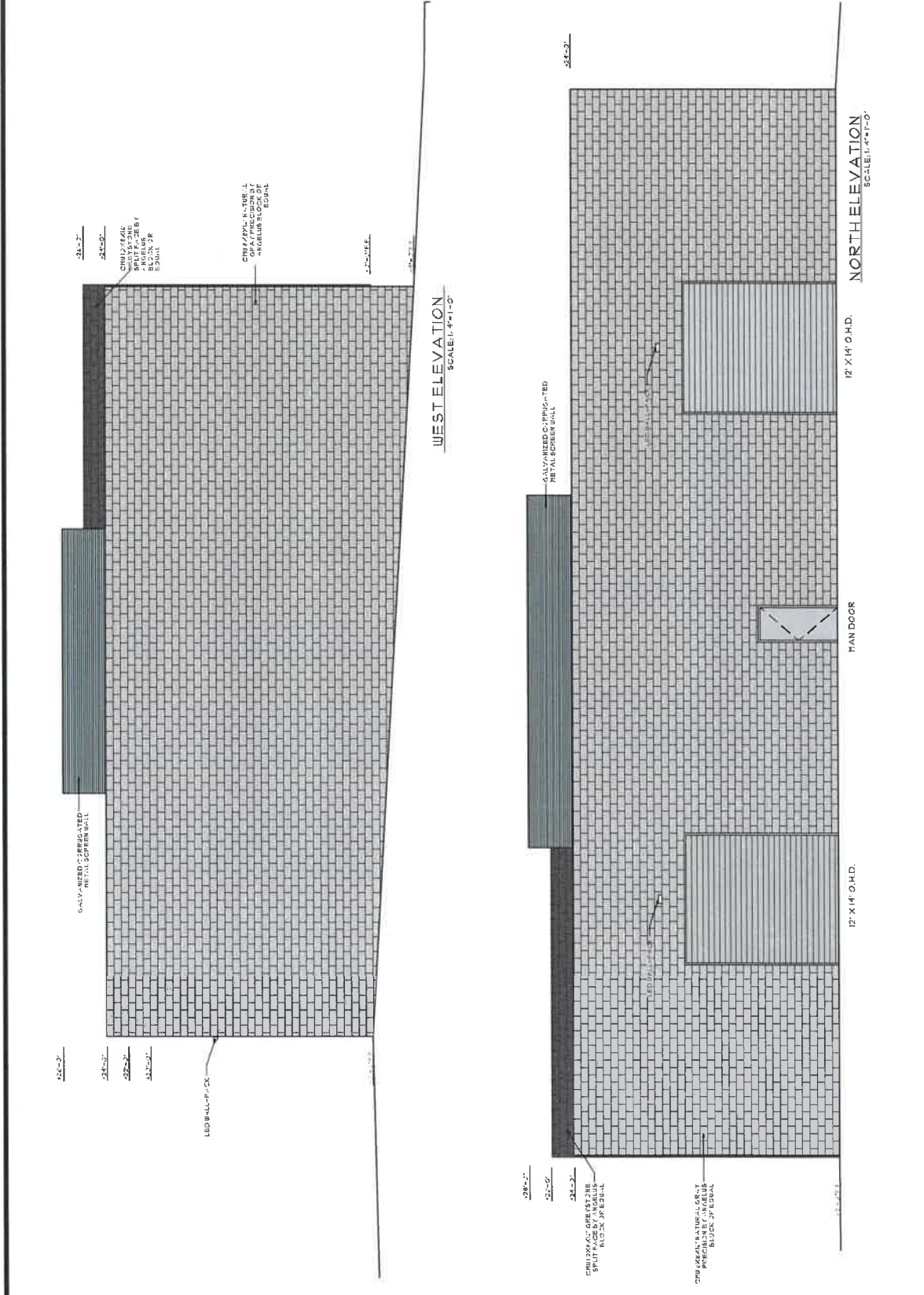
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 ARCHITECTURE & DESIGN, INC.
 1400 SOUTH STATE STREET
 BIRMINGHAM, AL 35202
 205.973.7800
 www.johnsonarchitect.com

EGAN CIVIL INC.
 1000 NORTH 1ST AVE
 BIRMINGHAM, AL 35203
 205.973.7800
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 ARCHITECTS
 3501 HUNTERS HILL BLVD. SUITE 100
 HOUSTON, TX 77057
 (281) 407-7888
 E. Egan, AIA
 J. Egan, AIA
 L. Egan, AIA

GoodWay
 Design and Drafting
 ARCHITECTURE
 2000 WEST GULF FREWAY SUITE 100
 HOUSTON, TX 77058
 (281) 407-7888
 J. Goodway, AIA

NO. 2010
 REGISTERED ARCHITECT
 STATE OF TEXAS
 EXPIRES 12/31/2020

JOHNSON
 COMMERCIAL REAL ESTATE
 2000 WEST GULF FREWAY SUITE 100
 HOUSTON, TX 77058
 (281) 407-7888
 J. Johnson

FORMED FOR:
 2020 TLA USA TALL DOME SITE 4
 GRAND MARKET AT NORTH
 HOUSTON, TEXAS
 OWNER: JOHNSON
 DESIGNER: JOHNSON

IN THE UNINCORPORATED TERRITORY, COUNTY OF JUSTICE
LOTS 3, 4, AND 6
OF PARCEL MAP 30770 (P.M.B. 281/4-6)

SHEET 16
OF
SHEETS 26

PLAT DATE MAY 28 2020

IN THE UNINCORPORATED TERRITORY, COUNTY OF HARRIS,
STATE OF TEXAS, TRACT 100, BLOCK 10,
OF PARCEL MAP 82789 (PHG 281/4-48)
NEW LIP
TRACT 100, BLOCK 10, PHG 281/4-48
TRACT 100, BLOCK 10, PHG 281/4-48
TRACT 100, BLOCK 10, PHG 281/4-48



FOR MORE INFO:
FRANK & LUCY
2200 WILSON, FALLS CHURCH, VA 22034
FRANK@FRANKLUCY.COM
703-414-3344
FRANK & LUCY REAL ESTATE BROKERS



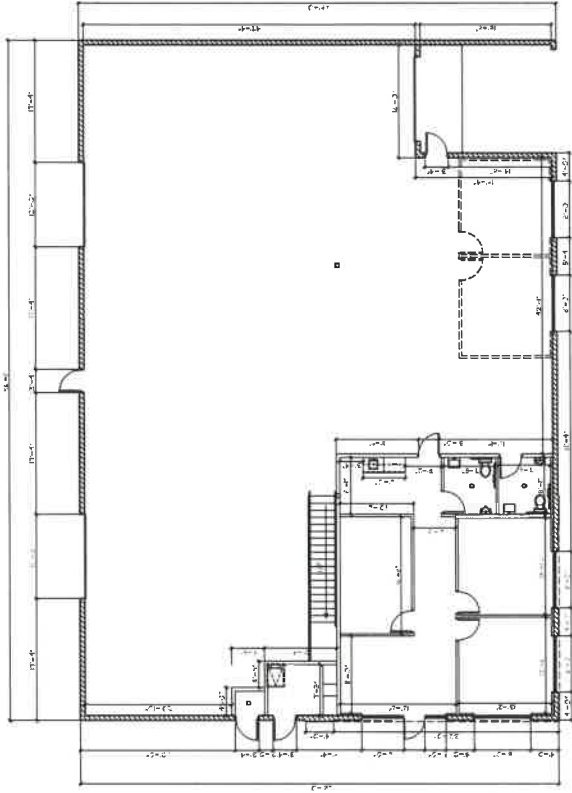
EGAN CIVIL, INC.
1100 W. HARRIS BLVD., SUITE 1000, HOUSTON, TX 77002
713-865-1234
EGAN CIVIL, INC.



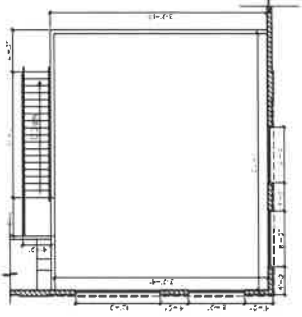
COUNTY FILE NO. DATE BY

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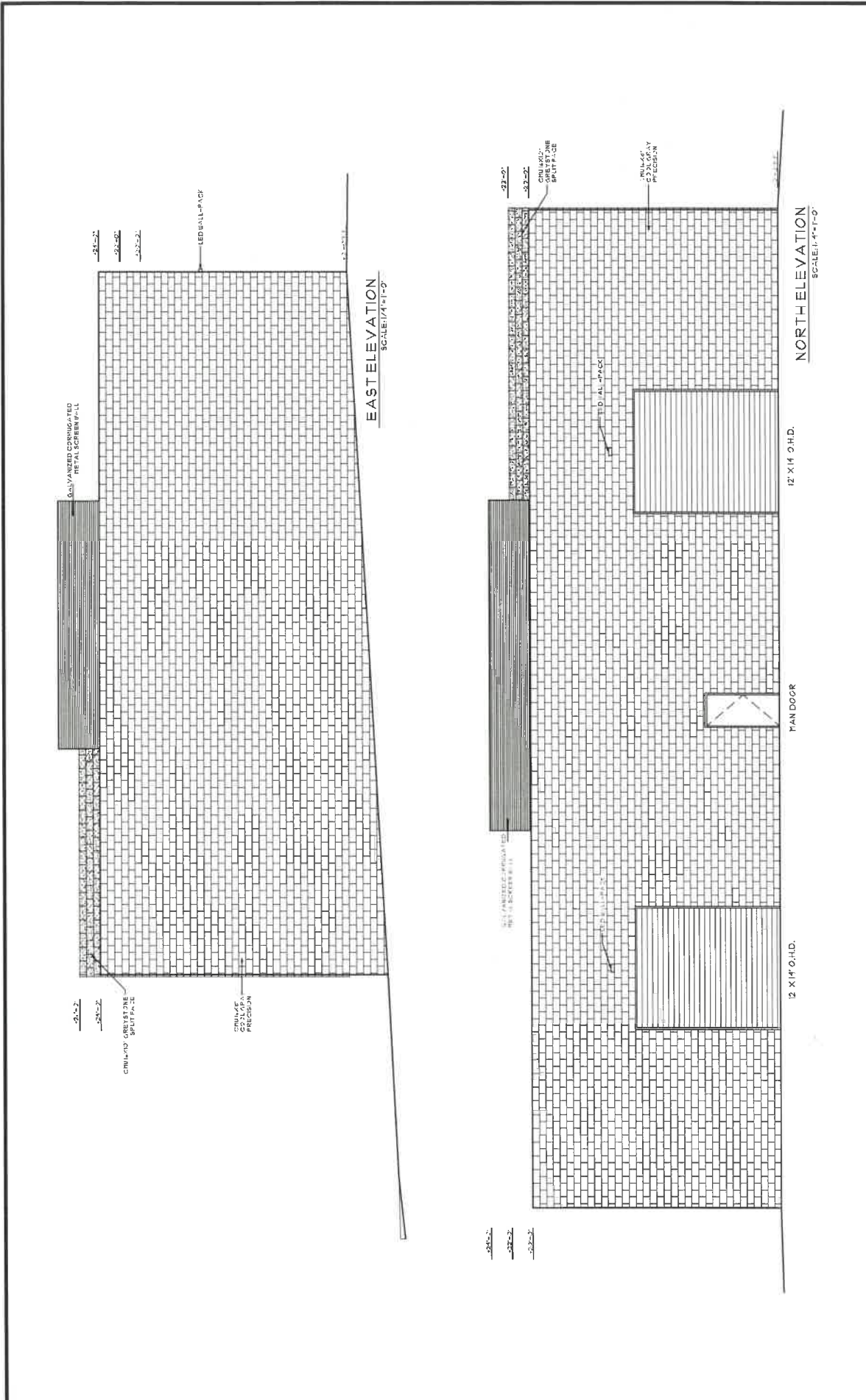
FOR MORE INFO:
FRANK & LUCY
2200 WILSON, FALLS CHURCH, VA 22034
FRANK@FRANKLUCY.COM
703-414-3344
FRANK & LUCY REAL ESTATE BROKERS



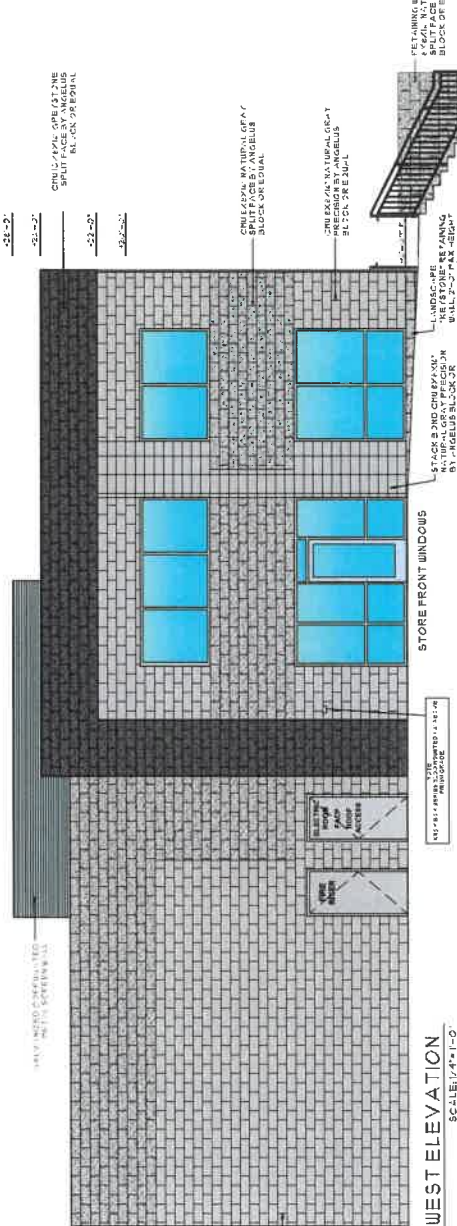
DIMENSION FLOOR PLAN
SCALE: 1/8"=1'-0"



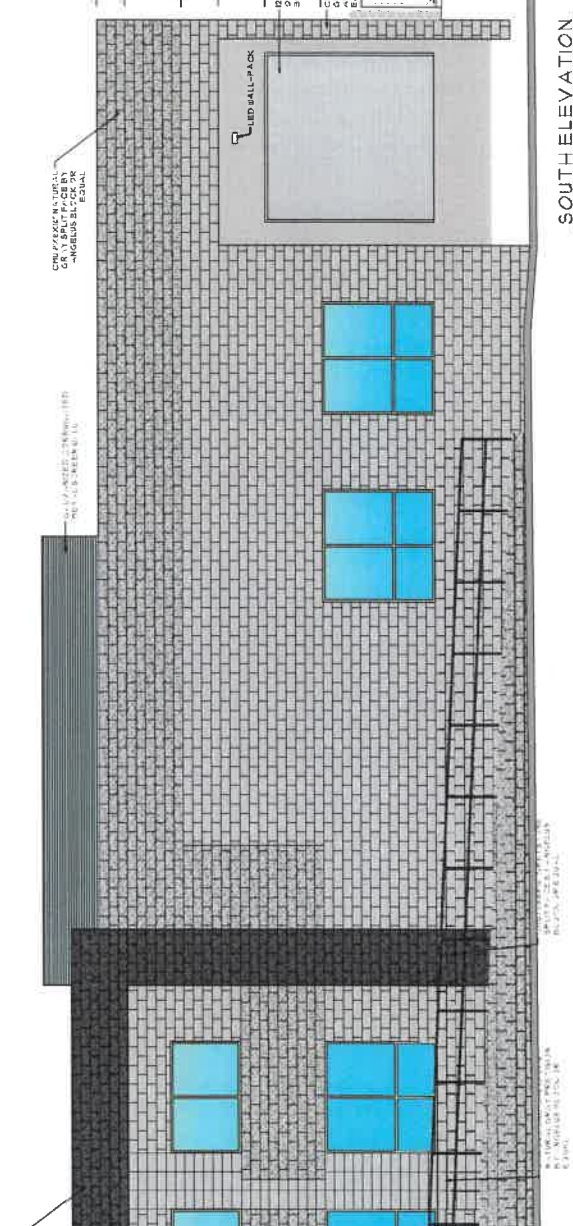
DIMENSION SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



<p>CALL 800-277-3461 WWW.DIGIART.COM</p>	<p>PROFESSIONAL SEAL OF ARCHITECT ARCHITECT STATE OF CALIFORNIA NO. 1000</p>	<p>EGAN CIVIL INC. ARCHITECTS AND ENGINEERS 1000 10TH AVENUE, SUITE 100 SAN FRANCISCO, CALIFORNIA 94133 (415) 441-1111 WWW.EGANCIVIL.COM</p>	<p>GOODWAY DESIGN AND DRAFTING 1000 10TH AVENUE, SUITE 100 SAN FRANCISCO, CALIFORNIA 94133 (415) 441-1111 WWW.GOODWAYDESIGN.COM</p>	<p>PERMITTED FOR: RESIDENTIAL USE 12 X 14 O.H.D. 12 X 14 O.H.D. TANK DOOR 12 X 14 O.H.D.</p>	<p>JOHNSON COMMERCIAL REAL ESTATE</p>	<p>IN THE UNINCORPORATED TOWN OF BAYVIEW, COUNTY OF SAN DIEGO OF PARCEL MAP 32788 (PLAT 281/4-48) LOTS 3, 4, AND 6 COUNTY FILE NUMBER SHEET 19 OF SHEETS 26</p>



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



SOUTHELEVATION
SCALE: 1/4" = 1'-0"

+24'-0" CRUZZAL NATURAL GRAY SPLIT FACE BRICK ANGLEUS BLOCK ON EQUAL

+22'-0" CRUZZAL NATURAL GRAY SPLIT FACE BRICK ANGLEUS BLOCK ON EQUAL

+9'-0" CRUZZAL NATURAL GRAY SPLIT FACE BRICK ANGLEUS BLOCK ON EQUAL

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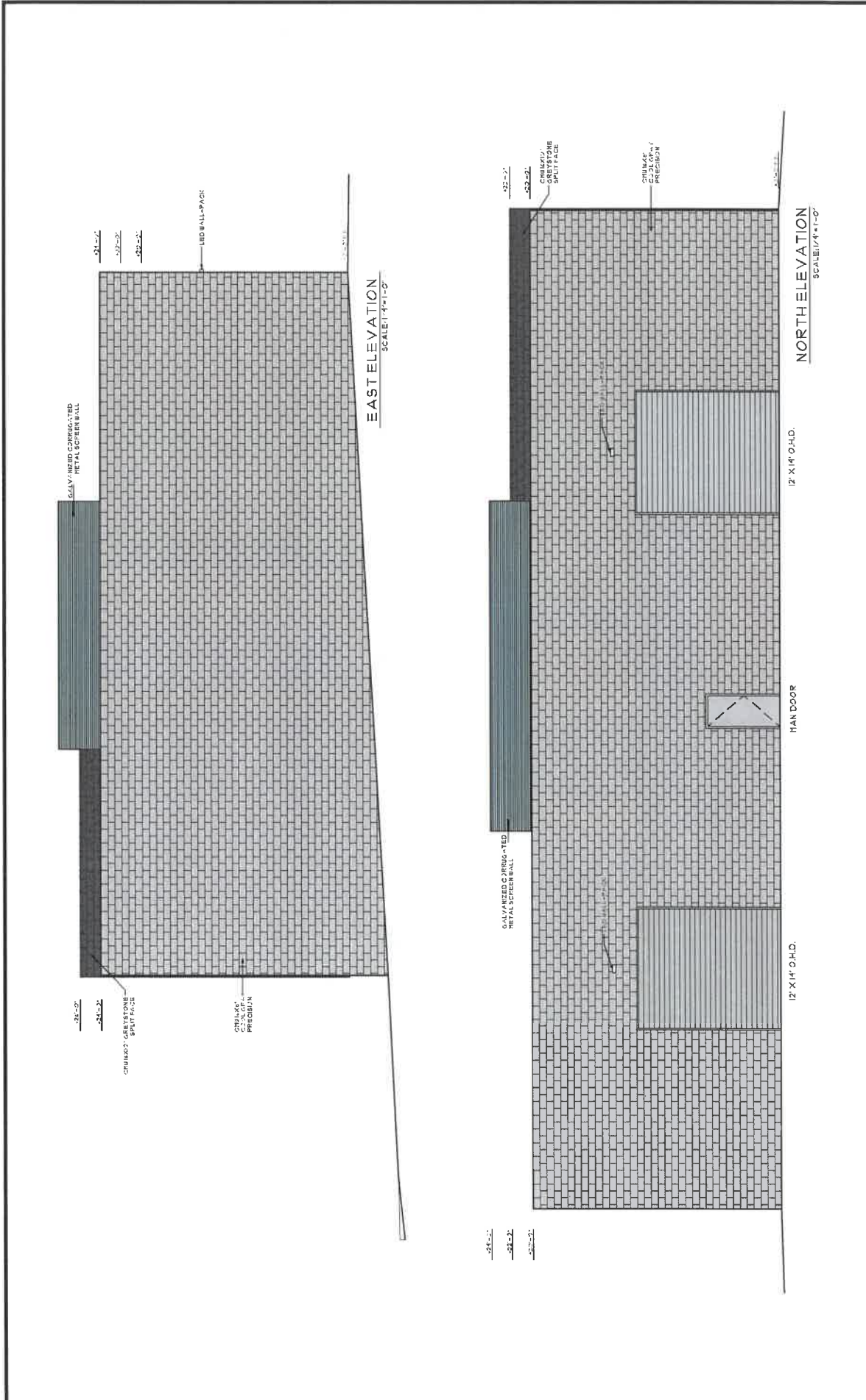
CRUZZAL NATURAL GRAY SPLIT FACE BRICK ANGLEUS BLOCK ON EQUAL

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CRUZZAL NATURAL GRAY SPLIT FACE BRICK ANGLEUS BLOCK ON EQUAL

<p>DIGIART COMPUTER GRAPHICS</p> <p>100-327-2800 WWW.DIGIART.COM</p>	<p>DESIGNED BY: [Signature]</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: []</p> <p>COUNTY: []</p> <p>APPLICABLE: []</p> <p>REVISIONS:</p>	<p>THE UNINCORPORATED TOWN OF WISCONSIN</p> <p>LOT 1, 2, 3 AND 4 OF PARCEL MAP 32789 (PHG 251/4-8)</p> <p>WISCONSIN LAND RECORDS SYSTEM</p> <p>OFFICE OF THE CLERK OF COURTS STATE OF WISCONSIN</p>	<p>FOR MORE INFO VISIT: WWW.DIGIART.COM</p> <p>FOR MORE INFO VISIT: WWW.DIGIART.COM</p>
<p>JOHNSON COMMERCIAL REAL ESTATE</p> <p>715-224-4444 WWW.JOHNSONCRE.com</p>	<p>FOR MORE INFO VISIT: WWW.GOODWAYDESIGN.COM</p> <p>FOR MORE INFO VISIT: WWW.GOODWAYDESIGN.COM</p>	<p>FOR MORE INFO VISIT: WWW.GOODWAYDESIGN.COM</p> <p>FOR MORE INFO VISIT: WWW.GOODWAYDESIGN.COM</p>	<p>FOR MORE INFO VISIT: WWW.GOODWAYDESIGN.COM</p> <p>FOR MORE INFO VISIT: WWW.GOODWAYDESIGN.COM</p>



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IN THE UNINCORPORATED TERRITORY, COUNTY OF HENRIETTA,
OF PARCEL MAP 32789 (PMB 295/4-43)

JOHNSON
COMMERCIAL REAL ESTATE

PREPARED FOR:
KIMBERLY S. JOHNSON
2020 HENRIETTA, MI 48859
PH: 248-277-3600
WWW.KIMBERLYJOHNSON.COM

GoodWay
Digital Signage Solutions
4800 WOODBURN ROAD, HENRIETTA, MI 48859
PH: 248-277-3600
WWW.GOODWAYSIGNAGE.COM

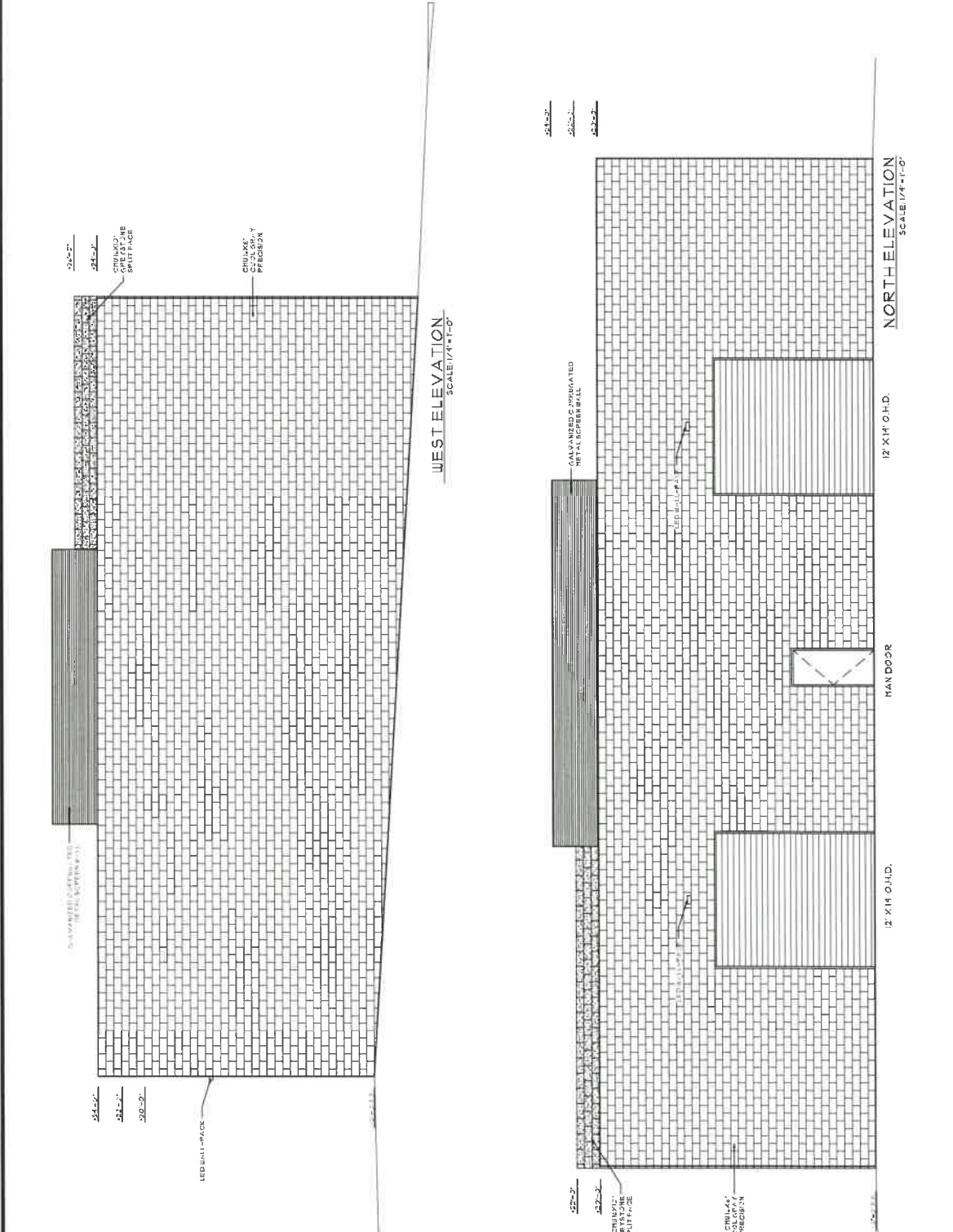
EGAN CIVIL, INC.
PROFESSIONAL ENGINEER
NO. 72076
STATE OF MICHIGAN



NO.	DATE	REVISIONS

DESIGNED BY: J. BLUMBERG • 04/27/20
CHECKED BY: J. BLUMBERG • 04/27/20
CITY OF HENRIETTA: 248-277-3600
MAY BE USED IN THE COUNTY OF HENRIETTA, MI
IF APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER
OF HENRIETTA, MI AND AS SHOWN BY A MAP OF THE PUBLIC RECORDS OF
THE COUNTY OF HENRIETTA, STATE OF MICHIGAN, 2020-00000
BY: J. BLUMBERG

DIGITAL SIGNAGE
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WEST ELEVATION
SCALE 1/4" = 1'-0"

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



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

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

	TEL: 703-227-3800 WWW.DIGIART.COM		COUNTY: DADE CITY: MIAMI	PROJECT NO.: 2020-001 DATE: 05/28/2020	PREPARED FOR: JOHNSON COMMERCIAL REAL ESTATE 1000 N. W. 10th St., Suite 1000, Miami, FL 33136	PROJECT NO.: 2020-001 DATE: 05/28/2020	PREPARED BY: GoodWay Design and Drafting 1000 N. W. 10th St., Suite 1000, Miami, FL 33136	IN THE UNINCORPORATED TERRITORY, COUNTY OF DADE LOTS 3, 4, 5, AND 6 OF PARCEL MAP 82788 (PAGE 2/6/4-63)	SHEET NO. 25 OF 26
									COUNTY FILE NUMBER:

FLOT DATE: MAY 28, 2020

IN THE UNINCORPORATED TERRITORY, COUNTY OF PINEBLISS
LOTS 3, 4, 5, AND 6
OF PARCEL MAP 32789 (PMB 256/4-43)
THIS PLAN, DRAWN & SET BY THE UNDERSIGNED, ENGINEER, CIVIL, IS BEING
FILED FOR RECORD IN THE PUBLIC OFFICE OF THE COUNTY OF PINEBLISS,
LOUISIANA, AT THE OFFICE OF THE CLERK OF COURTS, MONROE, LOUISIANA, THIS 28th DAY OF MAY, 2020.



PROVIDED FOR:
BRENNE & LLC
7700 WILSON
MONROE, LA 70001
PHONE: 225.336.4000
430 N. WILSON
MONROE, LA 70001
WWW.BRENNE.COM

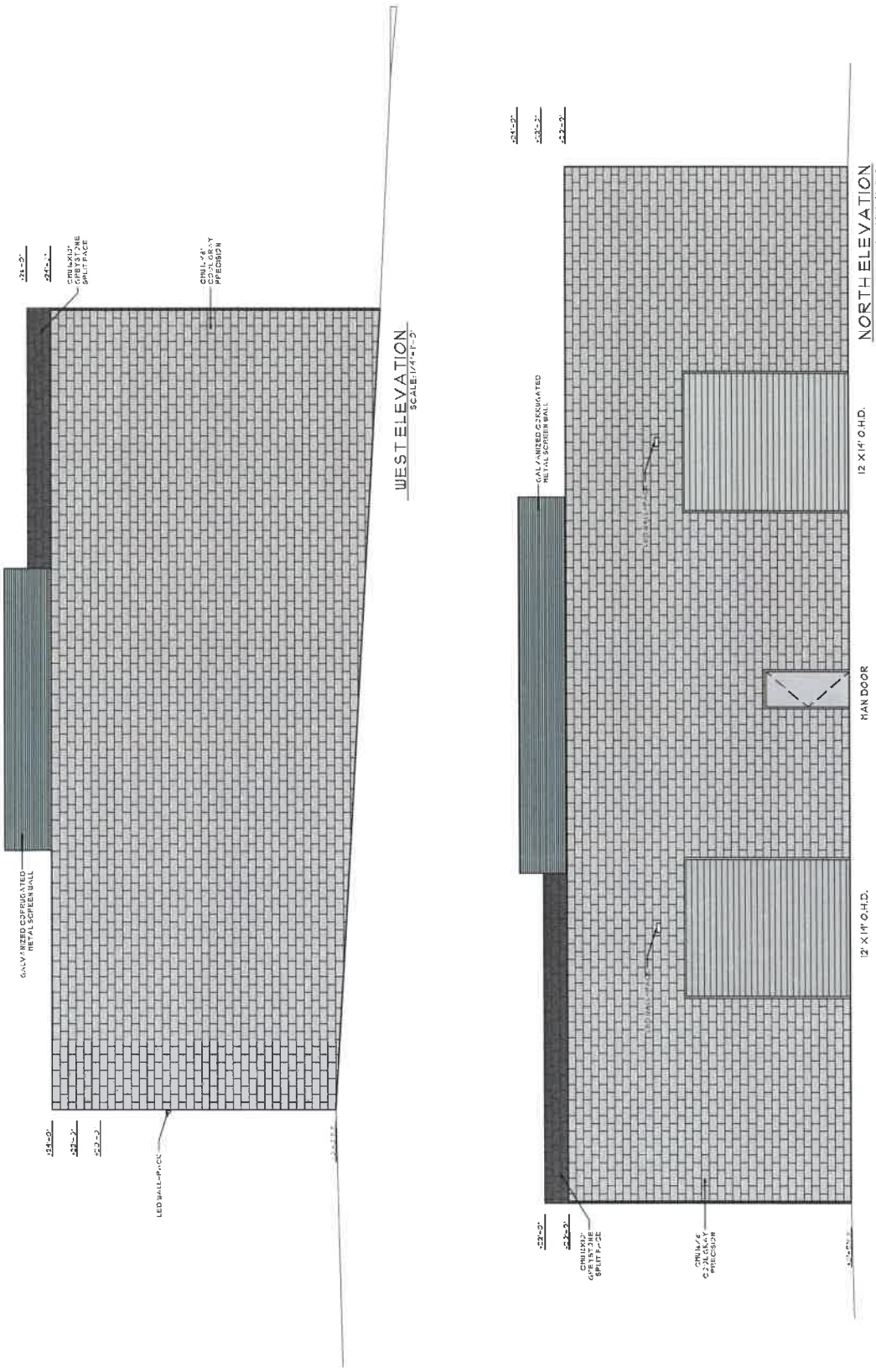


EGAN CIVIL, INC.
1000 N. WILSON
MONROE, LA 70001
PHONE: 225.336.4000
WWW.EGAN-CIVIL.COM



NO.	DATE	REVISIONS

NOTATION: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



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

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

PLANT MATERIAL LEGEND

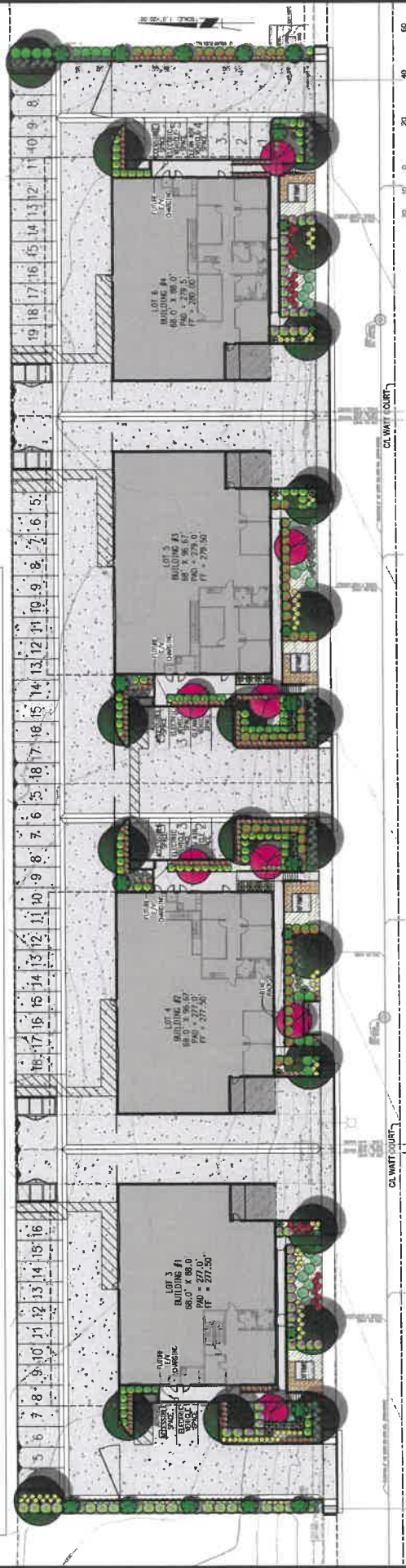
SYM. NAME	SITE	COMMENTS	QUANTITY	UNIT
	24" Box	Multi-trunk	8	M. S.
	24" Box	Standard	21	M. S.

SYM. NAME	SITE	COMMENTS	QUANTITY	UNIT
	24" Box	Multi-trunk	12	M. S.
	24" Box	Standard	4	M. S.
	14"-20" BTH	Skinned	18	M. S.

SYM. NAME	SITE	COMMENTS	QUANTITY	UNIT
	1 gal.	Born to Shine	45	L. 2
	5 gal.	Red Yucca	25	M. 5
	5 gal.	Flamingo	75	M. 5
	1 gal.	Small Palm	120	M. 5
	1 gal.	Small Palm	95	M. 5
	5 gal.	Flamingo	25	L. 2
	5 gal.	Flamingo	40	L. 2
	5 gal.	Flamingo	100	L. 2
	18 gal.	Flamingo	20	M. 5

SYM. NAME	SITE	COMMENTS	QUANTITY	UNIT
	5 gal.	Flamingo	15	M. 5
	5 gal.	Flamingo	40	L. 2
	5 gal.	Flamingo	200	L. 2

SYM. NAME	SITE	COMMENTS	QUANTITY	UNIT
	5 gal.	Flamingo	15	M. 5
	5 gal.	Flamingo	40	L. 2
	5 gal.	Flamingo	200	L. 2



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



STREETSCAPE

SCALE: 1" = 20'-0"

NOTE: DRAWING SCALES APPLY WHEN PLOTTED ON 24X36 PAPER
 IF THE UNINCORPORATED VENDOR'S COUNTRY OF ORIGIN IS
OF PLANT
COLORED LANDSCAPE PLAN
 PREPARED BY: JOHNSON
 COUNTY FILE NUMBER: 26
 COUNTY FILE NUMBER: 6

PREPARED FOR: RESERVE & LLC
 10000 MIDWAY AVENUE, SUITE 100
 IRVINE, CA 92618
 PHONE: (949) 778-0000
 C/O: MATTHEW JOHNSON
 MATTHEW@JOHNSONLAW.COM

GoodWay
 LANDSCAPE ARCHITECTURE
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 C/O: MATTHEW JOHNSON
 MATTHEW@JOHNSONLAW.COM

RECORDING IN IRVINE, CALIFORNIA - 92712
 COUNTY OF ORANGE - 92712
 PLANS FOR THE RECORDING OF THE
 LANDSCAPE PLAN FOR THE PROJECT OF THE
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THESE PLANS ARE BASED ON THE CENTER LINE OF THE
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 SHOWN IN RED. THE CENTER LINE OF THE
 EXISTING HIGHWAY IS SHOWN IN RED.



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

Juan C. Perez
Agency Director



09/09/20, 9:22 am

PPT200001

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT200001. 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 Plot Plan No. 200001 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. 200001 proposes the construction of four (4) speculative industrial buildings on respective lots. Lot 3 includes a 6,690 square-foot industrial building, Lot 4 includes a 7,430 square-foot industrial building, Lot 5 includes a 7,420 square-foot industrial building, and Lot 6 includes a 7,770 square-foot industrial building. Respective sites include landscaping and on site parking improvements at 650-380-003, 650-380-004, 650-380-005, 650-380-006. The project is located north of Watt Court, and east of Rio Del Sol Road.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Bermuda Dunes (Adopted 5/13/2008)
 - Desert Edge (Adopted 12/23/2008)
 - Lakeview Nuevo (Adopted 8/1/2006)
 - Mecca (Adopted 7/21/2009)
 - Temecula Valley Wine Country (Adopted 3/11/2014)
 - Temescal Valley (Adopted 3/20/2007)
 - Thermal (Adopted 7/21/2009)
 - Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 4 AND - Exhibits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

The development of the premises shall conform substantially with that as shown on APPROVED Plot Plan No. 200001 EXHIBIT(S)

Exhibit A

- (1) Preliminary Site Plan, Elevations, Sheet 1, Dated 5/28/2020
- (2) Site Details, Sheet 4, Dated 5/28/2020
- (3) Floor Plans, Sheet 7, 17, 22, Dated 5/28/2020
- (4) Elevations, Sheet 8 - 16, 18, 19, 20, 21, 23, 24, 25, 26, Dated 5/28/2020

Exhibit D

- (1) Preliminary Grading Plan A, Sheet 2, Dated 5/28/2020
- (2) Preliminary Grading Plan B, Sheet 3, Dated 5/28/2020

Exhibit E

- (1) Preliminary Landscape Plan, Sheet 5 - 6, Dated 5/28/2020

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

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, provide a fire access site plan. Access roads shall be provided to within 150 feet to all portions of the facility and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

3. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

4. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

5. 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

6. 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

7. 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

Advisory Notification. 6 AND - Mitigation Measures

Incorporation of all adopted Mitigation Measures.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

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

The accessible path of travel details shall include;

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

The Accessible path of travel shall:

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

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

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

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

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

EV PARKING:

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

DISABLED ACCESS GUIDELINE:

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

Required Number of Accessible EVCS

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

Electric Vehicle Charging Stations for Public Use and Common Use

Total Number of EVCS at a Facility ¹	Minimum Number (by type) of Accessible EVCS Required		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100.

EV PARKING:

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

DISABLED ACCESS:

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

Required Number of Accessible EVCS

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

Electric Vehicle Charging Stations for Public Use and Common Use

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

EVCS Locations

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

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

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

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.

William Peppas
951-955-1889
wpeppas@rivco.org

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(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 a reasonable time frame. 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.

Planning. 2

0010-Planning-MAP - INADVERTENT ARCHAEO FIND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)

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

Planning. 3 0010-Planning-USE - AGRICULTURE CODES

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall include the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plant material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (*Aonidiella aurantii*.)"

Planning. 4 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. 5 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. 6 0010-Planning-USE - COLORS & MATERIALS (cont.)

Planning. 6 0010-Planning-USE - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

Planning. 7 0010-Planning-USE - COMPLY WITH NPDES

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

Planning. 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 A, unless otherwise amended by these conditions of approval.

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 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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 10 0010-Planning-USE - FEES FOR REVIEW

Any subsequent submittal required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 10 0010-Planning-USE - FEES FOR REVIEW (cont.)**

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 - LANDSCAPE MAINTENANCE

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

Planning. 12 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. 13 0010-Planning-USE - LIMITED SECOND FLOOR

Except for the floor plan for a second floor as shown on APPROVED EXHIBIT A, no tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony 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. 14 0010-Planning-USE - MAINTAIN FLOOD FACILITY

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

Planning. 15 0010-Planning-USE - MAX HEIGHT

The buildings/structure located within the property shall not exceed a height of 28 feet.

Planning. 16 0010-Planning-USE - MT PALOMAR LIGHTING AREA

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 **0010-Planning-USE - MT PALOMAR LIGHTING AREA (cont.)**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 17 **0010-Planning-USE - NO EA FOR GRADING**

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 1,000 cubic yards of cut and 1,000 cubic yards of fill.

Planning. 18 **0010-Planning-USE - NOISE MONITORING REPORTS**

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 19 **0010-Planning-USE - PARKING DETERMINATIONS**

Parking for this permit was determined primarily on the basis of speculative office/warehouse uses within the approved buildings. The adequate amount of parking is to be reviewed at the time a building permit is applied for a proposed use or tenant. Provided such uses continue to be listed in the M-SC Zone, the future use or tenant shall not be allowed unless a plot plan, conditional use permit, or public use permit pursuant Ordinance No. 348 is submitted to and approved by the Planning Department in order to verify adequate parking is available within the property.

SUCH USES WHICH ARE MORE PARKING INTENSIVE THAN THOSE UPON WHICH THE PARKING DETERMINATION WAS MADE.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 **0010-Planning-USE - PARKING DETERMINATIONS (cont.)**

The property owner shall be responsible to provide a complete accounting of all parking and uses within the entire property in connection with any such application.

Planning. 20 **0010-Planning-USE - PERMIT SIGNS SEPARATELY**

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 21 **0010-Planning-USE - PHASE BY NEW PERMIT**

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

Planning. 22 **0010-Planning-USE - PREVENT DUST & BLOWSAND**

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blow sand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 23 **0010-Planning-USE - SHERIFF'S LETTER**

The permit holder shall remain in compliance with the crime prevention requirements of the Riverside County Sheriff's Department.

Planning. 24 **0010-Planning-USE - 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.

Planning. 25 **0010-Planning-USE - VIABLE LANDSCAPING**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25

0010-Planning-USE - VIABLE LANDSCAPING (cont.)

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

Planning. 26

0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 27

015 - PLANNING - Landscape Requirement

Landscape Requirement

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

The developer/ permit holder shall:

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 27 **015 - PLANNING - Landscape Requirement (cont.)**

available.

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

Planning. 28 **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. 29 **No Outdoor Advertisement**

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. 30 **No Refrigerated Warehouse or TRUs**

A restrictive covenant on the parcel shall be recorded that prohibits the operation of refrigerated warehouse space or the use of transport refrigeration units (TRUs) on the property.

Planning. 31 **No Resident Occupancy**

No permanent occupancy shall be permitted within the property approved under this plot plan 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. 32 **Noise Monitoring Reports**

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 **0010-Planning-All-USE - 90 DAYS TO PROTEST (cont.)**

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 (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPT200001. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the 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.

Planning-All. 3 **0010-Planning-All-USE - PROJECT DESCRIPTION**

The use hereby permitted is to construct and operate a two-story industrial buildings at the following location:
 (1) Building 1, Lot 3, totalling approximately 6,690 square feet of floor area at a height of 28 feet located on Assessors Parcel Number 650-380-003.
 (2) Building 2, Lot 4, totalling approximately 7,430 square feet of floor area at a height of 28 feet located on Assessors Parcel Number 650-380-004.
 (3) Building 3, Lot 5, totalling approximately 7,420 square feet of floor area at a height of 28 feet located on Assessors Parcel Number 650-380-005.
 (4) Building 4, Lot 6, totalling approximately 7,770 square feet of floor area at a height of 28 feet located on Assessors Parcel Number 650-380-006.

Planning-GEO

Planning-GEO. 1 **GEO200020 ACCEPTED**

County Geologic Report GEO No. 200020, submitted for the project PPT200001, was prepared by Sladden Engineering, and is titled; "Geotechnical Investigation, Proposed Commercial Buildings, Watt Court, Lot 3,

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200020 ACCEPTED (cont.)

4, 5, & 6 of Parcel Map 32789, Thousand Palms Area, Riverside County, California," dated June 16, 2020. GEO200020 concluded:

1. Based on our research, the site is not currently located within any State of California designated fault zone.
2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered "low."
3. No fissures or other evidence of subsidence were observed at or near the subject site.
4. Based on our review of historic groundwater maps of the site, and our experience in the project vicinity, it is our opinion that risks associated with liquefaction and liquefaction related hazards should be considered "negligible".
5. Based on the results of our laboratory testing (EI=0), the materials underlying the site are considered to have a "very low" expansion potential.
6. Static settlement is calculated to be less than one inch when using the recommended bearing pressures, and static differential settlement between footings can be assumed as one-half of the total static settlement.
7. Based on the relatively flat nature of the site, risks associated with slope failure, landsliding, rock falls, and debris flows are considered negligible/remote.

GEO200020 recommended:

1. Areas to be graded and paved should be cleared of any vegetation, associated root systems, and debris, and disposed of offsite.
2. All areas scheduled to receive fill should be cleared of old fill and any irreducible matter.
3. All native low density soils should be removed to a depth of at least 3 feet below existing grade or 2 feet below the bottom of footings, whichever is deeper.
4. The exposed surface should then be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction.
5. Removals should extend at least 5 feet laterally beyond the footing limits where possible.

GEO No. 200020 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200020 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:

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

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

Transportation

Transportation. 1 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE (cont.)

Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 STD INTRO (ORD 460/461)

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

Waste Resources

Waste Resources. 1 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.

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

organic waste processing facility.

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

Plan: PPT200001

Parcel: 650380003

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 60 - BS Grade - 12" wide Concrete maint walk Not Satisfied

Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

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

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

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

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-USE - CVWD CLEARANCE Not Satisfied

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter regarding stormwater and flood plain management.

060 - Planning. 2 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 200001, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 3 0060-Planning-USE - PM10 MITIGATION PLAN Not Satisfied

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited

Plan: PPT200001

Parcel: 650380003

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-USE - PM10 MITIGATION PLAN (cont.) Not Satisfied

to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

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 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, documenting the results of the survey, to EPD for review.

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 Rigo Caballero at rcaballero@rivco.org for instructions.

Plan: PPT200001

Parcel: 650380003

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied
Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 2 SUBMIT GRADING PLAN Not Satisfied

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

060 - Transportation. 3 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

060 - Transportation. 4 WATER QUALITY MANAGEMENT PLAN (WQMP) Not Satisfied

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final

Plan: PPT200001

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 E Health Clearance Not Satisfied
Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Hazmat Clearance Not Satisfied
Obtain clearance from the Hazardous Materials Management Division.

080 - E Health. 3 Sewer Will Serve Not Satisfied
A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 4 Water Will Serve Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 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 A.

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 A.

080 - Planning. 3 0080-Planning-USE - FEE STATUS Not Satisfied
Prior to issuance of building permits for Plot Plan No. 200001, 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 - LANDSCAPING SECURITIES Not Satisfied
Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in

Plan: PPT200001

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-USE - LANDSCAPING SECURITIES (cont.) Not Satisfied
accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

080 - Planning. 5 0080-Planning-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 E.A. No. 41370 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.

080 - Planning. 6 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied
Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 7 CAP Screening Table Measures Not Satisfied
Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures may be replaced with other measures as listed in the table included with the project, 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.

080 - Planning. 8 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.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied
Landscape Common Area CCRs

The developer/ permit holder shall:
Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area CCRs (Not Satisfied

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

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

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

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

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

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

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

When applicable, plans shall include the following components:

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

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

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

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

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Project Specific Requir 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 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

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80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 4 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
- landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
 - Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
 - Project shall prepare water use calculations as outlined in Ord 859.3.
 - Trees shall be hydrozoned separately.
 - Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
 - The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
 - All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
 - Project shall use County standard details for which the application is available in County Standard 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 100% 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 adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

- 080 - Transportation. 5 TUMF Not Satisfied
- Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

- 080 - Transportation. 6 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 UTILITY PLAN (cont.) Not Satisfied
utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

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

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (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 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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

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

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

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

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided per lot 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING (cont.) Not Satisfied

—"
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 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3 0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Management Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 4 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 curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 5 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of four (4) spaces, per building, shall be provided in convenient locations to facilitate bicycle access to the project area. 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. 6 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 been established to set forth

Plan: PPT200001

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied

policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 200001 has been calculated to be 0.50 acres per parcel. In other words, the Project Area includes the following:

- (1) Lot 3, Building 1 site is 0.50 acres
- (2) Lot 4, Building 2 site is 0.50 acres
- (3) Lot 5, Building 3 site is 0.50 acres
- (4) Lot 6, Building 4 site is 0.50 acres

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

Parking spaces, including van spaces for loading and unloading, shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

- a. Lot No. 3, APN 650-380-003, requires 11 parking spaces, and include 1 ADA van accessible space, and 1 electric vehicle space.
- b. Lot No. 4, APN 650-380-004, requires 13 parking spaces, and include 1 ADA van accessible space, and 1 electric vehicle space.
- c. Lot No. 5, APN 650-380-005, requires 13 parking spaces, and include 1 ADA van accessible space, and 1 electric vehicle space.
- d. Lot No. 6, APN 650-380-006, requires 18 parking spaces, and includes 1 ADA van accessible space, and 1 electric vehicle space.

090 - Planning. 8 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof-mounted equipment shall be shielded from ground view.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE - ROOF EQUIPMENT SHIELDING (cont. Not Satisfied
Screening material shall be subject to Planning Department approval.

090 - Planning. 9 0090-Planning-USE - SPECIMEN TREES REQUIRED Not Satisfied
Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

090 - Planning. 10 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied
One (1) trash enclosure, shall be provided per approved building. This lot shall be adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block 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. 11 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. 12 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall and/or fence locations shall be in conformance with the final parking and landscaping plan and shall, at a minimum, include a six (6) foot high masonry wall (which may include wrought-iron fencing openings for stormwater flow through) along the easterly property lot line.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 12 0090-Planning-USE - WALL & FENCE LOCATIONS (cont.) Not Satisfied

090 - Planning. 13 Accessible Parking Not Satisfied

A minimum of one (1) accessible parking spaces, per building, a 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. 14 Parking Paving Material Not Satisfied

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. 15 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 onsite based on applicable parking rates.

090 - Planning. 16 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 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

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

The developer/ permit holder shall:

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90. Prior to Building Final Inspection

Waste Resources

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211



DATE: June 16, 2020

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Palm Desert)
Southern California Edison Co. (SCE)
California Department of Fish and Wildlife
Riv. Co. Sheriff's Dept.

Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Board of Supervisors - Supervisor: 4th District
Planning Commissioner: Sanchez
Cathedral City Sphere of Influence

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Western Municipal Water District (WMWD)

PLOT PLAN NO. 200001 – CEQA Exempt – Applicant: Reserve 6, LLC – Engineer/Representative: Egan Civil, Inc. - Fourth Supervisorial District – Thousand Palm District – Western Coachella Valley: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: north of Watt Court, south of 28th Avenue, east of Rio Del Sol, west of Monte Vista Way – 2.0 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A proposal for four (4) industrial buildings on four (4) separate contiguous vacant lots (lots 3, 4, 5, 6 of PM32789); The buildings range in size from 5,505 to 6,090 square feet, the project proposes associated onsite improvements which include paving, parking, and landscaping – APN(s): 650-380-003; 650-380-004; 650-380-005; 650-380-006 – Related Cases: PM32789, BGR050861. **BBID: 241-881-627**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on June 25, 2020.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

CASE: PPT200001
EXHIBIT: Land Use App
DATE: 6/16/2020
PLANNER: RGonzalez



Meeting Comment Agency Fee

LEGEND

- RED - PUBLIC WORKS & SAFETY DEPARTMENT COMMENTS
- PURPLE - PLANNING DEPARTMENT COMMENTS
- GREEN - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
- BLUE - FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED - FIRE DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

RIVERSIDE COUNTY PLANNING DEPARTMENT

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: Reserve 6 LLC

Contact Person: Matthew Johnson E-Mail: matt@johnsoncommercial.net

Mailing Address: 72000 Magnesia Falls Drive, Suite 4

Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 779-4000 Fax No: () N/A

Engineer/Representative Name: Benjamin Egan

Contact Person: Benjamin Egan E-Mail: began@egancivil.com

Mailing Address: 42945 Madio Street

Indio CA 92201
City State ZIP

Daytime Phone No: (760) 898-1106 mobile Fax No: () N/A

Property Owner Name: Reserve 6 LLC

Contact Person: Matthew Johnson E-Mail: Matt@JohnsonCommercial.net

Mailing Address: 72000 Magnesia Falls Drive, Suite 4

Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 779-4000 Fax No: () N/A

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

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

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APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MATTHEW V. JOHNSON
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): 650-380-003, 650-380-004, 650-380-005, & 650-380-006

Approximate Gross Acreage: 2.00 acres

General location (nearby or cross streets): North of Watt Court, South of 28th Avenue, East of Rio Del Sol, West of Monte Vista Way.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The project consists of 4 proposed commercial buildings, each less than 10,000 square feet in size on an already graded site* on which full Environmental Review has already been completed.

Further, the proposed construction would qualify for a Class 3 Categorical Exemption pursuant to Section 15303(C) of the California Environmental Quality Act.

*All four parcels were previously graded under BGR050861.

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

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	5,505	28'	2	Warehouse flex	
2	6,090	28'	2	Warehouse flex	
3	6,090	28'	2	Warehouse flex	
4	5,505	28'	2	Warehouse flex	
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	49,355	Vehicle parking, circulation, and storage for 83 vehicles
2	4,250	Pedestrian walks and circulation
3	10,385	Landscaping
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:

All four parcels were previously graded under BGR050861. Entire Commercial Development was evaluated for Environmental Impacts under Case Numbers: PM32789, PDB02072, PDA03082, EA38558, EA37739, CFG03213, and CFG01946. Additional Cases processed on the property include IP30162, IP050098, ST00534, FPM32789, MAP32789, BGR050861, FP03108, and FP04183.

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

If yes, provide Application No(s). Additional Cases processed on the property include IP30162, IP050098, ST00534, FPM32789, MAP32789, BGR050861, FP03108, and FP04183
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA38558 & EA37739 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: RESERVE 6, LLC

Address: 72000 MAGNESIA FALLS DRIVE #4 RANCHO MIRAAGE, CA

Phone number: 760.779.4000 92270

Address of site (street name and number if available, and ZIP Code): 72032, 72114, 72146,

Local Agency: County of Riverside 650.380.003 WATT CT. 72178

Assessor's Book Page, and Parcel Number: .004 1 Thousand Palm, CA 92276
.005
.006

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

Regulatory Identification number: _____

Date of list: _____

Applicant: [Signature] Date 2/3/2020

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] Date 2/3/2020

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\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 Reserve 6 LLC hereafter "Applicant" and Reserve 6 LLC "Property Owner".

Description of application/permit use:

Application for plot plan for 4 commercial buildings, CEQA exempt. All four parcels were previously graded under BGR050861

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): 650-380-003, 650-380-004, 650-380-005, & 650-380-006

Property Location or Address:

72-082, 72-114, 72-146, & 72-178 Watt Court, Thousand Palms, CA 92276

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Matthew Johnson Phone No.: 760.779.4000

Firm Name: Reserve 6 LLC Email: matt@johnsoncommercial.net

Address: 72000 Magnesia Falls Drive, Suite 4
Rancho Mirage, CA 92270


3. APPLICANT INFORMATION:

Applicant Name: Matthew Johnson Phone No.: 760.779.4000

Firm Name: Reserve 6 LLC Email: matt@johnsoncommercial.net

Address (if different from property owner)
same as above

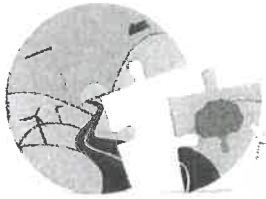
4. SIGNATURES:

Signature of Applicant:  Date: 2/3/2020
Print Name and Title: MATTHEW V. JOHNSON, MANAGING MEMBER

Signature of Property Owner:  Date: 2/3/2020
Print Name and Title: MATTHEW V. JOHNSON

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.

Matthew Johnson, MANAGING MEMBER 8/20/2020
Property Owner(s) Signature(s) and Date

RESERVE 6, LLC BY MATTHEW V. JOHNSON, MANAGING MEMBER
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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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.

Project Description

A proposed Commercial Plot Plan of four (4) lots with four (4) separate buildings, one on each lot, including two (2) 5,505 square foot buildings (on Lot 3 & Lot 6) and two (2) 6,090 square foot buildings (on Lot 4 & Lot 5) along with associated shared drive aisles, parking, public sidewalks, pedestrian circulation, landscaping, utilities, and storm drainage improvements. The intended use each the building is flex warehousing.

All four parcels were previously graded under BGR050861.

The Entire Commercial Development was evaluated for Environmental Impacts Under Case Numbers: PM32789, PDB02072, PDA03082, EA38558, EA37739, CFG03213, CFG01946. Additional Cases processed on the property include IP30162, IP050098, ST00534, FPM32789, MAP32789, BGR050861, FP03108, and FP04183.

The project consists of building commercial buildings less than 10,000 square feet in size on an already graded site on which full Environmental Review has already been completed. Further, the proposed construction would qualify for a Class 3 Categorical Exemption pursuant to Section 15303(C) of the California Environmental Quality Act.

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 a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 200001 – No Further Environmental Documentation is Required – Applicant: Reserve 6, LLC – Engineer/Representative: Egan Civil, Inc. – Fourth Supervisorial District – Thousand Palm District – Western Coachella Valley: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Watt Court, southerly of 28th Avenue, easterly of Rio Del Sol, and westerly of Monte Vista Way – 2.0 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A proposal for four (4) industrial buildings on four (4) separate contiguous vacant lots (lots 3, 4, 5, 6 of PM32789). The buildings range in size from 5,505 to 6,090 sq. ft. The project proposes associated onsite improvements which include paving, parking, and landscaping.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **SEPTEMBER 28, 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 only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner 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. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning 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 August 11, 2020 ,

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

APN (s) or case numbers PPT200001 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

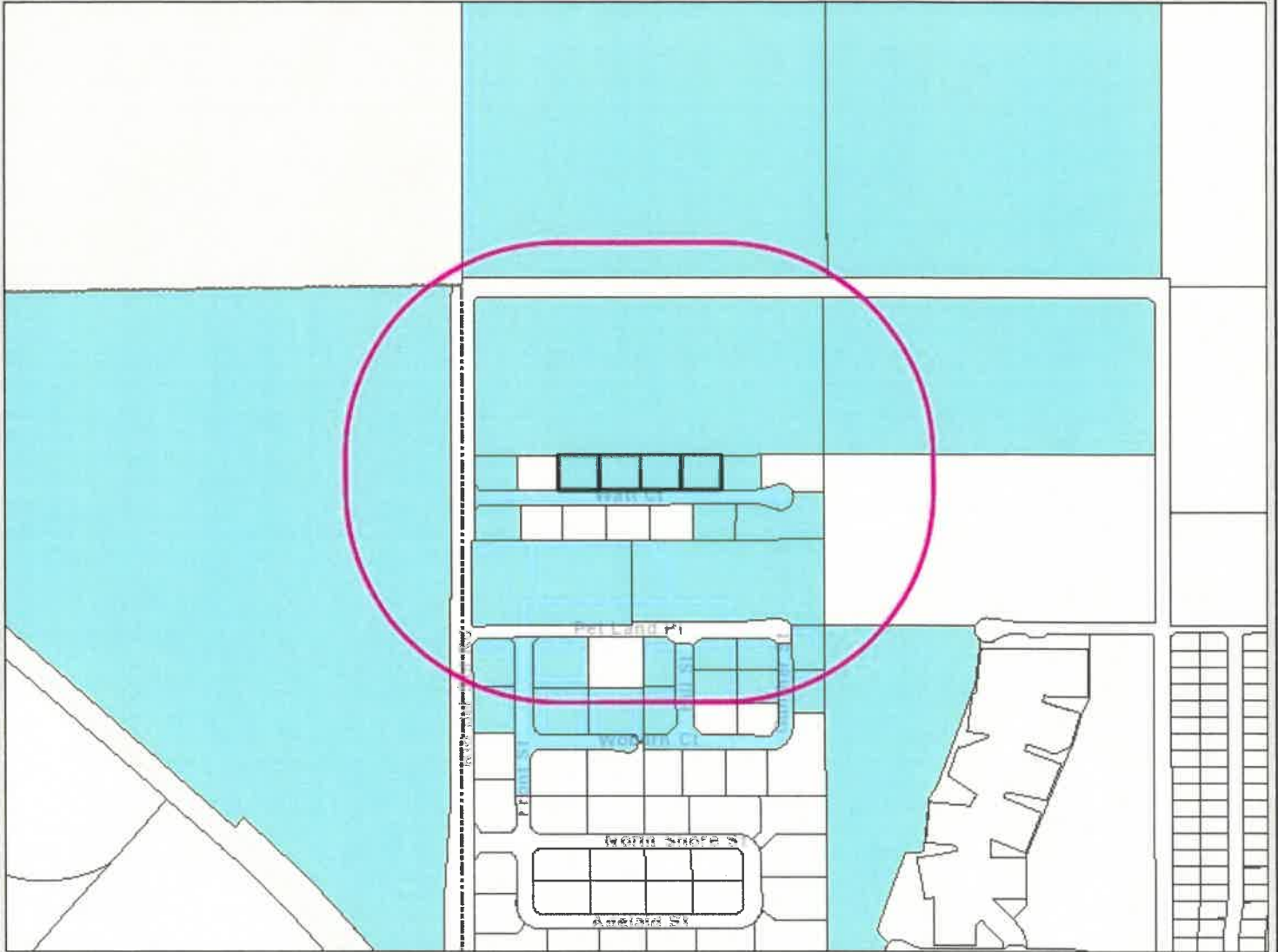
ADDRESS: 4080 Lemon Street 9TH Floor

 Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT200001 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 8/11/2020 10:15:37 AM

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650020031
CARLOS ANTONIO G VIGON
1007 S SEPULVEDA NO 383
MANHATTAN BEACH CA 90266

648150034
ARAWAY LTD
7400 ROBLIN BLV
HEADINGLY MB CANADA

650350012
BERNARD WHITE & SONS
71905 HIGHWAY 111 STE E
RANCHO MIRAGE CA 92270

650350017
WHITE BROTHERS INV CO
71905 HIGHWAY 111 STE E
RANCHO MIRAGE CA 92270

650350026
THOUSAND PALMS BUSINESS PARK OWNERS
P O BOX 13164
PALM DESERT CA 92255

650350034
THOUSAND PALMS BUSINESS PARK OWNERS
38858 LOBELIA CIR
PALM DESERT CA 92211

650380005
DAVID RONALD WILLIAMS
1555 CLIVEDEN AVE
DELTA BC CANADA

650380018
GRANDMARK DESERT PROP
515 VISTA BONITA
PALM DESERT CA 92260

670240017
RIO DEL SOL @ VARNER
622 N PALM CANYON DR
PALM SPRINGS CA 92262

650020025
ANIMAL SAMARITANS SPCA INC
72120 PET LAND PL
THOUSAND PALMS CA 92276

650020029
COACHELLA INV #1
PO BOX 230698
PORTLAND OR 97281

650350002
JRP REALTY CA
30643 FRONT ST
THOUSAND PALMS CA 92276

650350001
REFRIGERATION SUPPLIES DISTRIBUTOR
26021 ATLANTIC OCEAN DR
LAKE FOREST CA 92630

650350009
ANTHONY KEVIN PAGNINI
4500 MANHATTAN BEACH BLVD
LAWNDALE CA 90260

650350023
BRANDON OBRIEN
30670 HILL ST
THOUSAND PALMS CA 92276

650390001
THOUSAND PALMS APARTMENTS II LTD
100 PACIFICA STE 203
IRVINE CA 92618

650380007
IE ENTERPRISES
41800 HARRISON DR
PALM DESERT CA 92211

650380011
MERRITT WILLIAMS
1688 CERVATO CIR
ALAMO CA 94507

650350006
N617KM
26021 ATLANTIC OCEAN
LAKE FOREST CA 92630

650350018
OTT REX C REVOCABLE LIVING TRUST
51 FALCON PT
RANCHO MIRAGE CA 92270

650350020
ANTKAR INV
72230 WOBURN CT
THOUSAND PALMS CA 92276

650350021
AK&B VENTURES
3044 PAYNE RANCH RD
CHINO HILLS CA 91709

650380003
DAWSON JAMES BAILARD
77928 PALAPAS RD STE C
PALM DESERT CA 92211

650380004
TJEKJAUW TAN
49470 AVENIDA MONTERO
LA QUINTA CA 92253

650380001
WATT COURT
1875 CENTURY PARK E # 270
LOS ANGELES CA 90067

650380006
RESERVE 6
31410 RESERVE DR STE 5
THOUSAND PALMS CA 92276

650380017
BRANDIS U S A
595 HORNBY NO 600
VC BC CANADA

648150035
TALLIEU CONST LTD
7400 ROBLIN BLV
HEADINGLY MB CANADA

650350011
BERNARD WHITE & SONS
71905 HWY 111 STE E
RANCHO MIRAGE CA 92270

650350022
JOSEPH C. BOSCH
81594 CAMINO LOS MILAGROS
INDIO CA 92203

650380016
MERRITT WILLIAMS
12300 VIA RONCOLE
SARATOGA CA 95070

650350036
RANCHO NINE HOLDINGS
P O BOX 13164
PALM DESERT CA 92255

650020024
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

Imperial Irrigation District
333 E Barioni Blvd
Imperial, CA 92251

Southern California Gas Co.
P.O. Box 3150
San Dimas, CA 91773

Waste Resources Management,
Riverside County
Mail Stop 5950

Thousand Palms Chamber of Commerce
72715 La Canada Way,
Thousand Palms, CA 92276

City of Cathedral
Planning Department
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

Att: Stephanie Virgen
Riverside County Supervisor V. Manuel Perez
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260-2574

Applicant & Owner (PPT200001)
Johnson Commercial Real Estate, Inc.
C/O Matthew Johnson
72000 Magnesia Falls Drive, Suite 4
Rancho Mirage, CA 92270

Engineer (PPT200001)
Egan Civil, Inc.
C/O Egan Civil, Inc.
42945 Madio Street
Indio, CA 92201

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: PPT200001

Project Location: APN: 650-380-003, 650-380-004, 650-380-005, and 650-380-006, the project is located north of Watt Court, and east of Rio Del Sol Road.

Project Description: The construction of four (4) speculative industrial buildings on respective lots. Lot 3 includes a 6,690 square-foot industrial building, Lot 4 includes a 7,430 square-foot industrial building, Lot 5 includes a 7,420 square-foot industrial building, and Lot 6 includes a 7,770 square-foot industrial building. Respective sites include landscaping and on onsite parking improvements

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Riverside County Planning Department

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (____)
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (____)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: 15162

Reasons why project is exempt: The CEQA Guidelines Section 15162 provides that once a Mitigated Negative Declaration (MND) is adopted for a project, if a further discretionary approval is required for the project, the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions in Guidelines Section 15162(a) are present, the lead agency must prepare subsequent environmental documentation for the project. If none of the conditions in Guidelines Section 15162(a) are present, the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation (Guidelines Section 15162(b)). Staff has reviewed the project and has determined that none of the conditions noted in Guidelines Section 15162(a) exist on the site or would occur due to the Project. Thus it can be concluded with certainty that no additional CEQA documentation is required for the approval of Plot Plan No. 200001.

Rob Gonzalez (951)955-8514
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: PPT200001 ZCFG No. - **SELECT**
FOR COUNTY CLERK'S USE ONLY