



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

FEBRUARY 23, 2015

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING DESERT PERMIT ASSISTANCE CENTER 77-588 El Duna Court, Suite H Palm Desert, CA 92211

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.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.

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

- 2.1 **PLOT PLAN NO. 25038** – Intent to Adopt a Negative Declaration – Applicant: Fernando Gonzalez – Engineer/Representative: Trinity III Construction – Fourth Supervisorial District - Location: Northeast corner of 2nd Street and Date Palm Street – Zoning: Scenic Highway Commercial - **REQUEST:** To construct a 4,573 sq. ft. commercial building with 5 tenant suites and 22 parking stalls on 0.3 gross acres. The 5 tenants include a fresh fruit and vegetable market, a beauty salon, a tax preparation office, a convenience store, and a shoe store. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.
- 2.2 **TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP)** – Intent to Adopt a Negative Declaration – Owner/Applicant: DBP Ventures, LLP – Representative: Marsha Vincelette – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Light Industrial (LI) - Location: North of Las Montanas, South of Flora Road, and east of El Viento – 2.25 Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** Tentative Parcel Map

(Schedule E) proposes to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately ½ acre each within existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783. Jay Olivas at (760) 863-7050 or email jolivas@rctlma.org.

3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisory District: Fourth
Project Planner: Paul Rull
Directors Hearing: February 23, 2015

PLOT PLAN NO. 25038
Environmental Assessment No. 42481
Applicant: Fernando Gonzalez
Representative: Trinity III Construction

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25038 to construct a 4,573 square foot multi-tenant commercial building with 22 parking stalls on 0.3 gross acres. The 5 tenants include a fresh fruit and vegetable market, a beauty salon, a tax preparation office, a convenience store, and a shoe store.

The project is located on the northeast corner of 2nd Street and Date Palm Street.

ISSUES OF POTENTIAL CONCERN:

Parking

The project provides 22 parking spaces (COA 90.PLANNING.8) and 8 bike rack spaces (COA 90.PLANNING.16). The market, tax office, convenience store, and shoe store are classified as general retail, requiring 1 parking space for every 200 square feet of gross floor area. The beauty salon requires 1 parking space for every 150 square feet. The required vehicle parking is 24 spaces and the required number of bike racks is 2 spaces. Section 18.12.a.2.e.2.d of Ordinance No. 348, allows for a reduction in vehicle parking spaces for developments that provide bicycle parking, and may reduce the required number of vehicle parking spaces by one vehicle space for every three additional bicycle spaces provided. The project has 6 additional bike spaces from the minimum required amount (2 bike spaces), and is therefore able to reduce the required vehicle parking spaces by 2 spaces, resulting in 22 parking spaces required (and provided).

The project provides adequate vehicle parking and bike space for the proposed project uses; market, beauty salon, tax office, convenience store, and shoe store. No other commercial retail uses with a more intense parking requirement shall be permitted. Any new use being proposed in the project shall be reviewed and approved by the Planning Department through a substantial conformance application or parking study which will analyze the site's parking capacity with the proposed use parking space requirements.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing General Plan Land Use (EX.#5): | Community Development: Commercial Retail |
| 2. Surrounding General Plan Land Use (EX.#5): | Community Development: Commercial Retail and Medium High Density Residential |
| 3. Existing Zoning (EX.#2): | Scenic Highway Commercial |
| 4. Surrounding Zoning (EX.#2): | Scenic Highway Commercial, Multiple-Family Dwellings |
| 5. Existing Land Use (EX.#1): | Vacant |
| 6. Surrounding Land Use (EX.#1): | Commercial retail, multiple family residences |
| 7. Project Data: | Total Acreage: 0.3 gross acres |

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42481**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25038** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail in the Eastern Coachella Valley Area Plan.
2. The proposed use, a commercial building containing a fresh fruit and vegetable market, a beauty salon, a tax preparation office, a convenience store, and a shoe store, are permitted uses in the Community Development: Commercial Retail land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail and Medium High Density Residential.
4. The project site is not located within a policy area.
5. The zoning for the subject site is Scenic Highway Commercial.
6. The proposed use, a commercial building containing a fresh fruit and vegetable market, a beauty salon, a tax preparation office, a convenience store, and a shoe store, are permitted uses, subject to approval of a plot plan in the Scenic Highway Commercial zone as identified in Ordinance No. 348, Section 9.50.a.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial and Multiple-Family Dwellings.
8. The project is surrounded by existing urbanized development consisting of commercial retail businesses, and multi-family residences located in downtown Mecca.
9. The proposed site plan, as designed and conditioned, is consistent with the development standards set for in the Scenic Highway Commercial zone:
 - a) There are no minimum lot size requirements
 - b) There are no yard requirements buildings which do not exceed 35 feet in height. The project building height is 18 feet.
 - c) No structure will exceed 50-feet in height at the yard setback line. The maximum building height is 18 feet.
 - d) Trash collection areas will be appropriately screened with landscaping and walls/fences.
 - e) Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties.

10. The project provides 22 parking spaces and 8 bike rack spaces. The market, tax office, convenience store, and shoe store are classified as general retail, requiring 1 parking space for every 200 square feet of gross floor area. The beauty salon requires 1 parking space for every 150 square feet. The required vehicle parking is 24 spaces and the required number of bike racks is 2 spaces. Section 18.12.a.2.e.2.d of Ordinance No. 348, allows for a reduction in vehicle parking spaces for developments that provide bicycle parking, and may reduce the required number of vehicle parking spaces by one vehicle space for every three additional bicycle spaces provided. The project has 6 additional bike spaces from the minimum required amount (2 bike spaces), and is therefore able to reduce the required vehicle parking spaces by 2 spaces, resulting in 22 parking spaces required (and provided).
11. The project has adequate access to paved roads. 2nd Street and Date Palm Street is paved and has some improvements. The project site has one paved access onto 2nd Street and will be internally paved for internal circulation.
12. This project is not located within a Coachella Valley Multiple Species Habitat Conservation Area.
13. The project is located within the boundaries of the Mecca Community Council and was brought to the September 10, 2014, community council meeting for informational purposes only.
14. The project is located within the Mecca Design Guidelines area. The project has been conditioned to incorporate design elements so the proposed building is consistent with the guidelines.
15. Environmental Assessment No. 42481 did not identify potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Tribal Land;
 - b. A High Fire Area;
 - c. A Specific Plan;
 - d. A General Plan Policy Area;
 - e. A Historic Preservation District;
 - f. A Redevelopment Area;
 - g. An Agricultural Preserve;
 - h. An CVMSHCP Conservation Area;
 - i. Stephen's Kangaroo Rat fee Area;
 - j. An Airport Influence Area;
 - k. Mt. Palomar Observatory Area Zone B;
 - l. A City Sphere of Influence;
 - m. A Fault Zone; or
 - n. A Flood Area.
3. The project site is located within:
 - a. The boundaries of the Eastern Coachella Valley Area Plan;
 - b. A High Paleontological Sensitivity Area;
 - c. The Mecca Community Council Area;
 - d. The Mecca Design Guidelines Area;
 - e. Coachella Valley Unified School District; and
 - f. An area of high liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number: 727-191-060

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25038
VICINITY MAP

Supervisor Benoit
District 4



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Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by pull on 9/19/2014

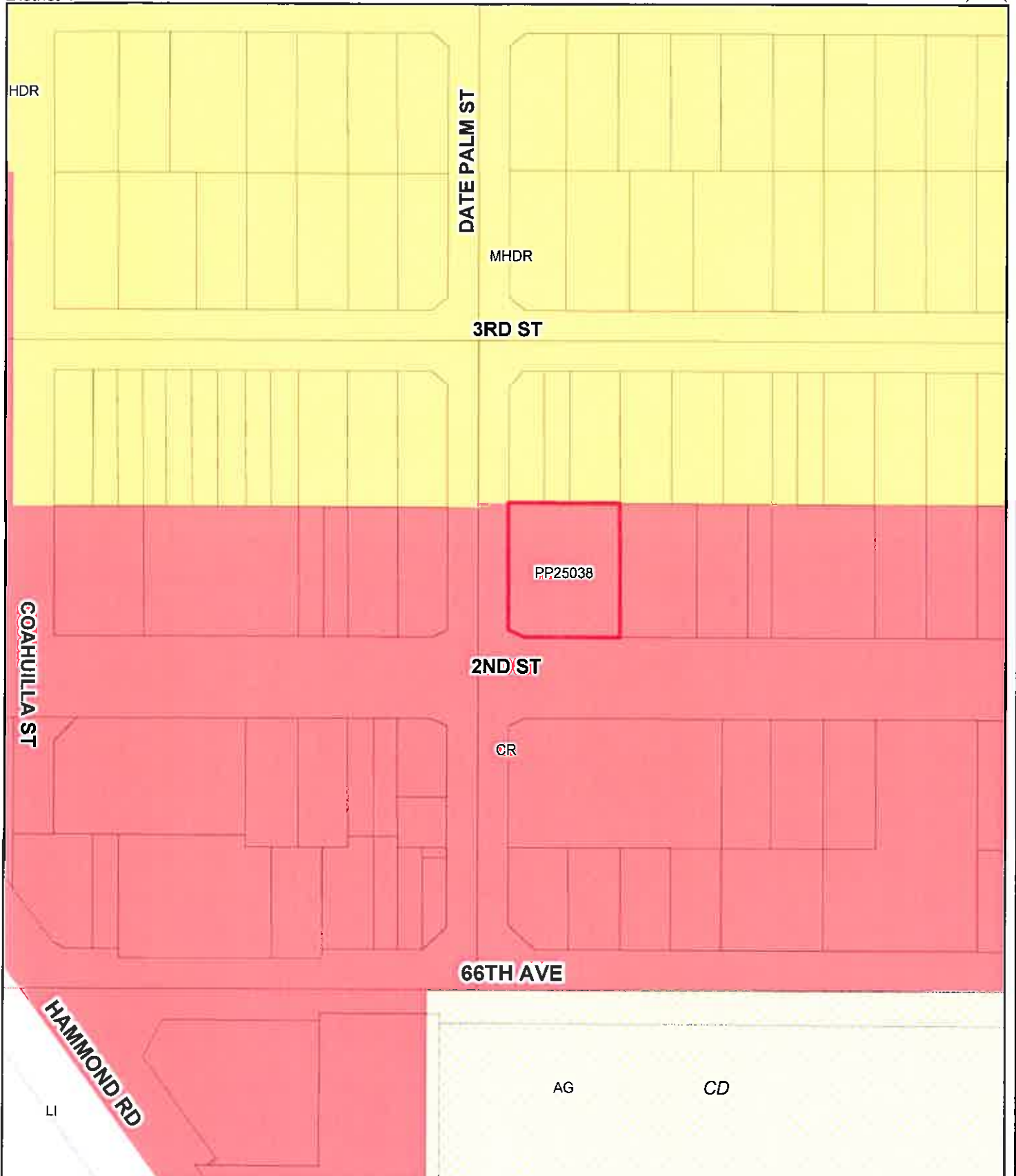


RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25038

GENERAL PLAN LAND USE MAP

Supervisor Benoit
District 4



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1 inch = 125 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 6/19/2014



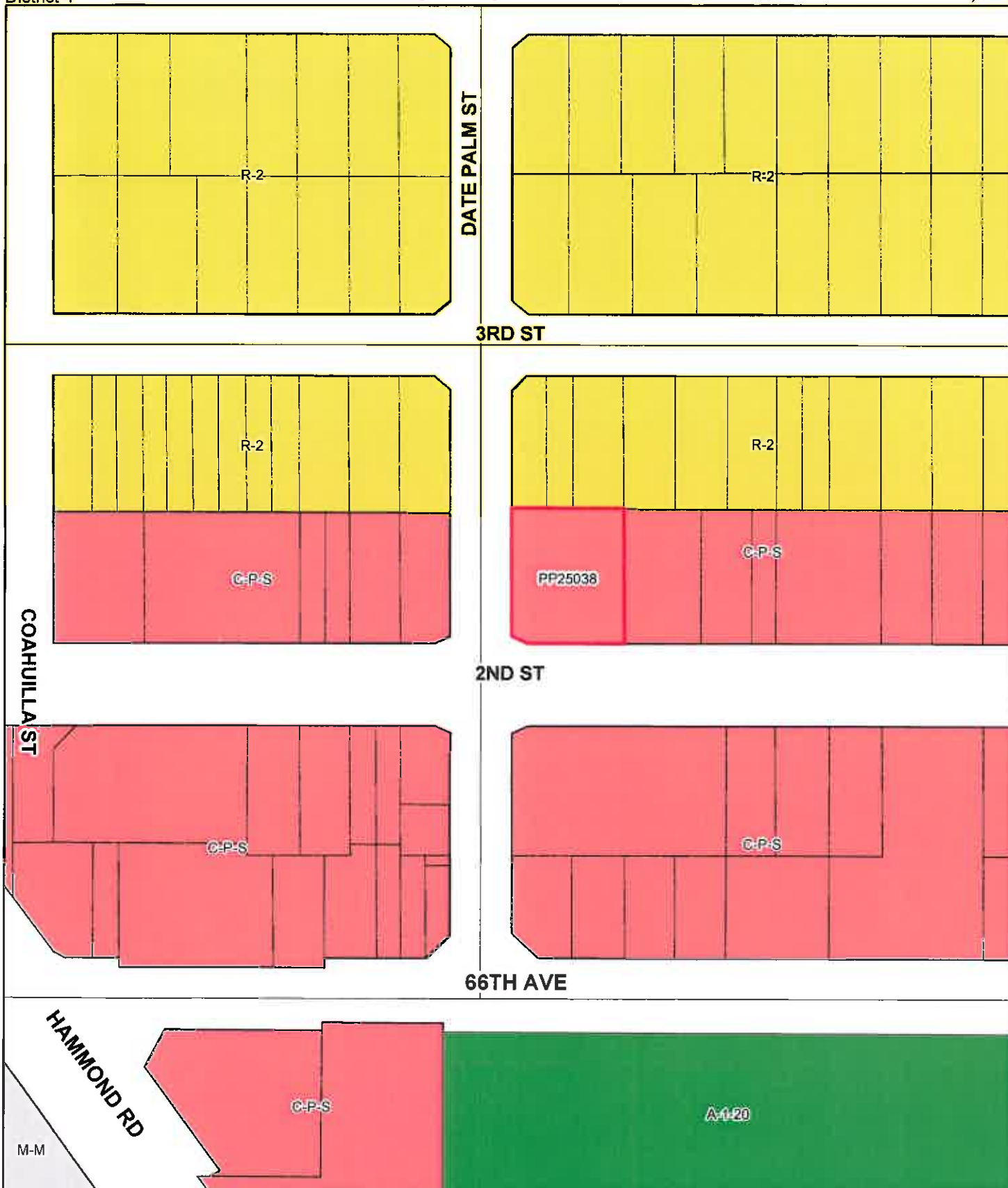
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25038

ZONING MAP

Supervisor Benoit
District 4



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1 inch = 125 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 6/19/2014



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25038

LAND USES

Supervisor Benoit
District 4

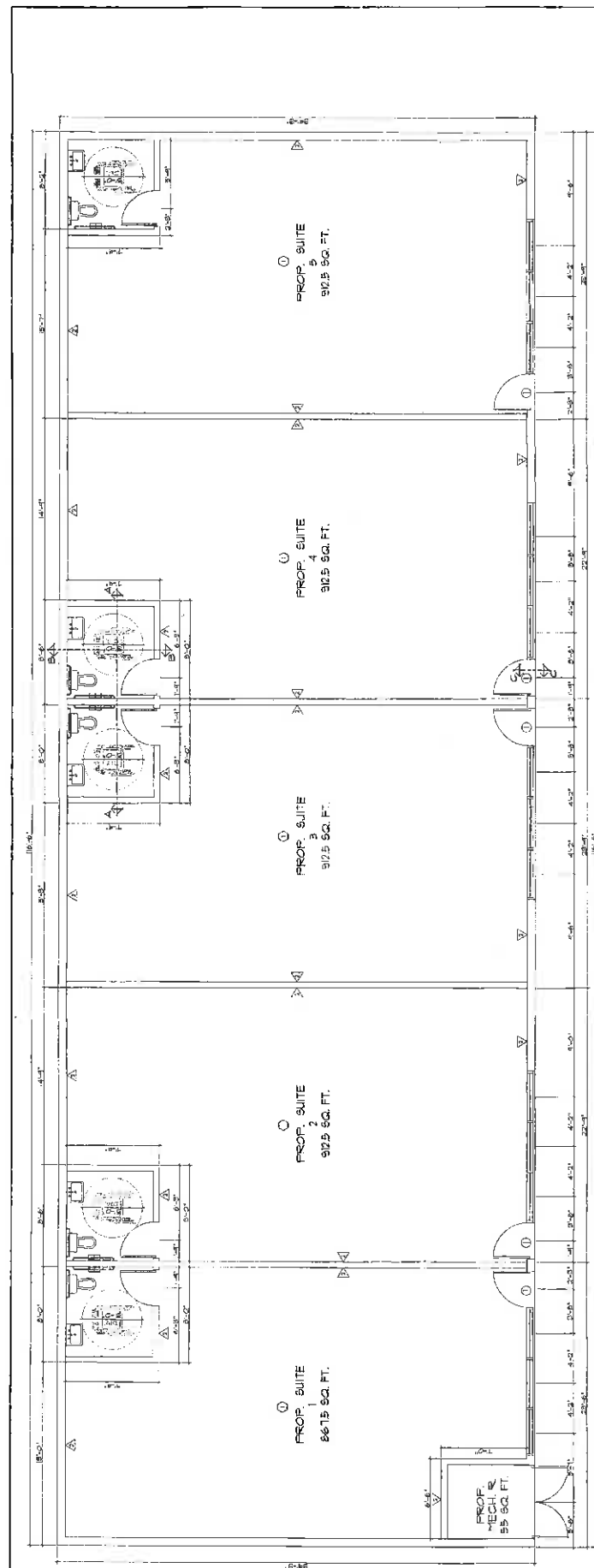
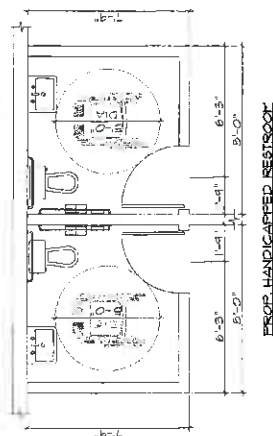


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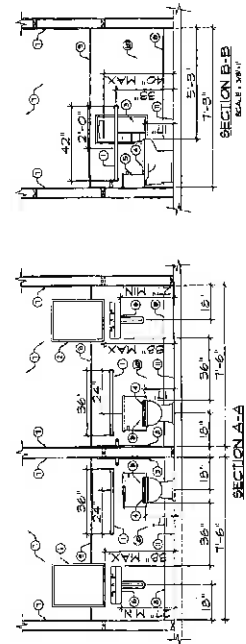
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PROPOSED FLOOR PLAN
180-0

PROP. HANDICAPPED RESTROOM



SECTION A-A

SECTION B-B
SCALE = 3/8" = 1'

NO.	DATE	REMARKS
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TRINITY III

CONSTRUCTION IN

GENERAL BUILDING / ENGINEERING CONT.

39471 LA JOLANDA • A THOMSON PAPER
 4050 E. 9400 S. AVE. TALLAHASSEE, FL 32310
 PHONE: 904-393-5471 FAX: 904-393-5472
 CIRCLE 168 ON READER

COUNTY OF RIVERSIDE

A.P.N. 727-191-060

TRINITY III

TRINITY III

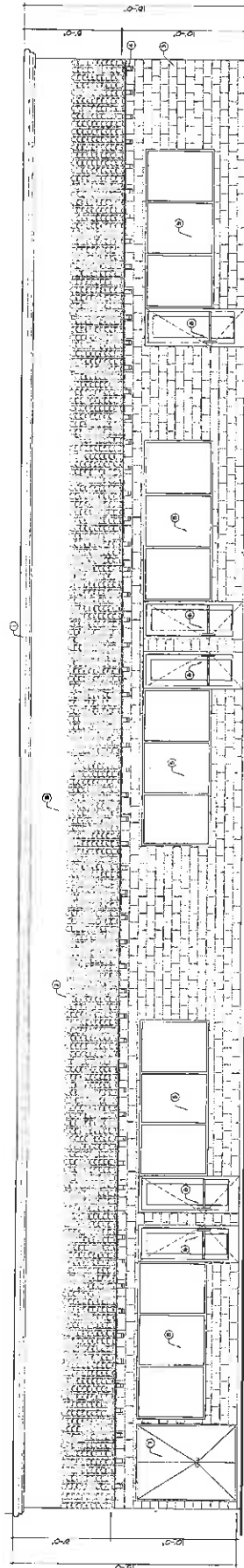
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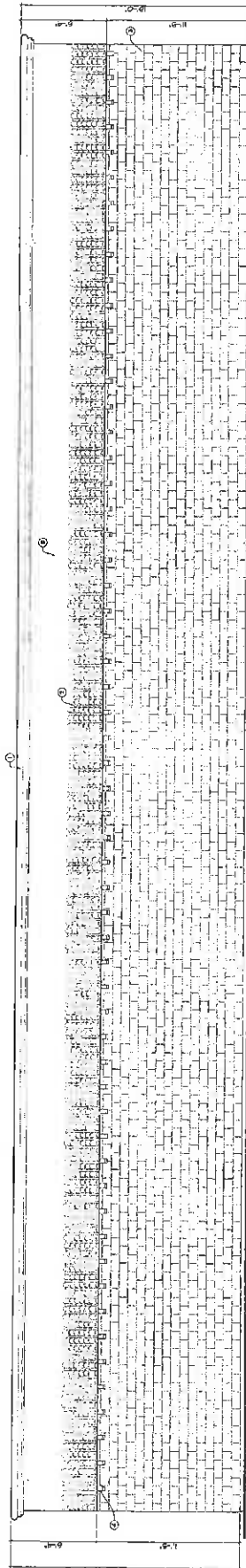
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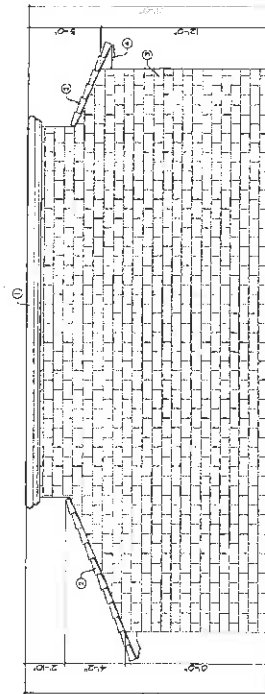
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EXHIBIT: C
DATED: 12/20/13
PLANNER: P.RULL



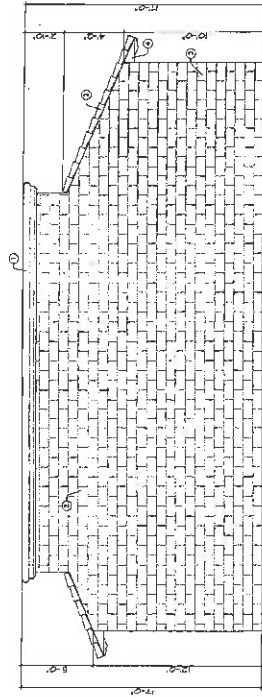
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PROPOSED NORTH ELEVATION
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PROPOSED SOUTH ELEVATION
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LEGEND

1. ROOF: FOUR TYP. UNFINISHED PLYWOOD
2. FLOOR: LIGHTWEIGHT CONCRETE 12" COMPRESSIVE STRENGTH
3. WALL: CONCRETE MASONRY UNIT 8" X 8" X 8"
4. ROOF: 4" X 8" JOIST REST
5. ROOF: 1" MINIMUM INSULATION
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8. ROOF: 1" MINIMUM INSULATION

NO.	DATE	REVISION
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TRINITY III
CONSTRUCTION INC.
SCHOOL BUILDING - PINEBLUFF
1001 LA CROIX - A TOWNSHIP
PINEBLUFF, MISSISSIPPI 39066
CLC A 1 B 1 1000

COUNTY OF RIVERSIDE
APN# 121-51-010
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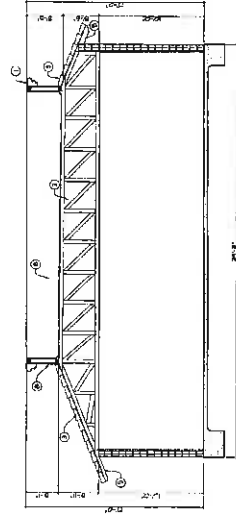
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DATED: 12/20/13
PLANNER: P.RULL



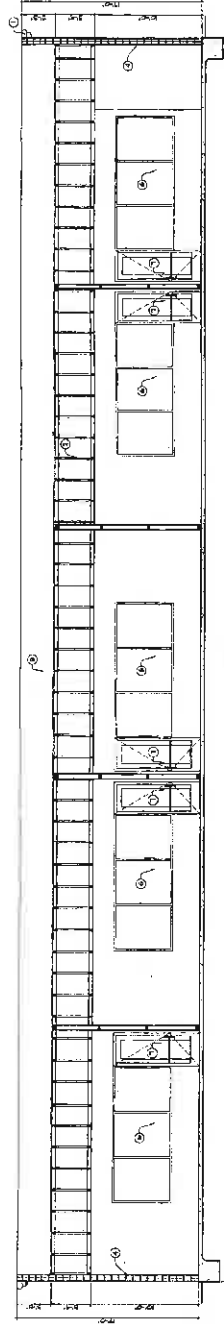
FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

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SECTION A-A
SCALE: 1/8" = 1'-0"



SECTION B-B
SCALE: 1/8" = 1'-0"

NO.		DATE	REVISIONS	COUNTY OF RIVERSIDE				SHEET NO.	
1				SECTION PLAN & NOTES				4	
2				APN: 121-61-012				6	
3				FERNANDO & ALICIA GONZALEZ				OF 4 SHEETS	
4				2ND ST. MECCA CALIFORNIA 92554				1/11/11	
5				PH. (760) 519-5003				1/11/11	
6				TRINITY III CONSTRUCTION INC.				1/11/11	
7				GENERAL BUILDING ENGINEERING CONTRACTOR				1/11/11	
8				1000 W. 10TH ST. POMONA, CA 91768				1/11/11	
9				PHONE: (909) 861-1111 FAX: (909) 861-1111				1/11/11	
10				CALIFORNIA 91768				1/11/11	



NO. <input type="checkbox"/> DATE <input type="checkbox"/>		TRINITY III CONSTRUCTION INC. GENERAL BUILDING & ENGINEERING CONTRACTOR 1901 LA CAYENTA & NORMAN PARKS BLVD BOSTON, MASSACHUSETTS 02116 TEL. 617-452-4041	APN# 121-91-089 APN ADDRESS FERNANDO & ALICIA GONZALEZ 2ND ST MECCA CALIFORNIA 92554 PL. NO. 408-7264	COUNTY OF RIVERSIDE		SHEET NO. 6
PREPARED BY <input type="checkbox"/>		REVIEWED BY <input type="checkbox"/>		DRAWN BY <input type="checkbox"/>	CHECKED BY <input type="checkbox"/>	DATE 10/1/82

PLOT PLAN 19089

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42481
Project Case Type (s) and Number(s): Plot Plan No. 25038
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Fernando Gonzalez
Applicant's Address: 84826 Avenue 58, Thermal CA 92274

I. PROJECT INFORMATION

- A. Project Description:** To construct a 4,573 square foot multi-tenant commercial building with 5 suites and 22 parking stalls on 0.3 gross acres. The 5 tenants include a fresh fruit and vegetable market, a beauty salon, a tax preparation office, a convenience store, and a shoe store.
- B. Project Location:** The project site is located in the Community of Mecca in the Eastern Coachella Valley Area Plan; more specifically, on the northeast corner of 2nd Street and Date Palm Street.
- C. Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.
- D. Total Project Area:** 0.3 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 0.3	Lots:	Sq. Ft. of Bldg. Area: 4,573	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

- E. Assessor's Parcel No:** 727-191-060
- F. Street References:** Northeast corner of 2nd Street and Date Palm Street
- G. Section, Township & Range Description or reference/attach a Legal Description:**
Township 7 South, Range 9 East, Section 8
- H. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Mecca area of the Eastern Coachella Valley Area Plan on the northeast corner of 2nd Street and Date Palm Street. The project site is located within an urban and developed portion of downtown Mecca, surrounded by existing commercial businesses and single/multi-family homes. The project site is in-fill and previously disturbed and cleared. The topography of the area is relatively flat with no well-defined ridges or watercourses. The surrounding properties consist of commercial-retail to east, south and west, and single/multi-family homes to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

- A. General Plan Elements/Policies:**

1. **Land Use:** Community Development: Commercial Retail. All potential impacts will be analyzed in the initial study.
2. **Circulation:** The project fronts on Date Palm Street and 2nd Street which already exists. All potential impacts to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** The site is not within the Coachella Valley Multi Species Habitat Conservation Area. Any potential impacts will be analyzed in this initial study.
4. **Safety:** The site is not within a know active fault zone, not within a high fire area, not within a flood plain, has a high potential for liquefaction, and is susceptible to subsidence. All potential safety issues will be analyzed in this initial study.
5. **Noise:** The proposed use is a commercial building surrounded by other commercial uses east, south and west. Existing residential uses occur north of the project. The General Plan Noise Element classifies Residential Uses as noise-sensitive and discourages noise levels in excess of 65 CNEL. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed use is a commercial building. Impacts to housing will be analyzed in this initial study.
7. **Air Quality:** The proposed use is a commercial building that could have air quality impacts. Impacts to air quality will be analyzed in this initial study.

B. General Plan Area Plan(s): Eastern Coachella Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **Area Plan(s):** Eastern Coachella Valley

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Commercial Retail and Medium High Density Residential

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

I. **Existing Zoning:** Scenic Highway Commercial

J. **Proposed Zoning, if any:** None

K. **Adjacent and Surrounding Zoning:** Scenic Highway Commercial and Multiple-Family Dwellings

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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <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

1/5/15
Date

Paul Rull, Project Manager
Printed Name

For Juan C. Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Eastern Coachella Valley Area Plan Local Circulation Policies, Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The Riverside County General Plan indicates that the Highway 111 south east of 60th Avenue is State eligible as a scenic highway. The proposed project is located in downtown Mecca and not located within a county eligible, state designated or state eligible scenic highway corridor, and therefore will have no impact on scenic highway corridors. Therefore, impacts are considered less than significant.

b) The proposed shopping building will not 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. The proposed use is a commercial building located within downtown Mecca and is surrounded by other commercial uses to the east, south and west, with residences to the north. The project site has been cleared and graded, leaving no natural scenic resources onsite. Impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is not within the Mt. Palomar Observatory area as part of Ordinance No. 655. No impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are 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: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new commercial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed, infill urbanized area in downtown Mecca. Standard conditions of approval addressing outdoor lighting have been applied to the project, but they are not considered unique mitigation pursuant to CEQA, therefore, the impact is considered less than significant.

b) Surrounding land uses include commercial-retail businesses and single/multi-family residences within downtown Mecca. The project proposes the creation of one commercial building totaling 4,573 sq. ft. on 0.3 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. Single/multi-family residences exist to the north of the project. Walls/fences and landscaping will be developed along the project's northern boundary line shared with the existing residences which will help reduce the amount of light spillage onto neighboring residential properties. Therefore, surrounding residential properties will not be exposed to unacceptable light levels. Standard conditions of approval addressing outdoor lighting have been applied to the project, but they are not considered unique mitigation pursuant to CEQA. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or

☐☐☐☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed project is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.
- b) The project site is surrounded by in-fill commercial-retail businesses and residences. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.
- c) The proposed project is not located within 300 feet of agriculturally zoned property. The nearest agriculturally zoned property is approximately 380 feet south which is zoned Light Agriculture-20 acre minimum (A-1-10). Therefore, no impact will occur.
- d) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore, the proposed project will not conflict with any forest land, and will have no impact.

b & c) The site has cleared and disturbed as a commercial site for many years and there are no forest areas or non-made groves. The project is located in downtown Mecca. Therefore, the project will not result in the loss of any forest land, and will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designations, surrounding commercial-retail businesses, and population estimates. There are no changes to the General Plan land use designation or zoning proposed as part of the project, therefore, the proposed commercial project is consistent with the current Commercial Retail land use designation and will not create anymore additional trips than what was identified in the environmental impact report prepared for the General Plan adoption. An increase in vehicle trips is expected due to the fact that the existing project site is vacant and undeveloped. However, the creation of the project will not exceed vehicle trips as previously analyzed in the General Plan's environmental impact report for the Commercial Retail land use designation. Therefore, the air quality impacts associated with the new generated traffic from the project would be considered less than significant.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust, as well as during project operation through vehicle trips emissions. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by commercial development. There are no changes to the General Plan land use designation as part of the project. The proposed commercial designation is consistent with surrounding existing land use designations, and the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. The project is consistent with the Riverside County General Plan EIR, which previously analyzed the air impacts generated by commercial development. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses within 1 mile of the project include residential homes, Mecca Elementary School, and Saul Martinez Elementary School, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The project is consistent with the Riverside County General Plan EIR, which previously analyzed the air impacts generated by commercial development. The proposed commercial project is consistent with surrounding existing land uses and Commercial Retail land use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designation, therefore the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes one commercial building totaling 4,573 sq. ft. on 0.3 gross acres. The proposed commercial uses are not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of commercial businesses and a plant nursery in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☒ ☐

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☒ ☐

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☒ ☐

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☒ ☐

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

Source: GIS database, CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exists onsite. The project site has been vacant but graded and disturbed for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively developed and utilized with commercial and residential uses. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site and therefore no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. The project site has been cleared and graded with no buildings or structures onsite. Therefore the proposed project will not alter or destroy an historic site. Therefore, impacts would be considered less than significant.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being 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.

- 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.
- 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. Conditions of Approval are not considered unique mitigation measures pursuant to CEQA. No mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) This project site is vacant and has been previously disturbed with grading activities. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, impact is considered less than significant.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site. The site is vacant and has been previously disturbed with grading activities. The County Archaeologist has reviewed the project and has determined that archaeological resources is unlikely. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. Therefore, impacts are considered less than significant.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of High Potential for Paleontological resources. This category indicates lands for which previous field surveys and documentation demonstrates a high potential for containing significant paleontological resources subject to adverse impacts. As such, the project is required to retain a qualified paleontologist to create and implement a project-specific plan for monitoring of the site during grading/earthmoving activities (Condition of Approval 60.PLANNING.1) prior to grading permits. If paleontological resources are discovered during site development, the project will be required to follow the steps outlined in the conditions of approval (Condition of Approval 60.PLANNING.1). These are standard conditions of approval addressing high paleontological resource areas and have been applied to the project, but they are not considered unique mitigation pursuant to CEQA. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adverse effects, including the risk of loss, injury, or death?

b) 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?

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. The potential for this site to be affected by surface fault rupture is considered low. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS (GIS database), there is a high potential for this project site to be affected by seismically induced liquefaction. Seismically induced settlements from liquefaction are anticipated to be on the order of 2.4 inches. The project has been conditioned that will address the high liquefaction state of the project area (10.PLANNING.3). These are standard conditions of approval addressing high liquefaction area and have been applied to the project, but they are not considered unique mitigation pursuant to CEQA. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has less than 15 percent slope. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in areas with documented subsidence. California Building Code (CBC) requirements pertaining to development will help reduce the potential impact to less than significant. The project has been conditioned that will address the high subsidence of the project area (10.PLANNING.3). These are standard conditions of approval addressing high subsidence area and have been applied to the project, but they are not considered unique mitigation pursuant to CEQA. As CBC requirements are applicable to all development, they are also not considered mitigation for CEQA implementation purposes. Therefore impacts are considered 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 measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography although it is anticipated that it will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site. Therefore impacts are considered less than significant.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will be connecting to sewer system. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes (Condition of Approval 10.BS GRADE.07). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore impacts are considered less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

c) This project will connect to a sewer system. Septic tanks will not be used as part of this project. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore impacts are considered less than significant.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes (Conditions of Approval 10.BS GRADE.07). Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

The project site lies within a high area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant because of the existing surrounding urban development. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8 and 60.PLANNING.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. 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?

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Source: Application Materials, Greenhouse Gas Impact Analysis, prepared by Urban Crossroads on January 18, 2013

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

a) A Greenhouse Gas Impact Analysis, dated January 18, 2012, prepared for the subject property indicates the project's total annual GHG emissions would be 227.33 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTY CO₂e for small projects established by the South Coast Air Quality Management District (SCAQMD).

The project annual total of 227.33 MTY CO₂e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions. Therefore, impacts are considered less than significant.

b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Commercial Retail) for the site. The project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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?

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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c) Impair implementation of or physically interfere with

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
an adopted emergency response plan or an emergency evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for commercial-retail consistent with the existing Scenic Highway Commercial (C-P-S) zoning. This zone permits for certain land uses which might use hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials. Therefore, impacts are considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a commercial building which could allow a variety of commercial-retail uses permitted in the Scenic Highway Commercial (C-P-S) zone. The management of hazardous materials is subject to the Department of Environmental Health policies. Therefore, impacts are considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site will have paved access for emergency response vehicles to utilize with a driveway on 2nd Street. The area surrounding the project has been developed and improved with paved surfaces for vehicles to safely utilize. Therefore, impacts are considered less than significant.

d) There are no schools within ¼ mile of the project site. Mecca Elementary School and Saul Martinez Elementary School are located outside ¼ mile of the project site. The project does not propose the transportation of substantial amounts of hazardous materials. Therefore, the impact is considered to be less than significant.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☒ ☐

g) Otherwise substantially degrade water quality?

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h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

☐ ☐ ☒ ☐

Source: Riverside County Transportation Review, Hydrology Report prepared by Amir Engineering

Findings of Fact:

a) The project is located on relatively flat and previously disturbed terrain. The project is also surrounded by existing residential and commercial development. The project is located within the area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the Eastern Coachella Valley Master Stormwater Planning. Coachella Valley Water District has determined that stormwater issues regarding this project are considered local drainage, and CVWD does not need to review drainage design further. The development of the site will impact downstream property owners by increasing the rate and volume of flood flows which will be managed by the project by incorporating drainage facilities in the site design in the northeastern and southeastern corners. Although the final design of the drainage facilities will not be required until the improvement plan stage of the project, a preliminary hydrology and hydraulics study indicates that the general site configuration and location of the proposed drainage facilities are sufficient to address the impacts of the development (Conditions of Approval 10.TRANS.14). Therefore, the impacts are considered less than significant.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 60.TRANS.5 and 70.TRANS.1). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Coachella Valley Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore the impact is considered less than significant.

d) There are no significant planned stormwater drainage systems in this area of the County. The project's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review (Conditions of Approval 10.TRANS.13). The project will not be altering the drainage in any significant way. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone, but within Zone D on the Federal Flood Insurance Rate Map which is defined as an area of undetermined but possible risk of flood hazard. Due to this unknown factor, the project has been conditioned for its drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows and additional emergency escape shall also be provided (Conditions of Approval 10.TRANS.12). The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, impacts are considered less than significant.

f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge (see section 25b). Therefore, impacts are considered less than significant.

h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the typography (Conditions of Approval 10.TRANS.11). Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

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b) Changes in absorption rates or the rate and amount of surface runoff?

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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

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d) Changes in the amount of surface water in any water body?

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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) There are no streams or water features on-site. The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project is located on relatively flat and previously disturbed terrain. The project is also surrounded by existing residential and commercial development. The project is located within the area of the Eastern Coachella Valley Master Stormwater Planning. Coachella Valley Water District has determined that stormwater issues regarding this project are considered local drainage, and CVWD does not need to review drainage design further. The development of the site will impact downstream property owners by increasing the rate and volume of flood flows which will be managed by the project by incorporating drainage facilities in the site design

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the northeastern and southeastern corners. Although the final design of the drainage facilities will not be required until the improvement plan stage of the project, a preliminary hydrology and hydraulics study indicates that the general site configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development (Conditions of Approval 10.TRANS.14). Therefore, the impacts are considered less than significant with mitigation measures incorporated.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The project includes grading to create one commercial building pad as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into a underground detention basin proposed on site which has been sized to ensure that post development peak runoff. The project is required to provide all necessary drainage infrastructure as indicated the preliminary hydrology and hydraulics study (Condition of Approval 10.TRANS.14). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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Source: Riverside County General Plan, GIS database, Project Application Materials, City of Riverside webpage

Findings of Fact:

a) The proposed project will not alter the existing land use designation of Community Development: Commercial Retail for the project site. The proposed project, a commercial building is consistent with the Commercial Retail land use designation it is located in, and with the existing surrounding commercial uses. Therefore, impacts are considered less than significant.

b) The project is not located within any city sphere of influence or adjacent to any city or county boundaries. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project, a commercial building, is consistent with the project site's existing zoning of Scenic Highway Commercial (C-P-S). The proposed project does not intend to change the existing C-P-S zoning. The project is a permitted use within the C-P-S zone with a plot plan application. The proposed project is consistent with the design standards of the C-P-S zoning and other regulations outlined in Ordinance No. 348. Therefore, impacts are considered less than significant.

b-c) The proposed project, a commercial building, located within the Scenic Highway Commercial (C-P-S) zone is compatible with existing uses and zoning to the east, south and west which is also zoned C-P-S and contain existing commercial businesses. The uses and zoning to the north are zoned Multiple-Family Dwelling and contain existing residences. The commercial project is compatible with the existing residential zone and residences and reflects the current development pattern in the downtown Mecca area of commercial property adjacent to residential property. Therefore, impacts are considered less than significant.

d) The proposed project, a commercial building, is consistent with the existing Community Development: Commercial Retail land use designation and all policies of the County's General Plan. Therefore, impacts are considered less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community. The project reflects the existing development pattern of downtown Mecca with existing commercial properties adjacent to multiple-family residences. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

☐ ☐ ☒ ☐

b) Result in the loss of availability of a locally-important

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits. The project area has not been used for mining. The project's location in developed downtown Mecca has not been used for mining. The project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, impacts are considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not 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. Therefore, the impacts are considered less than significant.

c) Surrounding the project site are residential homes and commercial businesses. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, impacts are considered less than significant.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. Therefore no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Noise review by Department of Industrial Hygiene

Findings of Fact:

The project is located approximately 0.2 miles east of existing railroads. There are existing buildings in between the railroad and the project site. The Department of Industrial Hygiene reviewed the project and determined that a noise study was not required, and that the County's standard noise conditions would be applied and adequate for the level of noise anticipated (Conditions of Approval 10.E HEALTH.1). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials, Noise review by Department of Industrial Hygiene

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is located approximately 0.25 miles east of Highway 111. There are existing buildings in between the highway and the project site. The Department of Industrial Hygiene reviewed the project and determined that a noise study was not required, and that the County's standard noise conditions would be applied and adequate for the level of noise anticipated (Conditions of Approval 10.E HEALTH.1). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Noise review by Department of Industrial Hygiene

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct one commercial retail building totaling 4,573 sq. ft. on 0.3 gross acres, which is similar to existing commercial-retail businesses along 2nd Street and in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project vicinity. The Department of Industrial Hygiene reviewed the project and determined that a noise study was not required, and that the County's standard noise conditions would be applied and adequate for the level of noise anticipated (Conditions of Approval 10.E HEALTH.1) and generated by the project. Therefore, impacts are considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding area. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community:

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to construction hours determined by County staff.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere. The project site is vacant and will not be displacing any existing housing. Therefore no impact would occur.

b) This project will develop a commercial building on commercial designated properties and will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore no impact would occur.

c) The project will not displace a substantial number of people necessitating the construction or replacement of housing elsewhere. The project site is vacant with no buildings, structures or homes. Therefore, no impact would occur.

d) The project is not located within or near a County Redevelopment Project Area.

e) The project will not contribute to the amount of residential homes to the area. The proposed project is seeking to construct a commercial-retail building. Therefore no impact would occur.

f) This project will not contribute to the amount of residential homes to the area. The proposed project is seeking to construct a commercial-retail building. Therefore no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 90.PLANNING.34). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 90.PLANNING.34). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Coachella Valley Unified School District correspondence, GIS database

Findings of Fact:

The Coachella Valley Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.26). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 90.PLANNING.34). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact would occur.

c) The project is within Community Service Area (CSA) 152. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Since this is not a unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no County trails located on the project site. The proposed project has not incorporated any trails into its design. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

☐ ☐ ☒ ☐

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ ☐ ☒ ☐

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ ☐ ☐ ☒

d) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐ ☐ ☒ ☐

f) Cause an effect upon, or a need for new or altered maintenance of roads?

☐ ☐ ☒ ☐

g) Cause an effect upon circulation during the project's construction?

☐ ☐ ☒ ☐

h) Result in inadequate emergency access or access to nearby uses?

☐ ☐ ☒ ☐

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Review by the Transportation Department.

Findings of Fact:

a) The proposed project of a commercial building will not significantly impact vehicular traffic in the vicinity. The Transportation Department reviewed the proposed project and did not require a traffic study or street widening for the proposed project due to the existing street improvements. Curb, gutter, sidewalks, closure of the existing driveways and new driveway will be constructed as part of the projects condition of approval (Condition of Approval 90.TRANS.19). The project will also provide 8 bicycle parking for non-motorized transportation. These improvements will ensure that the project's streets are consistent with County standards. These conditions are not considered unique mitigation measures pursuant to CEQA. This project is consistent with the proposed General Plan Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designations, surrounding commercial-retail businesses, and population estimates. There are no changes to the General Plan land use designation or zoning proposed as part of the project, therefore, the proposed commercial project is consistent with the current Commercial Retail land use designation and will not create anymore additional trips than what was identified in the environmental impact report prepared for the General Plan adoption. An increase in vehicle trips is expected due to the fact that the existing project site is vacant and undeveloped. However, the creation of the project will not exceed vehicle trips as previously analyzed in the General Plan's environmental impact report for the Commercial Retail land use designation. The project will not cause an increase in traffic in relation to the existing traffic volumes and capacity of the street system subject to road dedications and improvements. Nor will the project conflict with any County policy regarding mass transit. Therefore, impacts are considered less than significant.

b) The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-street parking". Therefore, impacts are considered less than significant.

c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns. Therefore, no impact would occur.

d) The proposed project is not located adjacent to water, rail or air traffic and will not alter any water, rail or air traffic. Therefore, no impact would occur.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, impacts are considered less than significant.

f) The roads adjacent to the project (2nd Street and Date Palm Street) are already constructed. The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. Therefore, impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has one driveway on 2nd Street providing entrance and exit for emergency vehicles to access and exit the project. The roads leading up to the project (2nd Street and Date Palm Street) are both paved and with some street improvements, providing a secure and safe paved route for emergency vehicles to access the site. Therefore impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project has not incorporated any trails into its design. The County GIS database shows no bike trails in the vicinity. The project will not have any impacts to any planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Coachella Valley Water District (Conditions of Approval 10.E HEALTH.2), and is responsible to meet all their requirements. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<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: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Coachella Valley Water District (Conditions of Approval 10.E HEALTH.2), and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could 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) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a) The project will use existing electricity service provided by Southern California Edison. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the provision of extending electricity service to the proposed project will be considered less than significant impact.

b) The project will use existing natural gas service provided by Southern California Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending natural gas service to the proposed project will be considered less than significant impact.

c) The project will use existing communications services provided by Verizon. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.

d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. Storm water drainage on-site will not require the expansion of existing County Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.

e) The proposed project will require new street lighting along the project's frontage. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.

f) Based on data available at this time, no offsite utility improvements or the need for increased roads will be required to support this project. Therefore, impacts are considered to be less than significant.

g) No governmental services are expected to be required for the project, there no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. Therefore no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

50. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, 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: 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.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

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.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to construct a 4,573 square foot multi-tenant commercial building with 22 parking stalls on 0.3 gross acres. The 5 tenants include a fresh fruit and vegetable market, a beauty salon, a tax preparation office, a convenience store, and a shoe store.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25038 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25038,

Exhibit A, dated 12/20/13
Exhibit B, dated 12/20/13
Exhibit C, dated 12/20/13
Exhibit G, dated 12/20/13
Exhibit L, dated 12/20/13

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

The applicant shall submit building plans to the building department for review, approval and building permit issuance prior to the construction on the property.

All building plans and supporting documents shall comply with current adopted California Building Codes, and Riverside County Ordinances.

All building department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS

RECOMMND

Based on the information provided to the Office of Industrial Hygiene, no noise report will be required. However, this facility shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturers' standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

away from the noise sensitive receptors nearest the project site.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

5. Restrict truck deliveries to the daytime hours of 7:00 a.m. to 10:00 p.m.

Please contact the Office of Industrial Hygiene at (951) 955-8980 if you have any further questions.

10.E HEALTH. 2 CVWD WATER AND SEWER SERVICE RECOMMND

Plot Plan 25038 is proposing to obtain potable water service and sanitary sewer service from Coachella Valley Water District (CVWD) per CVWD "Will Serve" letter dated 11-23-11.

It is the responsibility of this facility (PP 25038) to ensure that all requirements to receive potable water service and sanitary sewer service are met with CVWD as well as all other applicable agencies.

CVWD as the sewer purveyor shall have the responsibility of determining all grease interceptor requirements if needed including but not limited to sizing capacity and other structural specifications.

Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

Based on the information provided in the "Phase I Environmental Assessment Report" prepared by Sladden Engineering dated April 22, 2013 and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS (cont.) RECOMMND

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, Department of Environmental Health, Environmental Cleanup Programs (RCDEH-ECP) at (951) 955-8982 for further information.

FIRE DEPARTMENT

10.FIRE. 1 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type III-B construction per the 2010 CFC AND 2010 CBC.

10.FIRE. 2 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

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10. GENERAL CONDITIONS

10.PLANNING. 3

USE - GEO02293

RECOMMND

County Geologic Report (GEO) No. 2293 submitted for this project (PP25038) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Proposed Commercial Building, NEC of Date Palm Street and 2nd Street, Mecca Area, Riverside County, California", dated March 6, 2012.

GEO02293 concluded:

1.Known faults are not mapped on or projecting towards the site.

2.The risks associated with primary surface ground rupture should be considered low.

3.Seismically induced settlements (from liquefaction) are anticipated to be on the order of 2.4 inches.

4.Risks associated with slope instability are considered low.

5.Risk associated with tsunami and seiche is considered negligible.

6.Risks associated with debris flows should be considered low.

GEO02293 recommended:

1.All areas to receive fill should be cleared of old fills and any irreducible matter.

2.Overexcavation and recompaction throughout the building area.

3.Post-tensioned slabs.

GEO02293 satisfies the requirement for a Geologic/Geotechnical study for Planning/CEQA purposes for this project (PP25038). GEO02293 is hereby accepted for planning purposes for this project (PP25038). Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02293 (cont.)

RECOMMND

comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

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.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES

RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 10 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8 a.m. to 8 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses. Any adjustment to the hours of operation will have to be made by the Planning Department.

10.PLANNING. 11 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), General Retail 1 space per 200 sq.ft. of gross floor area, for a total of 22 parking spaces.

10.PLANNING. 13 USE - NO OUTDOOR ADVERTISING RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

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. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 25 USE - CAUSES FOR REVOCATION

RECOMMND

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.

10.PLANNING. 26 USE - CEASED OPERATIONS

RECOMMND

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

10.PLANNING. 28 USE - ORD 875 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - PERMIT SIGNS

RECOMMND

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. The sign program shall consist of all proposed signs including, but no limited to, building signs, monument signs, window signs etc.

10.PLANNING. 33 USE - BUSINESS LICENSING

RECOMMND

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.

10.PLANNING. 34 USE - ALCOHOL USES REQUIRE CUP

RECOMMND

A Conditional Use Permit may be required by the County for uses that sells alcohol. Contact the Planning Department to check if a alcohol use requires a separate application.

10.PLANNING. 35 USE - SHERIFF COMMENTS

RECOMMND

The developer shall be consistent with the Riverside County Sheriff Department comments dated November 17, 2011, including:

- exterior building doors shall be of steel construction and secured with a heavy-duty type lock. The doors should have steel plate mounted to the side of the door near the latching bolt to prevent prying and tampering. The exterior entrances to the consutrction site should be locked when the construction concludes for the day using a Knox-Box system.

- all exterior lighting fixtures should be mounted to a height that would reduce any tampering or damage.

- recommend using a computer controlled digital surveillance system with cameras covering a close up view of the entryways into the site and the entrances/exit to the parking lot.

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10. GENERAL CONDITIONS

10.PLANNING. 35

USE - SHERIFF COMMENTS (cont.)

RECOMMND

- a security alarm system should be installed with sensors covering all exterior doors/windows of all office and storage buildings.

- the property address should be prominently displayed and visible from all bordering streets that have entrance/exit areas for the project.

- prior to construction of any structure, a material storage area should be established along the perimeter of the property and enclosed by a six foot high chain link fence with locking gates to minimize theft of materials. No trespassing signs should be mounted.

- the developer/builder information shall be conspicuously posted at the construction site.

- it is recommended that a list of serial license numbers of equipment stored at the location be maintained at the site.

- during construction, it is recommended that on-site security be provided at all times when construction has ceased.

10.PLANNING. 36

USE - WASTE COMMENTS

RECOMMND

The applicant shall comply with all the comments listed in the Riverside County Waste Management Department letter dated 11/23/11.

10.PLANNING. 37

USE - CVWD COMMENTS

RECOMMND

The developer shall be consistent with comments from the Coachella Valley Water District dated August 29, 2012.

TRANS DEPARTMENT

10.TRANS. 1

USE - COUNTY WEB SITE

RECOMMND

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

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10.TRANS. 9 USE - STD INTRO (ORD 461)

RECOMMND

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.

10.TRANS. 10 USE - ENCROACHMENT PERMIT

RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 11 USE - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Colorado River Regional Water Quality Control Board [Order No. R7-2008-0001], and beginning June 15, 2009, all projects that 1) are located within the drainage boundary (watershed) of the Whitewater River; and 2) require discretionary approval by the County of Riverside required to comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit 1' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, the report will need to be revised to meet the requirements of a Final Project Specific WQMP. However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 12 USE - 100YR SUMP OUTLET RECOMMND

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

10.TRANS. 13 USE - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 14 USE - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts

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10. GENERAL CONDITIONS

10.TRANS. 14 USE - INCREASED RUNOFF (cont.) RECOMMND

of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 15 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

10.TRANS. 16 USE - ONSITE EASEMENTS RECOMMND

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 17 USE - OFFSITE EASEMENTS RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within eight (8) 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 as determined by Director, or completion of construction, and occupancy of the buildings as proposed by this approval. However, if after the eight (8) year period building permits expire and inspections for those permits have not been finalized, an extension for the use shall be filed with the Planning Director.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

Prior to the expiration of the eight 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 eleven (11) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.) RECOMMND

Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE - PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 17 USE - PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. * 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

Ordinance No. 484 (Blowsand Control) and Ordinance No. 742
(Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 10 USE - CVWD CLEARANCE RECOMMND

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 dated August 29, 2012.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No.
25038, 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.

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of
Building and Safety, a copy of the grading plan shall be
submitted and approved by the Transportation Department
prior to a grading permit issuance.

Submit required grading plan to the Transportation
Department, Plan Check Section, 8th Floor, 4080 Lemon
Street, Riverside, CA.

60.TRANS. 5 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans
(WQMP) to Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one
wet-signed copy of the Paleontological Monitoring Report

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

TRANS DEPARTMENT

70.TRANS. 1 USE - SUBMIT WQMP AND PLANS RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

70.TRANS. 2 USE - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70.TRANS. 3 USE - IMPLEMENT WQMP RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 3 USE - IMPLEMENT WQMP (cont.) RECOMMND

project-specific WQMP are available for the future owners/occupants.

70.TRANS. 4 USE - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

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.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE*-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)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 Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning 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 Planning Department shall clear this condition.

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

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 Planning Department, Landscape Division. Once the Planning 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

80.PLANNING. 6 USE - BLOWSAND & DUST CONTROL RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 7 USE - LIGHTING PLANS RECOMMND

All street 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.

80.PLANNING. 8 USE - BUILDING ELEVATIONS RECOMMND

The applicant/developer shall provide to the Planning Department and the Fourth District Planning Commissioner for review and approval revised building elevations consistent with the Mecca Design Guidelines. The revised elevations shall be consistent with a Spanish Colonial, Mediterranean and Mission Style architecture theme and provide the following:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8

USE - BUILDING ELEVATIONS (cont.)

RECOMMND

1. Wall surfaces should be enlivened with decorative elements such as tile insets, enriched window treatments and shutters, decorative vents and moldings, and variations of color.

2. Varied rooflines are encouraged including front and side-facing gable, shed and hipped designs. Decorative brackets and wooden brace supports under projecting eaves and gable roofs are encouraged.

3. Arcades and arcaded entryways are highly encouraged. To enliven arcade surfaces and columns, impost moldings and variations of color are encouraged.

4. The tops of horizontal roofs should be finished with simple, decorative cornices and parapets, where appropriate.

5. Front elevation massing should be varied with appropriate combinations of projecting and recessed walls.

6. Building entrances should be clearly marked with enhanced design features such as gable roofs, porticos, variations in color and decorative elements.

7. Appropriate color combinations and contrasts of rich, complementary earth tones are encouraged.

8. Appropriate architectural detailing on all visible sides of commercial and public buildings is encouraged.

9. Specialized design treatment at building corners, especially on intersections, is highly encouraged.

10. Commercial buildings should be sited as close as possible to the sidewalk to create a more defined and attractive street environment.

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with these revised elevations.

80.PLANNING. 9

USE - CONFORM TO FLOOR PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 14 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. Walls/fences shall be provided along the northern property line where the project abuts existing adjacent residences.

80.PLANNING. 18 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 19 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 18 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 24 USE - AGENCY CLEARANCE RECOMMND

The requirements indicated in the Coachella Valley Water District letter dated 8-29-12 and Sheriff's letter 11-17-11 shall be met by the applicant.

80.PLANNING. 25 USE - WASTE MGMT. CLEARANCE RECOMMND

The applicant shall meet the requirements specified in the letter from Riverside County Waste Management District dated November 23, 2011.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 27 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25038, 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.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

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.

80.TRANS. 13 USE - LANDSCAPING DESERT

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, and Mecca Design Guidelines. Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping shall be designed within Date Palm Street and 2nd Street and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - UTILITY PLAN

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 USE - BMP GPS COORDINATES (cont.) RECOMMND

coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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.

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

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

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.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW (cont.) RECOMMND

Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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 Installation, Six Month Establishment, and One Year Post-Establishment 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 Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

County Planning 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 Planning 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 Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 6 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 8 USE - PARKING RECOMMND

A minimum of 22 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

The market, tax office, convenience store, and shoe store are classified as general retail, requiring 1 parking space for every 200 square feet of gross floor area. The beauty salon requires 1 parking space for every 150 square feet. The required vehicle parking is 24 spaces and the required number of bike racks is 2 spaces. Section 18.12.a.2.e.2.d of Ordinance No. 348, allows for a reduction in vehicle parking spaces for developments that provide bicycle parking, and may reduce the required number of vehicle parking spaces by one vehicle space for every three additional bicycle spaces provided. The project has 6 additional bike spaces from the minimum required amount (2 bike spaces), and is therefore able to reduce the required vehicle parking spaces by 2 spaces, resulting in 22 parking spaces required (and provided).

No other commercial retail uses with a more intense parking requirements, other than the ones specifically

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - PARKING (cont.)

RECOMMND

indicated as part of this project, shall be permitted. Any new use being proposed in the project building shall be reviewed and approved by the Planning Department through a substantial conformance application or parking study which will analyze the site's existing parking capacity with the proposed use parking spaces requirements.

90.PLANNING. 9 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of 2 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 13 USE - LIGHTING PLAN COMPLY

RECOMMND

All street 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 16 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 8 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.

90.PLANNING. 19 USE - CURBS ALONG PLANTERS RECOMMND

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.

90.PLANNING. 20 USE - WALL/BERM REQUIRED RECOMMND

A 6 foot high decorative block wall shall be constructed along the northern property line adjacent to the existing residences.

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.

90.PLANNING. 22 USE - TRASH ENCLOSURES RECOMMND

1 trash enclosure which is adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within,

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90.PLANNING. 22 USE - TRASH ENCLOSURES (cont.) RECOMMND

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.

90.PLANNING. 28 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 32 USE - ORD 875 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25038 is calculated to be 0.3 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 USE - FEE STATUS RECOMMND

Prior to final building inspection for Plot Plan No. 25038 the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 34 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 25038 has been calculated to be 0.3 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.

TRANS DEPARTMENT

90.TRANS. 14 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Date Palm Street and 2nd Street, and shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: The driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 21 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Mecca Design Guidelines and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Date Palm Street and 2nd Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 24 USE - DRIVEWAY

RECOMMND

The driveway along 2nd Street shall be designed and constructed in accordance with County Standard No. 207A and as approved by the Transportation Department.

90.TRANS. 25 USE - IMPLEMENT WQMP

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 25 USE - IMPLEMENT WQMP (cont.) RECOMMND

all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 26 USE - BMP MAINT AND INSPECTION RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 27 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: November 1, 2011

TO:

Riv. Co. Transportation Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Coachella Valley Water District
Riv. Co. Fire Department – Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-L. Mouriquand
Sunline Transit Agency
Riv. Co. Sheriff's Dept.-Indio Station
Riv. Co. Waste Management Dept.

Riv. Co. EDA- Redevelopment
4th District Supervisor
4th District Planning Commissioner
Imperial Irrigation District.
Mecca Community Council

PLOT PLAN NO. 25038 – EA42481 – Applicant: Fernando Gonzalez – Engineer/Representative: Trinity III Construction - Fourth Supervisorial District - Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of 2nd Street, southerly of 3rd Street, easterly of Brown Street and westerly of Date Street – 0.3 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes to construct a 4,846 square foot commercial building with 22 parking stalls. – APN: 727-191-060

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 1, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Wendell Bugtai**, Project Planner, at **(951) 955-2419** or email at **WBUGTAI@rctima.org / MAILSTOP# 1070**.

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.

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

DATE: August 20, 2012

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Coachella Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division.

P.D.. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

PLOT PLAN NO. 25038 – EA42481 – Applicant: Fernando Gonzalez – Engineer/Representative: Trinity III Construction - Fourth Supervisorial District - Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of 2nd Street, southerly of 3rd Street, easterly of Date Palm Street and westerly of Brown Street – 0.3 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes to construct a 4,846 square foot commercial building with 22 parking stalls. – APN: 727-191-060

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 13, LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Paul Rull, (951) 955-0972**, or e-mail at **prull@rctlma.org** / MAILSTOP #: 1070

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.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager/Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrli, Attorneys

August 29, 2012

File: 0163.1
0421.2
070908-3
0721.2

Paul Rull
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Dear Mr. Rull:

Subject: Plot Plan 25038, Amended Exhibit

This is in response to your request for comments dated August 20, for the above referenced project. Please reference the District's letter dated November 23, 2011, copy enclosed.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson
Director of Engineering

Enclosure/1/as

cc: Trinity Construction Inc. (with enclosure)
72627 La Canada #A
Thousand Palms, CA 92276

JC:\ch\eng\sw\12\Aug\Plot Plan 25038-A





Established in 1918 as a public agency
Coachella Valley Water District

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Franz W. De Klotz - Div. 1

Officers
Steven B. Robbins, General Manager/Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

November 23, 2011

File: 0163.1
0421.1 0421.2
0721.1 0721.2
Geo: 070908-3

Wendell Bugati
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Bugati:

Subject: Plot Plan 25038

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The Coachella Valley Water District (District), in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

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

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District has recently completed domestic water hydraulic modeling studies for other projects located in the Mecca area. The hydraulic modeling studies show that there is no surplus capacity in the domestic water system for the proposed development's domestic water demand and fire flow requirements without the installation of significant offsite infrastructure improvements.

November 23, 2011

The District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

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

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a building permit until arrangements have been made with the District regarding these facilities. The Private conflicts include but are not limited to Tile Drain #344.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206, Riverside, CA 92502

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

JC, clreng:sw 11 Nov Plot Plan 25038



May 14, 2013

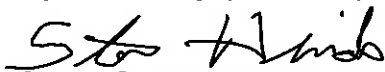
TO: Paul Rull, Project Planner

RE: Plot Plan No. 25038

A noise study is not required based upon the submitted diagram, zoning and the proposed project. However, they still need to follow:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

If you have any questions, please call me at (951) 955-8980.


Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist



November 23, 2011

Wendell Bugtai, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 25038
Construct a 4,846-Square Foot Commercial Building
(APN: 727-191-060)

Dear Mr. Bugtai:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located easterly of Brown Street, northerly of 2nd Street, westerly of Date Street, and southerly of 3rd Street in Eastern Coachella Valley Area Plan. The RCWMD recommends the following conditions for approval of PP 25038:

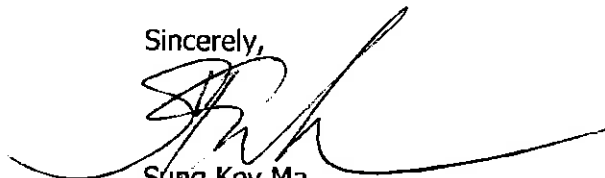
1. For construction of building structures and/or removal of existing buildings or structures on the project site, the following conditions shall apply:
 - a) **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department 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.
 - b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
2. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to

Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

3. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection
4. 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 development of 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 determination, transportation, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. 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.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,




Sung Key Ma
Urban/Regional Planner IV



**RIVERSIDE COUNTY SHERIFF'S DEPARTMENT
STANLEY SNIFF, SHERIFF**

TO: County of Riverside Planning Department

FROM: Captain Raymond Gregory

DATE: November 17, 2011 

SUBJECT: Plot Plan No. 25038-EA42481
Project Planner Wendall Bugtai: WBUGTAI@rctlma.org

Thank you for the opportunity to comment on the proposed commercial building project located northerly of 2nd Street, southerly of 3rd Street, and easterly of Date Street and westerly of Brown Street, in the unincorporated area of Riverside County known as Mecca.

The plans I reviewed show a 4,846 square foot multi-space commercial building with 22 parking stalls.

The recommendations in this report are not intended to override nor supersede any order of the fire department or Fire Marshal. The following issues of concern related to public safety and law enforcement are presented:

1. Current Planned Design:

- A. Exterior Building Security:** The exterior doors of all buildings should be of steel construction and secured with a heavy-duty type lock to provide protection against forced entry. The doors should have a steel plate mounted to the side of the door near the latching bolt to prevent prying and tampering. The exterior entrances to the construction site should be locked when the construction concludes for the day using a Knox-Box system. The Knox-Box system should be installed on all gates used for access to the project to allow police and or fire personnel access to the construction site.
- B. Exterior Lighting Plan:** All exterior lighting fixtures should be mounted to a height that would reduce any tampering or damage. It is recommended that metal halide type lighting is used for the reasons of accurate color rendition and increased visibility. All areas of the site, including the parking lots and perimeter area, should have sufficient lighting to deter trespassers and vandalism during evening hours.

- C. Surveillance System:** We recommend a computer controlled digital surveillance system with cameras covering a close up view of the entryways into the site and the entrances/exits to the parking lot. Additional cameras could be installed during construction to cover all angles to include areas with specific safety concerns, (employee parking, building materials, and trailers). The benefits of a computer controlled system over a VHS Tape system is the digital system can run continually and daily surveillance can be stored indefinitely on a computer disc for future review. The video tapes of a VHS Surveillance System lose their video quality over time and take up more space for storage.
- D. Alarm System:** A security alarm system should be installed with sensors covering all exterior doors/windows of all office and storage buildings and storage containers. In addition to the door/window sensors, interior motion detectors and interior microphones could be installed to monitor potential criminal activity inside the interior of the construction site in the event of alarm activation. The subscriber should provide the servicing alarm vendor with a contact person, and/or responder in the event of alarm activation. The responder should have access to keys to all areas of the construction site so deputies are able to check the interior of buildings in the event of alarm activation. A security guard on site is recommended during construction after hours.
- E. Business Numbering or Monument:** The property address should be prominently displayed and visible from all bordering streets that have entrance/exits areas for the project. The numbers affixed to the building or monument should be of contrasting color from the building façade and illuminated at night. This will assist in emergency responses by the fire department or the Riverside County Sheriff's Department.

2. Construction Site:

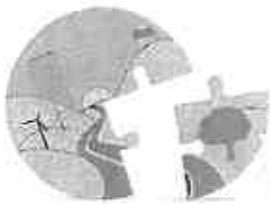
- A. Exterior Fence:** Prior to construction of any structure, a material storage area should be established along the perimeter of the property and enclosed by a six (6) foot chain link fence with locking gates to minimize theft of materials and/or equipment. "No Trespassing" signs should be mounted on all four sides of the fencing.
- B. Lighting and Storage:** The developer and/or builder's name, address, and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered by equipment or storage of construction materials. Any stored construction material should be stored as near as possible to the center of the site and should be kept at a minimum height to allow view into the site from the roadway. The construction site should be well lit during hours of darkness to prevent intruders, and all entrances and exits should be clearly marked and locked when not in use.

- C. Equipment, Staffing, and Supervision:** It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both at the site and at any off-site main office. The public and non-essential employees should have restricted access to the construction areas. Current emergency contact information for the project and construction supervisor should be kept on file with the Sheriff's Department. A list of construction employee names that are permitted to be on the construction site in the evening hours should be kept with the construction supervisor in the event deputies check the site and locate unauthorized personnel or trespassers at night.
- D. On Site Security:** During construction, we recommend on-site security be provided at all times when construction has ceased. This would assist in alleviating theft from the site and reduce the burden put upon the Sheriff's Department during the construction period. From past experience, construction sites of this size and magnitude are regularly targeted by thieves. On-site security not only provides a deterrent, but also helps as a conduit for reporting suspicious activity in the area.

Should the Planning Department, developer, or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Lieutenant Clay Hubbard at (760) 863-8227, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

(Accounting Use Only)

Check Number: _____ Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006311

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☒ PLOT PLAN
☐ REVISED PERMIT

☐ CONDITIONAL USE PERMIT
☐ PUBLIC USE PERMIT

☐ TEMPORARY USE PERMIT
☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25038 DATE SUBMITTED: 10/13/2011
EA 42481
CFG05852

APPLICATION INFORMATION

Applicant's Name: Fernando Gonzalez

E-Mail: _____

Mailing Address: 84826 AV 58

Thermal
City

CA
State

92274
ZIP

RECEIVED
OCT 13 2011
Riverside County
Planning Department
Desert Office

Daytime Phone No: (760) 578-8003

Fax No: () _____

Engineer/Representative's Name: Trinity III Construction

E-Mail: markcollins@trinityiii.com

Mailing Address: 72-627 1a Canada Way #4

Thousand Palms
City

CA
State

92276
ZIP

Daytime Phone No: (760) 969-3477

Fax No: (760) 343-2260

Property Owner's Name: Fernando Gonzalez

E-Mail: _____

Mailing Address: 84826 AV 58

Thermal
City

CA
State

92274
ZIP

Daytime Phone No: (760) 578-8003

Fax No: () _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Fernando Gonzalez
PRINTED NAME OF APPLICANT

Fernando Gonzalez
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Fernando Gonzalez
PRINTED NAME OF PROPERTY OWNER(S)

Fernando Gonzalez
SIGNATURE OF PROPERTY OWNER(S)

Alicia Gonzalez
PRINTED NAME OF PROPERTY OWNER(S)

Alicia Gonzalez
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-191-060

Section: SEC 8 Township: T7S Range: R9E

Approximate Gross Acreage: 0.3 Acres

General location (nearby or cross streets): North of 2nd street, South of

APPLICATION FOR LAND USE AND DEVELOPMENT

3rd street, East of Brown street, West of Date street

Thomas Brothers map, edition year, page number, and coordinates: pg. 5592 Grid: F6, F7

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

Propose to Construct one new Commercial building
w/ five tent Suite's.

Related cases filed in conjunction with this request:

CPM 016441

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes ☒ No ☐

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☒ No ☐

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards: _____

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

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 the project shown below:

PLOT PLAN NO. 25038 – Intent to Adopt a Negative Declaration – Applicant: Fernando Gonzalez – Engineer/Representative: Trinity III Construction – Fourth Supervisorial District - Location: Northeast corner of 2nd Street and Date Palm Street – Zoning: Scenic Highway Commercial - **REQUEST:** To construct a 4,573 sq. ft. commercial building with 5 tenant suites and 22 parking stalls on 0.3 gross acres. The 5 tenants include a fresh fruit and vegetable market, a beauty salon, a tax preparation office, a convenience store, and a shoe store. (Quasi-judicial)

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
FEBRUARY 23, 2015
COUNTY DESERT PERMIT CENTER
77-588 EL DUNA COURT, SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email prull@rctlma.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 may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I PAUL ROLL, certify that on 7/1/14
the attached property owners list was prepared by RIVERSIDE COUNTY PLANNING
APN(s) or case numbers PP25038
for Company or Individual's Name PLANNING DEPARTMENT
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.

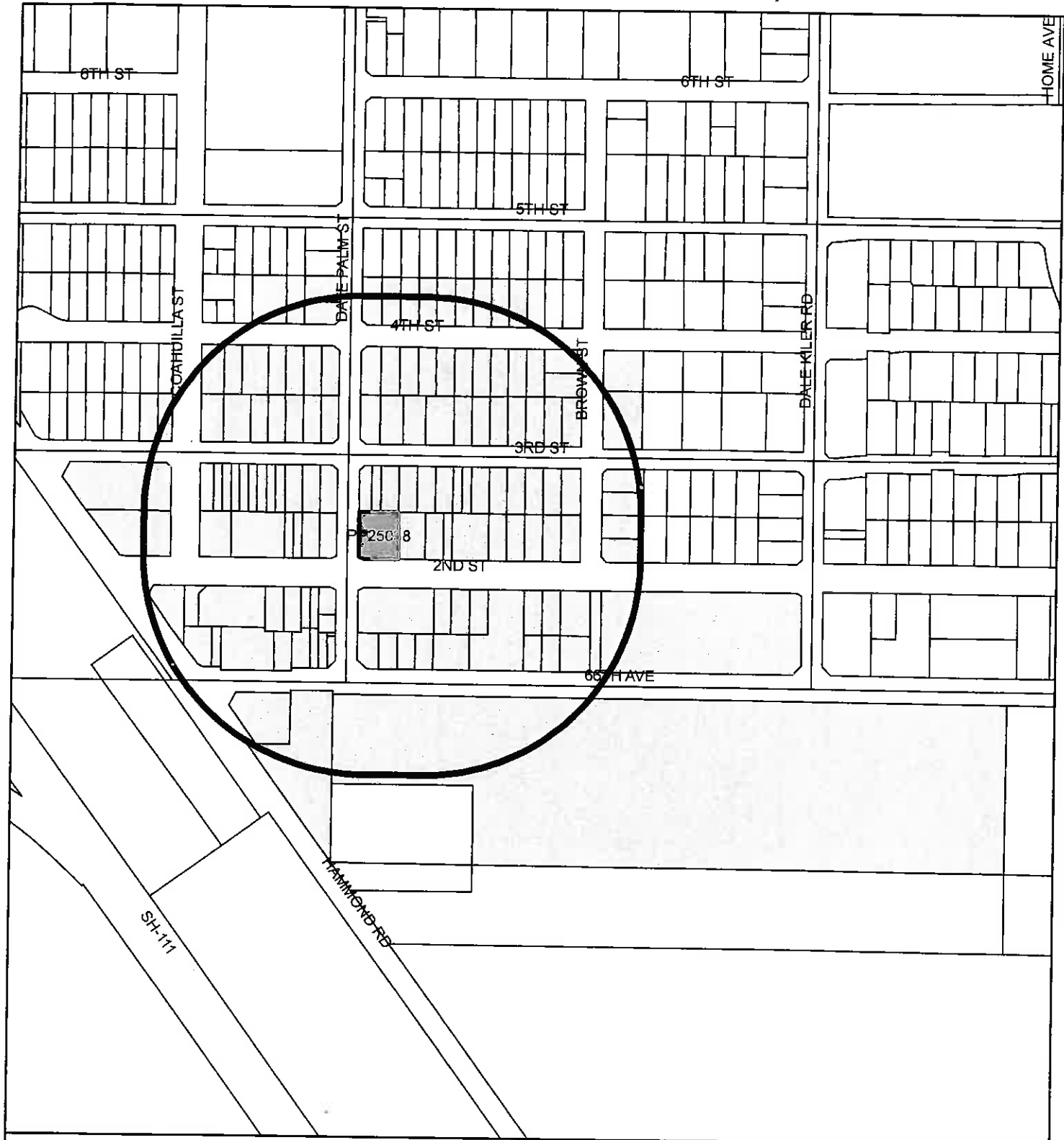
NAME: PAUL ROLL

TITLE: PROJECT MANAGER

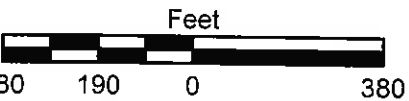
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

PP25038 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by prull on 7/1/2014

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.

MARIA ALBERTA ALEJOS
91365 3RD ST
MECCA, CA. 92254

PETRA C ALVAREZ
448 EL DORADO ST
SAN JACINTO, CA. 92583

JAVIER ARREDONDO
P O BOX 1422
MECCA, CA. 92254

JOSE ARROYO
P O BOX 1712
MECCA, CA. 92254

LUIS AYALA
87425 AIRPORT BLV
THERMAL, CA. 92274

JOSE BAUTISTA
P O BOX 777
MECCA, CA. 92254

JOSE G BAUTISTA
P O BOX 777
MECCA, CA. 92254

JOSE LUIS INIGUES BOLANOS
P O BOX 682
MECCA, CA. 92254

SERAFIN RODRIGUEZ BOLANOS
P O BOX 682
MECCA, CA. 92254

ANSELMO BRAVO
P O BOX 1506
MECCA, CA. 92254

EFREN BUGARIN
P O BOX 242
MECCA, CA. 92254

BENJAMIN CANO
P O BOX 792
MECCA, CA. 92254

JUAN R CARRASCO
P O BOX 255
MECCA, CA. 92254

ADRIANA CORDOVA
83039 BLUE MOUNTAIN CT
INDIO, CA. 92201

COUNTY OF RIVERSIDE
C/O ASSISTANT DIRECTOR/REAL ESTATE
P O BOX 1180
RIVERSIDE, CA. 92502

COUNTY OF RIVERSIDE
C/O REAL ESTATE ASSISTANT DIRECTOR
P O BOX 1180
RIVERSIDE, CA. 92502

COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

CVWD
P O BOX 1058
COACHELLA, CA. 92236

DAMASOJ INC
91193 2ND ST
MECCA, CA. 92254

DAMOSOJ INC
91193 2ND ST
MECCA, CA. 92254

JESUS DAVID DELGADO
P O BOX 1271
MECCA, CA. 92254

NOEMI R DENNIS
PMB 114
100 S SUNRISE WAY
PALM SPRINGS, CA. 92262

DESERT ALLIANCE FOR COMMUNITY EMPOWERMENT
53990 ENTERPRISE WAY STE 1
COACHELLA, CA. 92236

EDDIES PLACE INC
C/O EDDIE LEON
48651 HEPBURN DR
INDIO, CA. 92201

EDDIES PLACE INC
C/O EDDIE LEON
P O BOX 368
MECCA, CA. 92254

JAIME ELENES
P O BOX 2384
MECCA, CA. 92254

ESQUERRA NATALIA MORA ESTATE OF
C/O ROSINA E GARCIA
P O BOX 572
MECCA, CA. 92254

WERCLEYN AGUILAR FLORES
48131 ESTRELLA PEDRO
COACHELLA, CA. 92236

MARIO SALGADO GARCIA
P O BOX 572
MECCA, CA. 92254

MARTHA M GARCIA
C/O DANIEL GARCIA
P O BOX 1036
MECCA, CA. 92254

GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING, TX. 75015

LUCILLE GOACHER
C/O CHERYL COUSINS
527 BROADWAY # 202
SONOMA, CA. 95476

CARMEN GOMEZ
P O BOX 637
MECCA, CA. 92254

JESUS J GOMEZ
P O BOX 1455
MECCA, CA. 92254

ELFIDA GONZALEZ
P O BOX 1058
MECCA, CA. 92254

FERNANDO GONZALEZ
84810 AVENUE 58
THERMAL, CA. 92274

GONZALO L GUZMAN
P O BOX 314
MECCA, CA. 92254

HECTOR GARCIA GUZMAN
P O BOX 351
MECCA, CA. 92254

IRASEMA GUZMAN
20633 FREEPORT DR
RIVERSIDE, CA. 92508

ABESUD HALUM
49765 HARRISON ST
COACHELLA, CA. 92236

MARTIN Z HERNANDEZ
15884 SADDLE CT
FOUNTAIN VALLEY, CA. 92708

REYNALDO HERNANDEZ
91218 3RD ST
MECCA, CA. 92254

SALVADOR HERNANDEZ
P O BOX 852
MECCA, CA. 92254

SALVADOR HERNANDEZ
P O BOX 852
MECCA, CA. 92254

STEVEN EASTVOLD HOLIAN
3333 EL ENCANTO CT APT 24
BAKERSFIELD, CA. 93301

ELMER P JOHNSON
P O BOX 872
MECCA, CA. 92254

SANTIAGO C LEON
P O BOX 506
MECCA, CA. 92254

ROBERT J LEWIS
P O BOX 1112
MECCA, CA. 92254

MARIA G LLEGO
P O BOX 673
MECCA, CA. 92254

GRISELDA LOPEZ
P O BOX 212
MECCA, CA. 92254

ISIDRO LOPEZ
P O BOX 2395
MECCA, CA. 92254

ISMAEL G LUA
P O BOX 742
MECCA, CA. 92254

LEONEL G LUA
P O BOX 932
MECCA, CA. 92254

EDWARD G LUNA
C/O MARIA DIANA HOLMES
61070 YUCCA RD
MTN CENTER, CA. 92561

JOSE L MENDEZ
91326 2ND ST
MECCA, CA. 92254

JOSE L MENDEZ
P O BOX 832
MECCA, CA. 92254

EUSTACIO T MENDOZA
40297 LA SPEZIA CT
INDIO, CA. 92203

MIGUEL MOJARRAS
65840 BROWN ST
MECCA, CA. 92254

BERTHA MURILLO
P O BOX 834
MECCA, CA. 92254

RITA MURILLO
P O BOX 834
MECCA, CA. 92254

REBECCA NORTON
42246 WHISPER ROCK ST
INDIO, CA. 92203

ADALBERTO ORTIZ
P O BOX 82
THERMAL, CA. 92274

MAXIMILIANO P ORTIZ
P O BOX 1514
MECCA, CA. 92254

REDEVELOPMENT AGENCY CITY OF RIVERSIDE
C/O REAL PROP DIV
P O BOX 1180
RIVERSIDE, CA. 92502

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE, CA. 92501

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O JANE M PARKS
3525 14TH ST
RIVERSIDE, CA. 92501

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O JANET M PARKS
P O BOX 1180
RIVERSIDE, CA. 92502

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O JANET PARKS
P O BOX 1180
RIVERSIDE, CA. 92502

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL POP DIV
P O BOX 1180
RIVERSIDE, CA. 92502

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL PROP DIV
P O BOX 1180
RIVERSIDE, CA. 92502

ANDRES REYES
91235 3RD ST
MECCA, CA. 92254

FILIBERTO REYES
P O BOX 864
MECCA, CA. 92254

FILIBERTO REYES
P O BOX 864
MECCA, CA. 92254

VERONICA V RODAS
65800 BROWN ST
MECCA, CA. 92254

CAROLINA B RODRIGUEZ
P O BOX 362
MECCA, CA. 92254

EMMA A RODRIGUEZ
P O BOX 958
MECCA, CA. 92254

JOVANY RODRIGUEZ
91390 3RD ST
MECCA, CA. 92254

MANUEL RODRIGUEZ
P O BOX 1092
MECCA, CA. 92254

RAUDEL B RODRIQUEZ
P O BOX 935
MECCA, CA. 92254

AARON RUBIO
91355 3RD ST
MECCA, CA. 92254

EFREN BUGARIN RUIZ
P O BOX 242
MECCA, CA. 92254

ROSA M SALCIDO
P O BOX 472
MECCA, CA. 92254

JERRY L SALSBUY
P O BOX 537
MECCA, CA. 92254

BLANCHE E SANCHEZ
C/O YLARIO M SANCHEZ
P O BOX 1027
INDIO, CA. 92202

MIGUEL ANGEL SANCHEZ
P O BOX 1083
MECCA, CA. 92254

JOSE R SANTILLANES
P O BOX 324
MECCA, CA. 92254

ALFONSO C SERRATO
P O BOX 383
MECCA, CA. 92254

ALFONSO Z SERRATO
P O BOX 383
MECCA, CA. 92254

GERARDO LOPEZ SERRATO
P O BOX 2395
MECCA, CA. 92254

RIGOBERTO SERRATO
P O BOX 206
MECCA, CA. 92254

SILVIANO TRUJILLO
P O BOX 192
MECCA, CA. 92254

VALDOVINO FELICIANA V ESTATE OF
C/O FRNAK VALDOVINO
P O BOX 666
MECCA, CA. 92254

JOSE VALENCIA
P O BOX 1724
MECCA, CA. 92254

BRENDA VASQUEZ
P O BOX 202
MECCA, CA. 92254

CARLOS VIEYRA
P O BOX 788
MECCA, CA. 92254

OSCAR LOPEZ VILLALON
P O BOX 1661
MECCA, CA. 92254

NICOLAS T ZAMUDIO
P O BOX 702
MECCA, CA. 92254

ROSALVA ZAMUDIO
P O BOX 702
MECCA, CA. 92254

CASIMIRO ZENDEJAS
P O BOX 554
MECCA, CA. 92254

CRESPIN L ZEREGA
P O BOX 1158
COACHELLA, CA. 92236

Fernando Gonzalez
84826 Avenue 58
Thermal CA 92274

Trinity III Construction
72-627 La Canada Way #4
Thousand Palms CA 92276

Fernando Gonzalez
84826 Avenue 58
Thermal CA 92274

Trinity III Construction
72-627 La Canada Way #4
Thousand Palms CA 92276

Fernando Gonzalez
84826 Avenue 58
Thermal CA 92274

Trinity III Construction
72-627 La Canada Way #4
Thousand Palms CA 92276

Fernando Gonzalez
84826 Avenue 58
Thermal CA 92274

Trinity III Construction
72-627 La Canada Way #4
Thousand Palms CA 92276

Fernando Gonzalez
84826 Avenue 58
Thermal CA 92274

Trinity III Construction
72-627 La Canada Way #4
Thousand Palms CA 92276

Mecca Community Council
Attn: Lilia Escobedo
73710 Fred Waring Drive, Suite 222
Palm Desert CA 92260

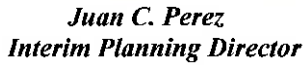
Coachella Valley Water District
P.O. Box 1058
Coachella CA 92236

4th District Planning Commissioner
Attn: Bill Sanchez
Mail Stop: 1070

4th District Supervisor Office
Attn: Mike Gialdini
Mail Stop: 1004

Coachella Valley Unified School District
P.O. Box 847
Thermal CA 92274-8901

FOR COUNTY CLERK'S USE ONLY



NEGATIVE DECLARATION

FOR COUNTY CLERK'S USE ONLY

[illegible]

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1102520

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: GONZALEZ FERNANDO \$64.00
paid by: CK 104
CFG FOR EA42481
paid towards: CFG05852 CALIF FISH & GAME: DOC FEE
at parcel: 91272 2ND ST MECC
appl type: CFG3

By _____ Oct 13, 2011 16:00
JCMITCHE posting date Oct 13, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1402714

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: GONZALEZ FERNANDO

\$2,181.25

paid by: VI 03346A

CFG FOR EA42481

paid towards: CFG05852 CALIF FISH & GAME: DOC FEE

at parcel: 91272 2ND ST MECC

appl type: CFG3

By _____ Dec 03, 2014 09:19

JCMITCHE posting date Dec 03, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

Agenda Item No.: **2.2**
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth
Project Planner: Jay Olivas
Director's Hearing: February 23, 2015

TENTATIVE PARCEL MAP NO. 36574
E.A. Number: 42640
Applicant: DBP Ventures, LLP
Representative: Marsha Vincelette

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36574 (Waiver of Final Map) is a Schedule "E" parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately ½ acre each within an existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783 located within Parcel 4 of previously recorded Parcel Map No. 32544.

The project is located in the Western Coachella Valley Area Plan in Thousand Palms: more specifically, north of Las Montanas Road, south of Flora Road, and east of El Viento Road.

ISSUES OF POTENTIAL CONCERN:

The tentative parcel map proposes a Waiver of Final Map which is not typical for commercial subdivisions. However, in this case the site was previously subdivided in exactly the same parcel configuration with four (4) parcels of the same size and location as part of previously recorded PM32544, and with existing improvements within the existing Desert Business Park, the project is an ideal candidate for waiver of final map.

The four (4) proposed parcels of ½ acre each would be created in conjunction with Certificate of Land Division Compliance No. 7142 to be recorded on the property due to Waiver of Final Map.

SUMMARY OF FINDINGS:

- | | | |
|----|---------------------------------|--|
| 1. | Existing General Plan Land Use: | Community Development: Light Industrial (CD-LI) (.25 - .60 FAR) |
| 2. | Existing Zoning: | Manufacturing – Service Commercial (M-SC) |
| 3. | Surrounding Zoning: | Manufacturing - Service Commercial (M-SC);
Industrial Park (I-P) |
| 4. | Existing Land Use: | Vacant |
| 5. | Surrounding Land Use: | Industrial Buildings |
| 6. | Project Data: | Total Acreage: 2.25 Acres
Total Parcels: Four (4)
Schedule "E" |
| 7. | Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42640** set forth herein based on the findings incorporated in the initial study, the staff report, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36574** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) (.25-.60 FAR) in the Western Coachella Valley Area Plan.
2. The project site is currently zoned Manufacturing– Service Commercial (M-SC) with surrounding zoning consisting of Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P).
3. The project is conditionally consistent with the existing M-SC zone since future industrial buildings would be built within an existing business park on parcels created by the tentative parcel map.
4. The proposed project would be compatible with surrounding zones since any future industrial buildings on parcels created by the tentative parcel map would be required to comply with M-SC zoning standards such as building setbacks and height limits.
5. The existing 2.25 acre property currently consists of vacant land to be subdivided into four (4) parcels within an existing business park.
6. Surrounding land uses consist of existing industrial buildings and vacant land.
7. The project is consistent with existing and surrounding land uses in that the proposed parcel map property contains existing improvements such as street improvements and will require future improvements such as parking and landscaping to buffer adjoining land uses.
8. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with existing improvements for storm water control and soil erosion control located on the subject site.
9. Ordinance No. 460 Section 6.5 allows the requirement that a parcel map be recorded to be waived, provided that the proposed land division complies with the requirements as to: 1. Area; 2. Improvement and design; 3. Flood Water drainage control; 4. Appropriate improved public roads; 5. Sanitary disposal facilities; 6. Water Supply availability; 7. Environmental Protection; 8. Adequate existing survey control; 9. Other provisions of applicable ordinances of Riverside County and the Subdivision Map Act. The project meets these requirements because of ½ acre lot sizes, existing flood control facilities, available sanitary facilities and water supply, no environmental protection concerns, and land being previously surveyed by civil engineer.

10. The proposed project is consistent with the Schedule "E" map requirements because of existing street improvements, available domestic water and sewage disposal, fire protection measures, and available electrical and communication facilities.
11. Domestic water and sanitation is provided by the Coachella Valley Water District. Existing domestic water and sanitation is provided in conformance with the water land use standards of the General Plan.
12. The project is adjacent to Flora Road and El Viento Road (57' Right-of-Way) which contains existing right-of-way improvements. The project will be in compliance with the requirements of the circulation element of the General Plan.
13. The project is approximately ½ mile from a fire station. The project will contain future water system in conformance with the fire services policies of the General Plan.
14. The project was transmitted to the City of Palm Desert (Sphere of Influence) who had no comments as of the writing of this staff report based on the transmittal of January 9, 2014.
15. The proposed tentative parcel map was found be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan based on attached Airport Land Use Commission transmittal letter dated February 3, 2014.
16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not located within a Conservation Area of that plan.
17. The initial study performed pursuant to Environmental Assessment No. 42640 identified no potentially significant impacts.

CONCLUSIONS:

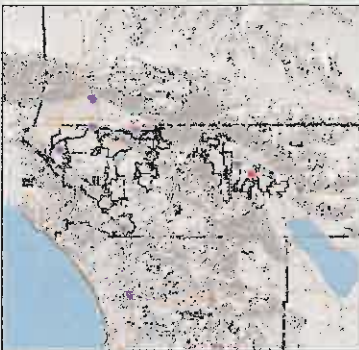
1. The proposed project is conditionally consistent with the Community Development: Light Industrial (CD: LI) (.25 - .60 FAR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the existing Manufacturing – Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "E" map requirements and all other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. Based on the whole record, the proposed project will not have a significant effect on the environment and the negative declaration reflects the County's independent judgment and analysis.

INFORMATIONAL ITEMS:




1. As of this writing (2/2/15), no letters in support or opposition have been received from the general public.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A High Fire area;
 - d. A Conservation Area.
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. An Airport Influence Area;
 - c. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - d. An Area of Liquefaction Potential (Moderate);
 - e. A Low Paleontological Sensitivity Area; and,
 - f. The boundaries of the Desert Sands Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 626-420-084.

Date Revised: 2/2/15

My Map



Legend

-  RCLIS Parcels
-  City Boundaries
-  Cities

Notes



0 512 1,024 Feet

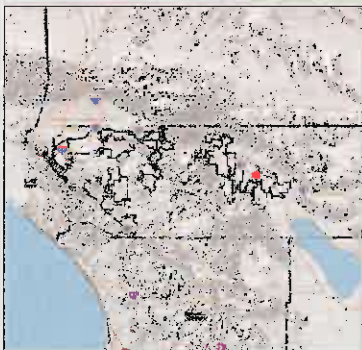
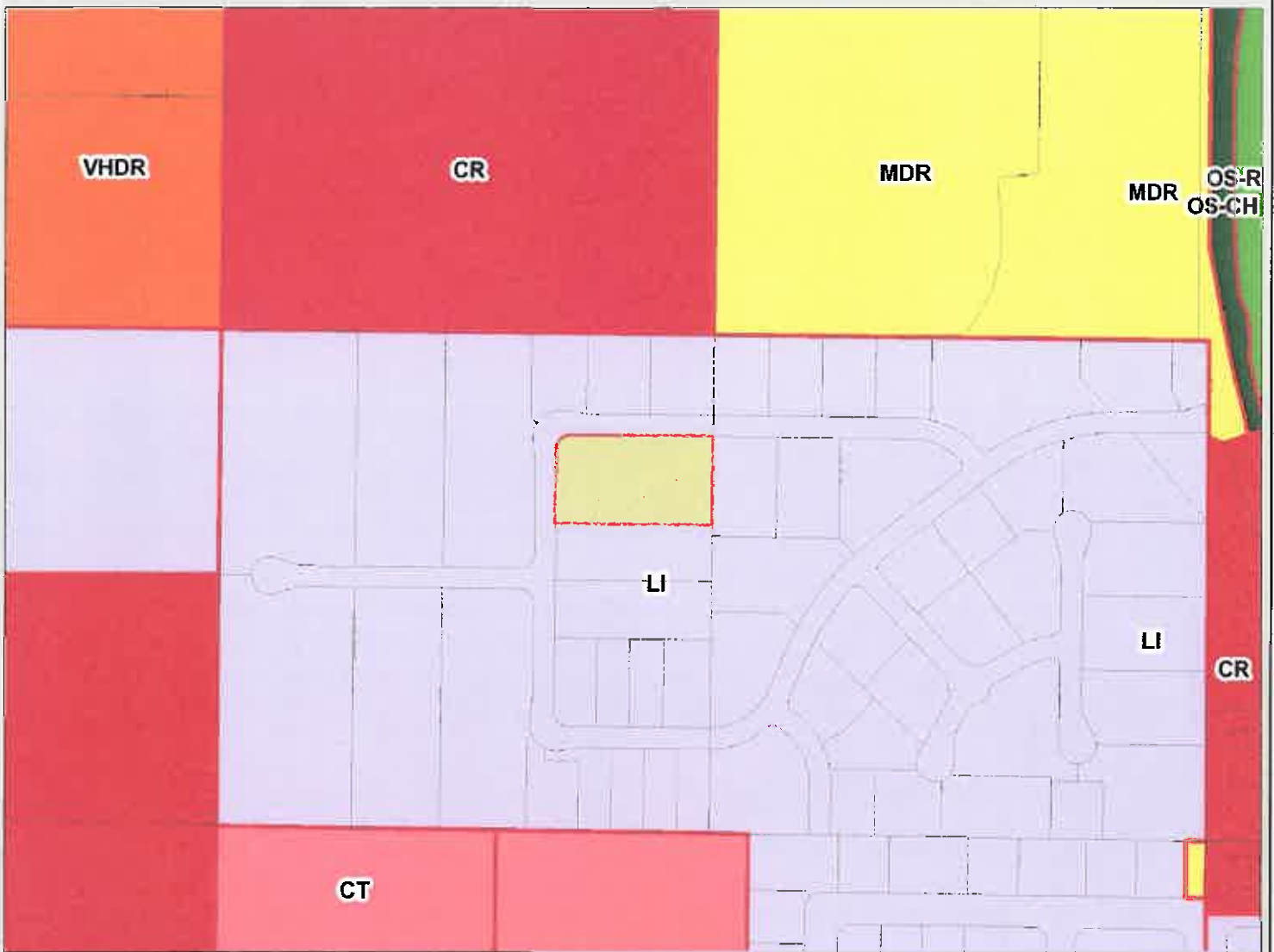


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 12/31/2014 4:30:00 PM

© Riverside County TLMA GIS

My Map



Legend

- ☐ RCLIS Parcels
- Landuse**
- ☐ <all other values>
- ☐ AG
- ☐ BP
- ☐ CC
- ☐ CO
- ☐ CR
- ☐ CT
- ☐ City

- ☐ MUPA
- ☐ OS-C
- ☐ OS-CH
- ☐ OS-MIN
- ☐ OS-R
- ☐ OS-RUR
- ☐ OS-W
- ☐ PF
- ☐ RD
- ☐ RM

- ☐ INTERCHANGE
- ☐ INTERSTATE
- ☐ OFFRAMP
- ☐ ONRAMP
- ☐ USHWY
- ☐ counties
- ☐ cities
- ☐ hydrographylines
- ☐ waterbodies
- ☐ Lakes

Notes



0 512 1,024 Feet

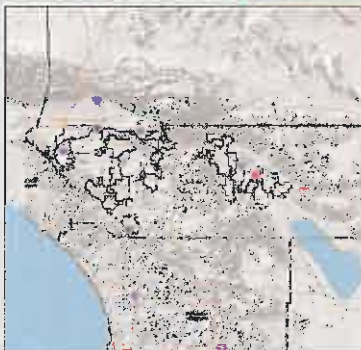
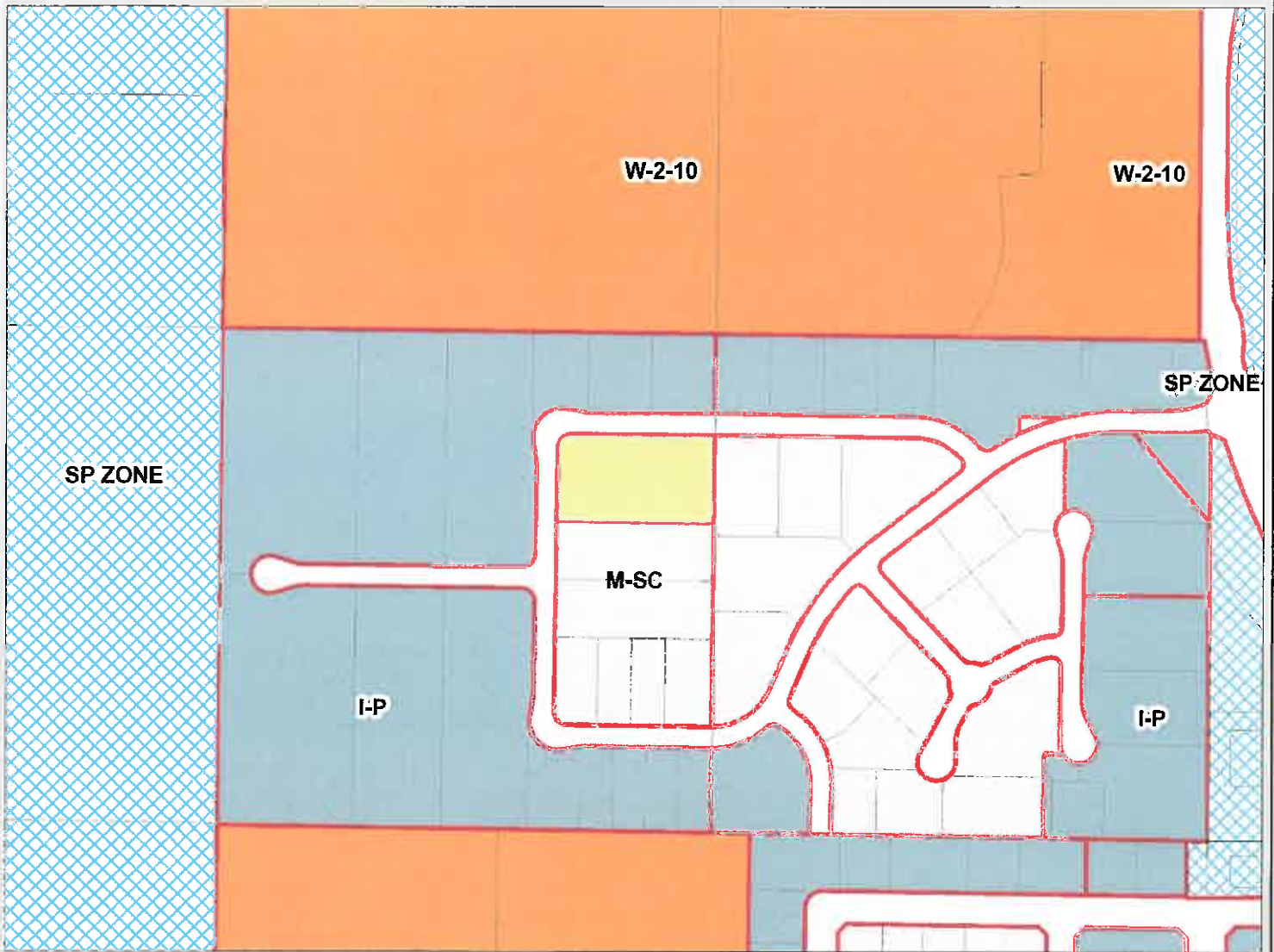


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My Map



Legend

- ☐ RCLIS Parcels
- Zoning**
- ☒ <all other values>
- ☐ A-1
 - ☐ A-1-1
 - ☐ A-1-1 1/2
 - ☐ A-1-1/2
 - ☐ A-1-10
 - ☐ A-1-15
 - ☐ A-1-2

- ☐ A-2-20
- ☐ A-2-5
- ☐ A-D
- ☐ A-P
- ☐ A-P-10
- ☐ A-P-2 1/2
- ☐ A-P-5
- ☐ C-1/C-P
- ☐ C-P-S
- ☐ C-P-S-2 1/2

- ☐ M-H-10
- ☐ M-H-2 1/2
- ☐ M-H-5
- ☐ M-M
- ☐ M-M-3
- ☐ M-M-5
- ☐ M-R
- ☐ M-R-A
- ☐ M-SC
- ☐ M-SC-1

Notes



0 512 1,024 Feet

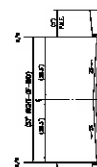
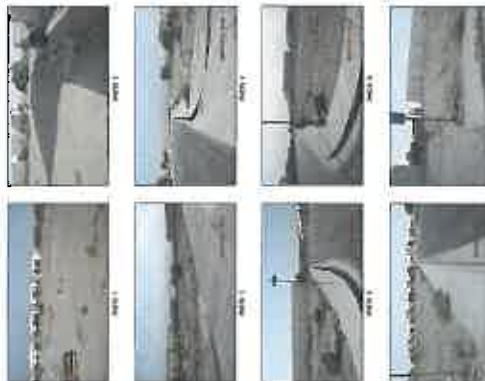
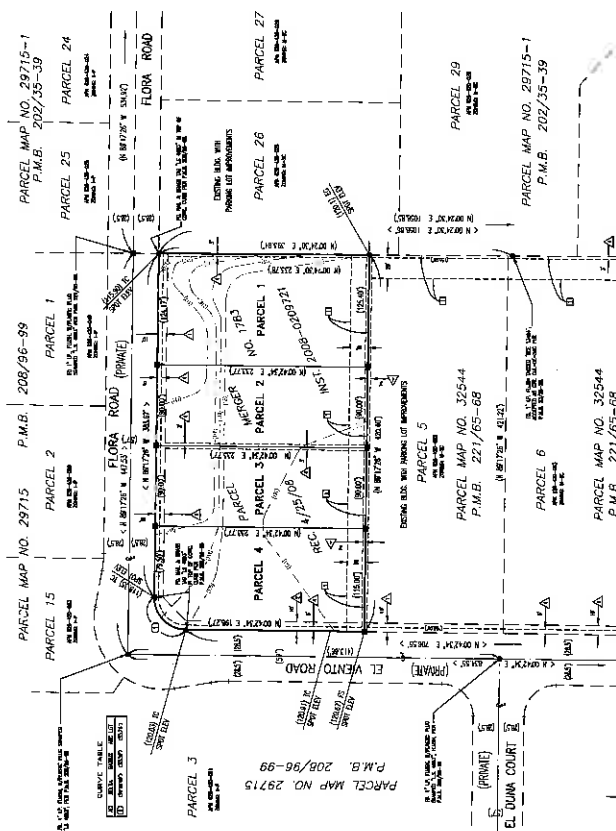
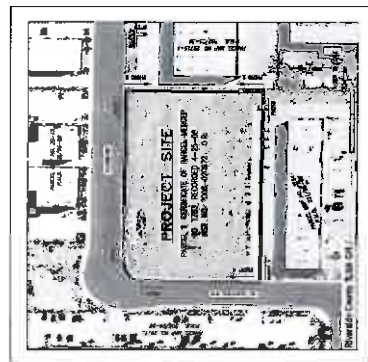


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ONE SHEET ONLY



EXISTING ROADWAY CROSS SECTIONS FOR:
FLORA ROAD and EL VENTO ROAD

LEGAL DESCRIPTION:
 PARCEL 1, CERTIFICATE OF PARCELS BOOK NO. 1761, RECORDED APRIL 23, 2008,
 INSTRUMENT NO. 2008-008771, S/E
 TOMMYBAY ESTATE AND PARCELS 1, 2, 3, 4 & PARCELS MAP NO. 14644, P.M. 371/40-46

STATEMENT OF CONTIGUOUS OWNERSHIP:
 FOTOFONE MAP NO. 14644, BY CHANCE AND SUBORDINATE INTERESTS, A CALIFORNIA PARTNERSHIP

ASSESSOR'S PARCEL NUMBER:

ZONING / GENERAL PLAN:

APPENDIX

$\text{RMSEA} = 0.041$ $\text{NFI} = 0.984$
 $\text{TLI} = 0.994$ $\text{CFI} = 0.994$
 $\text{GFI} = 0.994$ $\text{NNFI} = 0.994$

Parameter	Unit	Value	Standard Error	95% CI	P-value
Intercept		1.00	0.00	1.00	0.00
Age	Years	-0.02	0.01	-0.04 to 0.00	0.00
Sex		0.05	0.02	0.01 to 0.09	0.00
Education	Years	0.01	0.00	0.00 to 0.02	0.00
Income	\$/yr	0.00	0.00	0.00 to 0.00	0.00
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Alcohol		0.00	0.00	0.00 to 0.00	0.00
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Healthcare someverse		0.00	0.00	0.00 to 0.00	0.00

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THE UNIVERSITY OF CHICAGO

FEMA MAPPED FLOODPLAINS & FLOODWAYS:

THE INDIAN COUNTY, FINISHED BY THE FEDERAL GOVERNMENT, WOULD BE THE FIRST TO BE BUILT IN THE AREA. THE SITE AS COME AS BEING A GOOD ONE.

Utilities:

THE GULF COMPANY	1	100%
CONCHITA VALLEY	11	100%
CONCHITA VALLEY	12	100%
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CONCHITA VALLEY	100	100%

YR
 - THE WINTER CIRCLE
 - LINDENHOLM SERVICE ALICE
 (760) 345-1512
 (404) 227-2400

EXISTING EASEMENT NOTES:

FOR THE RECORD

YES! 24-HOUR FREE! NO TRUCKS. NO TV. NO SERVICE CHARGES. NO HOURS. IT'S ALL FREE!

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SURVEYOR'S NOTES:

— MONUMENT FOLDING WALL, 4 BRICKS 140" x 5 1/2" 400" IN LENGTH OF 1" UP, PER PRICE

— ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08-19-2010 BY SP7 BTB/LP P.M.A. 100/30-2M.

BASIS OF BEARINGS:

THE UNIVERSITY OF CHICAGO PRESS

DEEP VENTURES, A CALIFORNIA PARTNERSHIP
1300 FOYALP STREET

0000-0000 (XXXX-XXXX)
0000-0000 (XXXX-XXXX)

SECRET (When Complete)

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CONSULTI

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42640

Project Case Type (s) and Number(s): Tentative Parcel Map No. 36574 (Waiver of Final Map)

Lead Agency Name: County of Riverside Planning Department

Address: 77588 El Duna Court Palm Desert, CA 92211

Contact Person: Jay Olivas, Project Planner

Telephone Number: (760) 863-7050

Applicant's Name: DBP Ventures (Marsha Vincelette)

Applicant's Address: 1302 Puyallup Street Sumner, WA 98390

Engineer's Name: Victor Loren, P.E.

Engineer's Address: 4587 Winterberry Ct Banning, CA 92220

I. PROJECT INFORMATION

- A. Project Description:** Tentative Parcel Map No. 36574 (Waiver of Final Map) is a Schedule "E" parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately 1/2 acre each within existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783 located within Parcel 4 of previously recorded Parcel Map No. 32544. No grading or construction is proposed with the parcel map.

The proposed four (4) parcels of 1/2 acre each would be created in conjunction with Certificate of Land Division Compliance No. 7142.

- B. Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

- C. Total Project Area:** 2.25 Acres

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: 12,926	Est. No. of Employees: n/a
Industrial Acres: 2.25	Lots: 4	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: n/a			

- D. Assessor's Parcel No(s):** 626-420-084

- E. Street References:** The site is located northerly of Las Montanas, south of Flora Road, and east of El Viento Road within the Desert Business Park.

- F. Section, Township & Range Description or reference/attach a Legal Description:**
Township 4 South, Range 6 East, Section 18

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site contains vacant land. Surrounding land uses consist of existing industrial buildings and vacant land. The project is not within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project as a tentative parcel map is conditionally consistent with the existing land use designation of Light Industrial (CD: LI) (.25 - .60 FAR).
2. **Circulation:** The 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 proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed tentative parcel map is located within an area of flooding sensitivity, but flood protection improvements are in place within the existing Desert Business Park per previously recorded and improved parcel maps PM29715 and PM32544.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area will be provided for in the design of any future buildings by separate plot plan permit. 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 affect Housing Element Policies.
7. **Air Quality:** The proposed project as a tentative parcel map would not conflict with SCQAMD standards. Sufficient air quality measures such as PM10 Dust Control Plan for any future grading of the site would be incorporated. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): The Western Coachella Valley Area Plan

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Light Industrial (LI) (.25 - .60 FAR)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Light Industrial (LI) (.25 - .60 FAR)

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. **Existing Zoning:** Manufacturing – Service Commercial (M-SC)

J. **Proposed Zoning, if any:** Not applicable

K. **Adjacent and Surrounding Zoning:** Manufacturing – Service Commercial (M-SC) & Industrial Park (I-P)

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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <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

January 15, 2015
Date

Jay Olivas, Project Planner
Printed Name

For Steven Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The project is not adjacent to a scenic highway corridor. The proposed tentative parcel map to create four (4) parcels are likely to contain future industrial buildings by separate plot plan which would include earth tone colors, building setbacks, and landscaping to address any visual impacts to surrounding properties. Therefore, there is no impact.
- b) The proposed project will not 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) According to GIS database, the project site is located approximately 42.79 miles away from Mt. Palomar Observatory. The project shall comply with low pressure sodium requirements for lighting with any future buildings by separate plot plan in accordance with Ord. No. 655 (Condition of Approval (COA) 10.Planning.16 – Comply with Ord. 655). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Site Visit, Project Description

Findings of Fact:

- a) The proposed project is required to maintain lighting that is hooded and directed no further than property boundaries (COA 10.Planning.14—Lighting Hooded/Directed) with any future buildings by separate plot plan. Impacts would be less than significant.
- b) The proposed project will not expose residential property to unacceptable light levels. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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c) Cause development of non-agricultural uses within

<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
300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?				
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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))?				
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: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a 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)). Therefore, the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore, there is no impact.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD

Findings of Fact:

- a) The proposed project would not conflict with or obstruct implementation of the applicable air quality plan. The proposed project with no construction proposed with the tentative parcel map would not conflict with SCQAMD standards. Any future construction such as by separate plot plan for future industrial buildings would be required to comply with Dust Control Plan (COA 60.Planning.1—PM10 Plan) and California Building Code.
- b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☐ ☒

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The site is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

- a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)
- c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an 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 as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact: The project contains vacant land and was previously reviewed under PM29715 and PM32544 and is not affected by historic resources. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a-e) The project site is vacant and is not affected by archaeological resources since the site has been previously surveyed under PM29715 and PM32544. If during any future ground disturbing activities, unanticipated archaeological resources are discovered, all ground disturbance shall be halted until a meeting is convened with the owner. Project Archaeologist, and County Archaeologist (COA 10.Planning.1- Unanticipated Resources). No impacts are anticipated.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

10. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, County Geologist review

Findings of Fact:

- a) According to GIS database and County Geologist, this site has been mapped as having a low potential for paleontological resources. However, should fossil remains be encountered during any future construction, all earthmoving shall be ceased and the owner of the property shall notify the County Geologist (COA 10.Planning.3—Low Paleo). This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing paleontological resources. Impacts are 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 measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) 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?

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Source: Geologist Comments

Findings of Fact: There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore, the proposed project will not:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

- a) Liquefaction potential is considered to be moderate at this site. Liquefaction potential from strong ground shaking is considered to be very low. Since the site would be required to comply with California Building Codes (CBC) for any future construction as result of the parcel map, impacts are 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 measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Any future construction as result of the parcel map is required to comply with the CBC. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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?

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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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Source: GIS database, County Geologist review

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

a) According to GIS database and County Geologist review, unfavorable ground subsidence is not anticipated. Subsidence in the area will not cause any differential settlement or cracking of the existing building foundations, and will therefore have a minimal impact on the proposed development. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) According to the County Geologist review, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact: The proposed project site with relatively flat topography will not:

- 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

- a) The project site is located on a previously graded site and will not result in substantial soil erosion or the loss of topsoil. Therefore, there is no impact.
- b) The project site will not be located on expansive soil creating substantial risks to life or property since any future buildings would comply with the CBC.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.
- b) The proposed project will not result in an increase in water erosion either on or off since the site proposes no immediate construction with the tentative parcel map with waiver of final map. Any future buildings by separate plot plan would be reviewed in accordance with a Water Quality Management Plan. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) This project will not be impacted by or result in a substantial increase in wind erosion and blowsand, either on or off-site since any future construction as result of tentative parcel map would be addressed in accordance with required PM10 dust control plan. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

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Source: Project application materials

Findings of Fact:

a) The project will comply with South Coast Air Quality Management District guidelines. Due to the nature of the project with vacant land likely to be built with future industrial buildings, energy efficient building materials would be incorporated in accordance with the CBC reducing greenhouse gas emissions. Therefore, the project will have a less than significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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: Project Application Materials

Findings of Fact: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as tentative parcel map on vacant land. Therefore, there is no impact.
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<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
miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is located within an Airport Influence Area, but the project will not result in an inconsistency with the Airport Master Plan based on Airport Land Use Commission (ALUC) transmittal letter of February 3, 2014. The project was found "consistent" with the Airport Master Plan subject to certain conditions such as any outdoor lighting to be hooded, prohibiting any use that would direct a steady light or flashing light associated with airport operations, any use which would cause sunlight to be reflected towards an aircraft, any use which would generate smoke or water vapor attracting birds, any use generating electrical interference, and any highly noise sensitive outdoor non-residential uses and hazards to flights (COA 10.Planning.13—ALUC Letter). Therefore impacts would be less than significant.

b) The project site is located within the vicinity of a private airport; and required review by the Airport Land Use Commission. Impacts would be less than significant based on measures from ALUC transmittal letter dated February 3, 2014.

c) The project is located within an airport land use plan, but would not result in a safety hazard for people residing or working in the project area. Impacts would be less than significant based on measures outlined in ALUC transmittal letter dated February 3, 2014.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Water District Letter dated December 30, 2013.

Findings of Fact:

- a) The area shown is shown to be subject to shallow flooding and is designated Zone AO, depth 3 feet on Federal Flood Insurance rate maps. The site has been previously graded with elevated pad at the existing Desert Business Park. Any future construction as result of tentative parcel map would not significantly alter drainage pattern of the area due to existing drainage improvements within the existing business park. Impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements based on implementation of a required Water Quality Management Plan (WQMP) for any future buildings as result of tentative parcel map. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- d) The proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff in accordance with prior Drainage and WQMP measures under PM29715 and PM32544. Impacts are less than significant.
- e) The proposed project does proposed any housing related structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there are no impacts.
- f) The proposed project will be located on a site within the 100-year Zone AO floodplain limits for the Whitewater River Basin; the project could place future industrial buildings within a 100-year flood hazard area structures which would impede or redirect flood flows, but was previously addressed under PM29715 and PM32544 drainage improvements. Impacts would be less than significant.
- g) The proposed project will not substantially degrade water quality due to prior WQMP measures and any future WQMP plans with any future construction. Impacts would be less than significant.
- h) The proposed project will not include new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands) which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Coachella Valley Water District Letter dated December 30, 2013.

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the area due to existing flood protection measures within the existing Desert Business Park (COA 10.Planning.8 – Maintain Flood Facility). Future construction of site specific industrial buildings on the 2.25 acre site as result of parcel map would be reviewed for flood protection measures by separate plot plan. Therefore, impacts are less than significant.
- b) The project as a parcel map will not cause a change in absorption rates and the rate and amount of surface runoff since land is vacant. Existing drainage improvements and future industrial buildings as result of parcel map would address any potential runoff impacts. Impacts would be less than significant.
- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding due to existing site improvements and flood control measures.
- d) The proposed project will not change in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed project would not result in a substantial land use alteration of the present land use of the land since land is currently vacant and is intended for likely industrial buildings within an existing business park as result of the tentative parcel map with waiver of final map. The land was previously subdivided under PM32544 and combined under Certificate of Parcel Merger No. 1783. The proposed four (4) parcels of ½ acre each would be created in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conjunction with Certificate of Land Division Compliance No. 7142. Impacts would be less than significant.

- b) The project is located within the city sphere of influence of the City of Palm Desert. No comments to date have been received from the City. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The proposed project is consistent with the existing Manufacturing-Service Commercial (M-SC) zone in that the proposed parcels of ½ acre each meet the minimum lot size required of the M-SC zone which lots are intended for future industrial buildings by separate plot plan within existing business park as result of the tentative parcel map. Impacts would be less than significant.
- b) The proposed project is compatible with surrounding industrial zones (M-SC and I-P) since proposed project to create four ½ acre industrial lots by parcel map. Impacts would be less than significant.
- c) The site of 2.25 acres consisting of industrial land proposed to be subdivided is surrounded by industrial buildings within existing business park, therefore the project is compatible with existing and planned surrounding land uses. Impacts are less than significant.
- d) The proposed project to remain under existing land use designation of Light Industrial (LI) (FAR .25-.60 FAR) of the General Plan is consistent with industrial land use policies such as existing and available improvements like roads, water, and sanitation service. Impacts are less than significant.
- e) The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. 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?

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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?

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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: The proposed project will not:

- a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The proposed project is located within an airport land use plan where such a plan has been adopted, and within two miles of a public airport or public use airport; however, it will not expose people residing or working in the project area to excessive noise levels due to California building code compliance with any future construction. Therefore, impacts are less than significant.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project will not be impacted by railroad noise.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project will not be impacted by highway noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project will not be impacted by other noise impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- c) A noise study shall not be required for the project, but is conditioned to not cause exposure of persons to or generation of noise levels in excess of standards 45 dBA between hours of 10:00 p.m. to 7:00 a.m. or 65 dBA between 7:00 a.m. to 10:00 p.m. to any existing or future sensitive receptors in the surrounding area (COA 10.E Health.5 – Industrial Hygiene Comments). Impacts would be less than significant.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

☐ ☐ ☐ ☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The scope of the development will not displace existing housing, and will not necessitate the construction of replacement housing elsewhere. Therefore, there would be no impact.

b) The project will not create a demand for additional housing particularly housing affordable to households earning 80% or less of the County's median income. Therefore, there would be no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is not located within a Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. The project area shall be subject to compliance with fire codes with any future construction, comply with required standards and inspections, by the Riverside County Fire Department. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools ☐ ☐ ☒ ☐

Source: Desert Sands Unified School District correspondence dated January 7, 2014, GIS database

Findings of Fact: The proposed project is located within the Desert Sands Unified School District. Future construction as result of parcel map may require school fees (COA 80.Planning.1-School Fees). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create an incremental demand for library services. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The use of the proposed area would not cause an incremental impact on health services. The site is located within the service parameters of County health centers. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, there is no impact.

c) The project is not located within a county service area, but is located within the boundaries of the Desert Recreation District. No new park impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map

Findings of Fact: No requirements were stated by the County Open Space and Recreation District. Therefore, there is no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
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43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<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
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent public right of way along El Viento Road and Flora Road (57' Right-of-Way) is fully improved with existing curbs/sidewalks. With any future construction resulting from parcel map and any future plot plan, site specific hydrology and water quality management plans would be required (COA 80.Trans.1 – Hydrology Study Required and 80.Trans.2 – Water Quality Management Plans). Impacts would be less than significant.
- b) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there would be no impact.
- c) The proposed project will not alter waterborne, rail or air traffic. Therefore, there would be no impact.
- d) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there would be no impact.
- e) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there would be no impact.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: No connection is available for a Class I Bikeway/Regional Trail. Therefore, there would be no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☐ ☒ ☐

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review; Coachella Valley Water District letter dated December 30, 2013

Findings of Fact:

- a) Existing domestic water lines are located within the existing business park where the proposed parcel map is located. The parcel map will not require or result in the substantial construction of new water treatment facilities or expansion of existing facilities other than minor site specific utility line extensions for any future buildings constructed on the four (4) parcels. This project has been conditioned to ensure all Coachella Valley Water District requirements for domestic water (COA 10.E HEALTH.2 – Water and Sewer Service). Impacts are less than significant.
- b) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and expanded entitlements needed.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☐ ☒ ☐

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review; Coachella Valley Water District letter dated December 30, 2014

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

- a) Existing sewer water lines are located within the existing business park where the proposed parcel map is located. The parcel map will not require or result in the substantial construction of wastewater lines or expansion of existing facilities other than minor site specific utility line extensions for any future buildings constructed on the four (4) parcels. This project has been conditioned to ensure all Coachella Valley Water District requirements for sewer (COA 10.E HEALTH.2 – Water and Sewer Service). Impacts are less than significant.
- b) The project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts are less than significant.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<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
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

☐ ☐ ☐ ☒

Source: General Plan

a) The proposed project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project 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, 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: 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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.

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:

- SCAQMD CEQA Air Quality Handbook
- RCGP: Riverside County General Plan.
- Environmental Assessment No. 38074 (PM29715)
- Environmental Assessment No. 39665 (PM32544)

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

Location: County of Riverside Planning Department
77588 El Duna Ct Ste. H
Palm Desert, CA 92211

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36574 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36574, Amended No. 1, dated July 9, 2014.

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

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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 MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; 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 MAP or FINAL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding,

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

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.

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately 1/2 acre each within existing industrial subdivision with Waiver of Final Map. The 2.25 acre site would re-subdivide Assessor's Parcel Number 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783.

The four (4) parcels of 1/2 acre each would be created in conjunction with Certificate of Land Division Compliance No. 7142 to be recorded on the property.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 2 CVWD WATER AND SEWER SERVICE

RECOMMND

Parcel Map 36574 is proposing to receive potable water service and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with CVWD as well as all other applicable agencies. As the sewer purveyor, CVWD shall have the responsibility to ensure that all grease interceptor and/or oil and water separator tank requirements (specifications and sizing) are met if needed.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.E HEALTH. 3 RETENTION BASINS - NO VECTORS RECOMMND

Any proposed retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 4 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

Based on the information provided and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 5 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers, a noise study is not required for Parcel Map 36574. However, this project shall comply with the following:

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

Please note that the Office of Industrial Hygiene reserves the right to regulate in accordance with all applicable Ordinances, Regulations, and Standards should further information indicate the requirements.

10.E HEALTH. 6 CONTACT HAZMAT RECOMMND

If Hazardous Materials are to be used or stored onsite, the developer shall contact the Department of Environmental Health, Hazardous Materials Management Branch (HMMB) to for plan check and permitting requirements at (760) 863-8976.

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.E HEALTH. 7

CONTACT DISTRICT ENV. SERVICES

RECOMMND

For any proposed public/semi-public food facility, the developer shall contact the Department of Environmental Health, District Environmental Services to obtain information regarding plan check and permitting requirements at (760) 863-8287.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

- 1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 MAP - LOW PALEO RECOMMND

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

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - LOW PALEO (cont.)

RECOMMND

for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - LOW PALEO (cont.) (cont.) RECOMMND

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.

10.PLANNING. 4 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 5 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 6 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the M-SC zone.

10.PLANNING. 7 MAP - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations

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PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10.PLANNING. 8 MAP - MAINTAIN FLOOD FACILITY RECOMMND

The land divider, and the land divider's successors in interest, 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.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 10 MAP - ORD NO. 659 (DIF) RECOMMND

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 construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial projects shall be calculated on the basis of "Project Area". 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.

10.PLANNING. 11 MAP - ORD 875 CVMSHCP FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD 875 CVMSHCP FEE (cont.)

RECOMMND

provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - ALUC LETTER

RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the attached Airport Land Use Commission letter dated February 3, 2014, summarized as follows:

1) Any outdoor lighting installed shall be hooded or shielded;

2) The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations;

b) Any use which would cause sunlight to be reflected towards an aircraft;

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds;

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft; and,

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PARCEL MAP Parcel Map #: PM36574

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ALUC LETTER (cont.)

RECOMMND

e) Any highly noise-sensitive outdoor non-residential uses and hazards to flight.

3) The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

10.PLANNING. 14 MAP - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 16 MAP - MT PALOMAR LIGHTING AREA

RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - RECORD COC07142

RECOMMND

WITHIN 90 DAYS OF THIS TENTATIVE MAP APPROVAL, OR BY JULY 1, 2015, WHICHEVER OCCURS FIRST, the land divider in coordination with the Planning Department shall record Certificate of Land Division Compliance No. 7142 subject to County Surveyor approval to establish four (4) parcels as depicted on the APPROVED TENTATIVE MAP.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRADING PERMITS

RECOMMND

NO GRADING PERMITS TO BE ISSUED UNDER PARCEL MAP NO. 36574. ALL GRADING TO BE CONDUCTED UNDER AN APPROPRIATE LAND USE PERMIT.

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PARCEL MAP Parcel Map #: PM36574

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEYS

RECOMMND

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. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. 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 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - CVWD CLEARANCE

RECOMMND

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 dated December 30, 2013, summarized as follows: this area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 feet on the Federal Flood Insurance rate maps.

60.PLANNING. 2 MAP - PM10 MITIGATION PLAN

RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this roject shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all resonably 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

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PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - PM10 MITIGATION PLAN (cont.) RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1 MAP - HYDROLOGY STUDY REQUIRED RECOMMND

A Hydrology study may be required for this project. For specific requirements contact Majeed Farshad (760)863-7045.

60.TRANS. 2 MAP - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Conservation District and Transportation Department for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

PLANNING DEPARTMENT

80.PLANNING. 1 USE - SCHOOL MITIGATION RECOMMND

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

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PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - RECORD COC07142

RECOMMND

The land divider shall record COC07142 subject to County Surveyor approval to establish four (4) parcels as depicted on the APPROVED TENTATIVE MAP based on the approval of the request for Waiver of Final map.

TRANS DEPARTMENT

80.TRANS. 1 MAP - HYDROLOGY STUDY REQUIRED

RECOMMND

A Hydrology Study may be required for this project. For specific requirements contact Majeed Farshad (760)863-7045.

80.TRANS. 2 MAP - WATER QUALITY MGMT PLANS

RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Conservation District and Transportation Department for review and approval.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL

RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED
FEB 05 2014
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

CHAIR

Simon Housman
Rancho Mirage

February 3, 2014

VICE CHAIRMAN

Rod Ballance
Riverside

Mr. Jay Olivas, Urban Regional Planner IV

County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

[VIA HAND DELIVERY]

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

John Lyon
Riverside

File No.: ZAP1053BD14

Related File No.: PM36574

Glen Holmes
Hemet

APN: 626-420-084

Greg Pettis
Cathedral City

Dear Mr. Olivas:

Richard Stewart
Moreno Valley

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above- referenced proposal to divide 2.247 acres located southerly of Flora Road, easterly of El Viento Road, and northerly of Las Montanas Road and the intersection of El Viento Road and El Duna Court, in the business park located westerly of Washington Street and the Sun City-Palm Desert development, into 4 lots.

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

The site is located in Airport Compatibility Zone D of the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. The proposed existing grade is approximately 120 feet above mean sea level (AMSL), with an assumed maximum industrial building height of 50 feet as allowed by the M-SC zone for a total height of 170 feet AMSL. Based on the distance of the parcel to the end of the runway at 9,800 feet and the elevation of the westerly end of the runway at 73.4 feet AMSL, FAA Obstruction Evaluation review would be required for any structure exceeding 171.4 feet AMSL. However, since any proposed structures would likely not exceed this threshold based on existing grade elevation and maximum building height of 50 feet, FAA Obstruction Evaluation review is not required.

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

www.rcaluc.org

I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION February 3, 2014

- (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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Any highly noise-sensitive outdoor nonresidential uses and hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachment: Notice of Airport in Vicinity

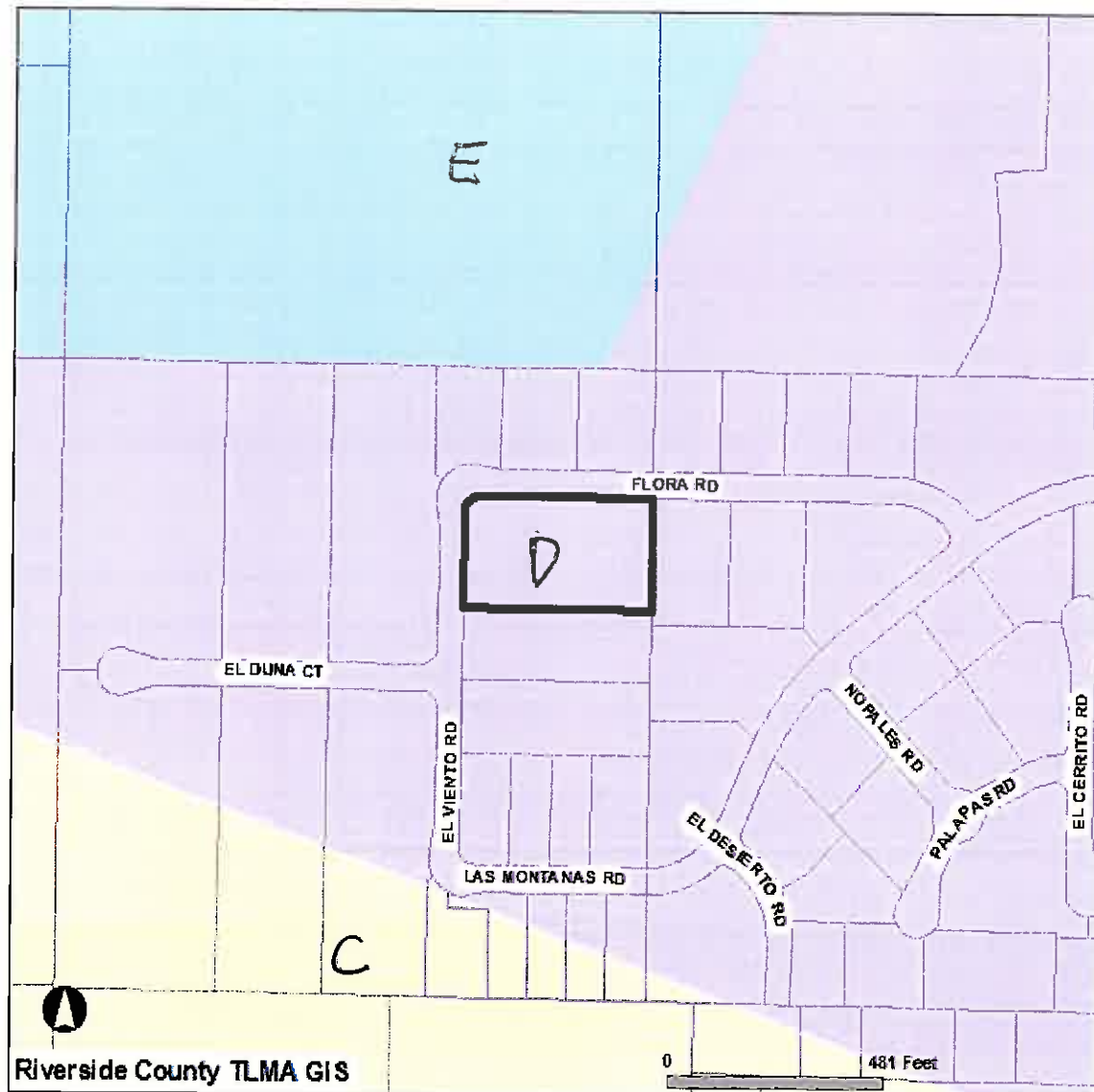
cc: DBP Ventures, Marsha Vincelette
DBP Ventures Sumner WA (payee), Angela Humphreys
Mike Smith, Manager, Bermuda Dunes Executive Airport
ALUC Staff

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NOTICE OF AIRPORT IN VICINITY

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
626-420-084

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...Thu Jan 30 17:46:48 PST 2014

Version 131127



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

December 30, 2013

File: 0163.1
0421.1
0721.1
1150.011
Geo. 050601-1
PZ 13-5116



Jay Olivas
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Olivas:

Subject: Tentative Parcel Map No. 36574

The proposed subdivision of TPM No. 36574 does not conflict with Coachella Valley Water District's (CVWD) stormwater facilities.

Approval of the proposed subdivision of TPM No. 36574 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements. A flood management review will be required for each parcel or as a group.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 feet on Federal Flood Insurance rate maps, which are in effect at this time.

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

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

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

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the States Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

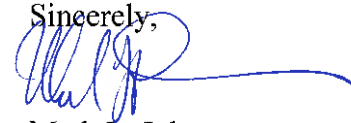
The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

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

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

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

Sincerely,



Mark L. Johnson
Director of Engineering

SL\ms\Eng\STORMWTR\1-2013\12-DEC\Pre-App Review PM 36574.doc

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

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Michael Mistica, MBA
County of Riverside, Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

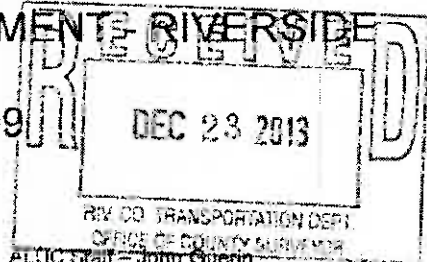
cc: Developer/applicant
DBP Ventures, A California Partnership
1302 Puyallup St.
Sumner, WA 98390



LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT

P.O. Box 1409
Riverside, CA 92502-1409



DATE: December 19, 2013

TO:

Riv. Co. Transportation Dept - Palm Desert
Riv. Co. Environmental Health Dept.
Coachella Valley Water District
Riv. Co. Fire Department - Palm Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology/Paleontology Section
Trans Dept. Landscaping Section
Trans Dept. Survey Section (B. Robinson)
P.D. Archaeology Section
4th District Supervisor
4th District Planning Commissioner

ALUC Staff - John Guerin
So. CA Gas Company
Desert Recreation District
Imperial Irrigation District
Desert Sands School District

TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP) – EA42640 – Owner/Applicant: DBP Ventures, LLP – **Representative:** Marsha Vincelette – Fourth/Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Light Industrial (LI) - **Location:** North of Las Montanas, South of Flora Road, east of El Viento – 2.25 Acres – **Zoning:** Manufacturing - Service Commercial (M-SC) – **REQUEST:** Tentative Parcel Map (Schedule E) proposes to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately ½ acre each within existing industrial subdivision with Waiver of Final Map. The 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783. Related Cases: CPM01783; PM32544; PM29715

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **Desert LDC meeting on January 9, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: ☐ PC: ☒ BOS: ☐

COMMENTS: *NO COMMENTS*

(SEEMS LIKE A GOOD CANDIDATE FOR A WAIVER OF FINAL MAP!)

DATE: 01-08-14

SIGNATURE: Robert T. Robinson

PLEASE PRINT NAME AND TITLE: ROBERT T. ROBINSON, Deputy County Surveyor

TELEPHONE: 951-955-4688

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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 19, 2013

TO:

Riv. Co. Transportation Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Coachella Valley Water District
Riv. Co. Fire Department-Palm Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology/Paleontology Section
Trans Dept. Landscaping Section
Trans Dept. Survey Section (B. Robinson)
P.D. Archaeology Section
4th District Supervisor
4th District Planning Commissioner

ALUC Staff - John Guerin
So. CA Gas Company
Desert Recreation District
Imperial Irrigation District
Desert Sands School District

TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP) - EA42640 - Owner/Applicant: DBP Ventures, LLP - Representative: Marsha Vincelette - Fourth/Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Light Industrial (LI) - Location: North of Las Montanas, South of Flora Road, east of El Viento - 2.25 Acres - Zoning: Manufacturing - Service Commercial (M-SC) - REQUEST: Tentative Parcel Map (Schedule E) proposes to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately ½ acre each within existing industrial subdivision with Waiver of Final Map. The 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783. Related Cases: CPM01783; PM32544; PM29715

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a Desert LDC meeting on January 9, 2014. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rcplma.org / MAILSTOP# 1070.

Public Hearing Path: DH: ☐ PC: ☐ BOS: ☐

COMMENTS: NONE

DATE: 1/8/14

SIGNATURE: [Signature]

PLEASE PRINT NAME AND TITLE: Tracy STRANGE, Project Manager

TELEPHONE: (760) 347-3484 ext. 107

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.



Desert Sands Unified School District

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 771-8515 • FAX: (760) 771-8522

- Facilities Services -

January 7, 2014

County of Riverside
Jay Olivas, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Request for Comments: APN: 626-420-084. Tentative Parcel Map No. 36574 – 2.25 acres subdivided into four commercial parcels located north of Las Montanas, south of Flora Road, east of El Viento.

Dear Mr. Olivas,

This is in response to your request for input on the above referenced project and its effect on public schools.

All actions toward commercial development will potentially result in an impact on our school system. The District's ability to meet the educational needs of the public with new schools has been seriously impaired in recent years by local, state and federal budget cuts that have had a devastating impact on the financing of new schools.

As you are aware, there is a school mitigation fee that is currently collected on all new development at the time building permits are issued.

Please feel free to call me if you have further questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Cisneros", is written over a horizontal line. The signature is stylized and fluid.

Patrick Cisneros, Director
Facilities Services



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PM 36574 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: DBP VENTURES E-Mail: mvincelette@desertbusinesspark.com

Mailing Address: 1302 RYALLUP STREET
SUMNER, WA. 98390
City State ZIP

Daytime Phone No: (760) 200-0029 Fax No: (253) 863-6200 X

Engineer/Representative's Name: VICTOR VILLENEUVE E-Mail: ylorenasc@aol.com

Mailing Address: VICTOR LOREN CONSULTING 4587 WINTERBERRY CT.
BANNING, CA. 92220
City State ZIP

Daytime Phone No: (760) 485-1371 Fax No: _____

Property Owner's Name: X DBP VENTURES E-Mail: X MVINCELETTE@INVESTED.COM

Mailing Address: X 77885 LAS MONTANAS ROAD Suite A
X PALM DESERT CA 92211
City State ZIP

Daytime Phone No: X (760) 200-0029 Fax No: X (760) 200-0226

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

✓ <u>MARSHA VINCELETTE</u> PRINTED NAME OF APPLICANT	✓ <u>Marsha Vinclette</u> SIGNATURE OF APPLICANT
---	---

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

✓ <u>MARSHA VINCELETTE</u> PRINTED NAME OF PROPERTY OWNER(S)	✗ <u>Marsha Vinclette</u> SIGNATURE OF PROPERTY OWNER(S)
✓ _____ PRINTED NAME OF PROPERTY OWNER(S)	_____ SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 620-420-084
Section: 1 Township: 5 SOUTH Range: 6 EAST
Approximate Gross Acreage: 2.247 ACRES

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of LAS MONTANAS RD., South of FLORA DR., East of EL VIENTO RD., West of WASHINGTON ST.

Thomas Brothers map, edition year, page number, and coordinates: P. 819, GRID E-1

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVISION OF MERGED LOTS 1-4 (PER PARCEL MAP 32544
P.M.B. 221/65-68) PER CERT. OF PARCEL MERGER NO. 1783,
REC. 4-25-08, INST. NO. 2008-0209721, BACK TO LOTS 1-4 PER PM 32544.
NO LAND ALTERATION OR BUILDINGS PROPOSED. MAPPING ONLY.

Related cases filed in conjunction with this request:

NONE

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). NONE (Parcel Map, Zone Change, etc.)

E.A. No. (if known) NONE E.I.R. No. (if applicable): NONE

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

If yes, indicate the type of report(s) and provide a copy: N/A

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☒ No ☐

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0 C.Y. CUT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards ~~0~~ C.Y. FILL

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

Import N/A Export N/A Neither ✓

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

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

How many anticipated truckloads? NONE truck loads.

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

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

N/A If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

N/A Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

N/A If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.lima.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☒ Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) X *Maisha V. Vanelette* Date X *10-23-13*

Owner/Representative (2) X Date X

**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 the project shown below:

TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP) – Intent to Adopt Negative Declaration - Owner/Applicant: DBP Ventures, LLP – Fourth Supervisorial District – Bermuda Dunes Zoning District – Location: North of Las Montanas Road, South of Flora Road, and east of El Viento Road – 2.25 Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** Tentative Parcel Map No. 36574 is a Schedule E parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately ½ acre each within an existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide Assessor's Parcel Number 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783 located within Parcel 4 of previously recorded Parcel Map No. 32544. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org (Quasi-judicial)

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
FEBRUARY 23, 2015
DESERT PERMIT CENTER
77588 EL DUNA COURT, SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Jay Olivas, at 951-760-7050 or email jolivas@rctlma.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 may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Jan 6, 2015,

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

APN (s) or case numbers PM36574 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.

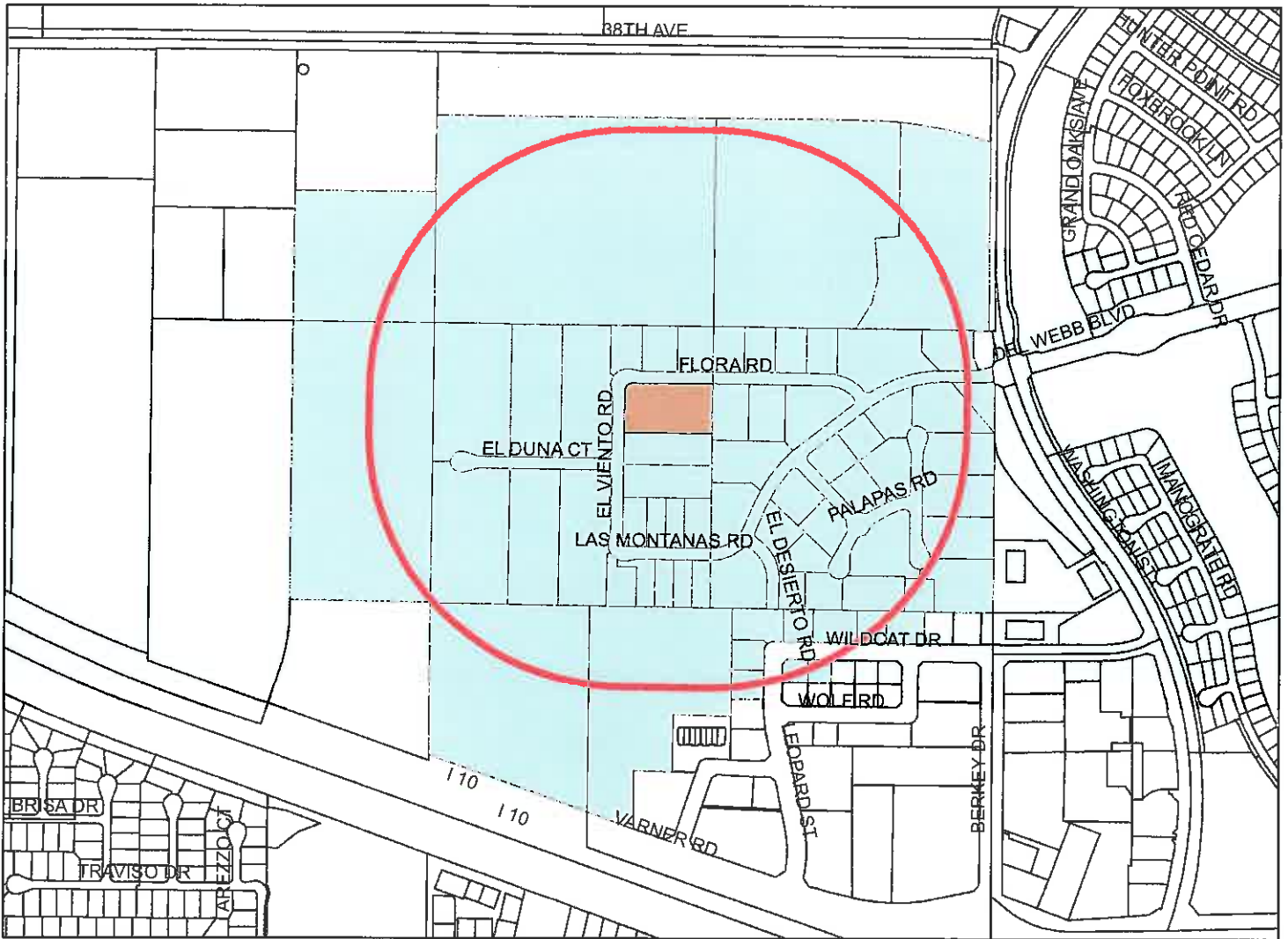
TITLE GIS Analyst Signature : _____

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM36574 (1200 feet buffer)



Selected Parcels

626-420-009 626-420-002 626-420-001 626-420-020 626-330-009 626-420-023 626-420-048 626-330-052 626-330-053 626-330-010
626-150-037 626-150-038 626-150-039 626-420-040 626-420-025 626-420-074 626-420-075 626-420-076 626-420-077 626-420-078
626-420-079 626-420-080 626-420-081 626-420-084 626-420-049 626-420-050 626-420-016 626-420-017 626-420-018 626-420-019
626-420-003 626-420-004 626-420-066 626-420-067 626-420-068 626-420-011 626-420-012 626-420-013 626-420-014 626-420-030
626-420-063 626-420-064 626-420-052 626-420-053 626-420-054 626-420-055 626-420-033 626-420-035 626-420-065 626-420-039
626-420-047 626-330-037 626-420-051 626-420-056 626-420-082 626-420-083 626-420-029 626-420-022 626-420-008 626-330-008
626-150-011 626-150-012 626-140-042 626-330-047 626-420-024 626-330-051 626-330-007 626-420-026 626-420-027 626-420-



875 437.5 0 875 Feet

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.

ASMT: 626150012, APN: 626150012
MIRASERA
2580 WYANDOTTE ST STE G
MOUNTAIN VIEW CA 94043

ASMT: 626330051, APN: 626330051
RICHARD RANGER
31750 S W VILLAGE CREST LN
WILSONVILLE OR 97070

ASMT: 626150039, APN: 626150039
CHRISTIAN SCHOOL OF THE DESERT
40700 YUCCA LN
BERMUDA DUNES CA 92201

ASMT: 626330053, APN: 626330053
CALIFORNIA RENTALS
C/O WARREN R FULLER
69 S BARRINGTON RD
SOUTH BARRINGTON IL 60010

ASMT: 626330008, APN: 626330008
SUSAN BUTLER, ETAL
78735 VILLETA DR
LA QUINTA CA 92253

ASMT: 626420001, APN: 626420001
AP PALM DESERT MONTANAS
1856 OLD RESTON AVE NO 300
RESTON VI 20190

ASMT: 626330010, APN: 626330010
CATHERINE MACMILLAN
451 WYNGATE RD
SACRAMENTO CA 95864

ASMT: 626420008, APN: 626420008
DEANNA JOHNSON, ETAL
130 VISTA ROYALE
PALM DESERT CA 92260

ASMT: 626330036, APN: 626330036
SUSAN DAUGHERTY, ETAL
1574 COBURG RD NO 279
EUGENE OR 97401

ASMT: 626420009, APN: 626420009
EDITH SERPA, ETAL
350 WAWONA AVE
PISMO BEACH CA 93449

ASMT: 626330037, APN: 626330037
GERRY LANGLOIS
P O BOX 4386
PALM DESERT CA 92261

ASMT: 626420020, APN: 626420020
BEACH CITY FINANCIAL INC
77919 LAS MONTANAS RD UNIT A
PALM DESERT, CA. 92211

ASMT: 626330047, APN: 626330047
NEW THOUSAND TRAILS INC
P O BOX 06115
CHICAGO IL 60606

ASMT: 626420022, APN: 626420022
KOOZAR ENTERPRISES
81160 NATIONAL DR
LA QUINTA CA 92253

ASMT: 626420023, APN: 626420023
CHRISTINE DURKEE, ETAL
46112 ROUDEL LN
LA QUINTA CA 92253

ASMT: 626420030, APN: 626420030
DBP PROP
C/O MICHAEL W FEDDERLY SR
77742 LAS MONTANAS RD
PALM DESERT, CA. 92211

ASMT: 626420024, APN: 626420024
ORR PROP
39301 BADGER ST NO 300
PALM DESERT CA 92211

ASMT: 626420040, APN: 626420040
CVWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 626420025, APN: 626420025
KIMBERLY BOGGS, ETAL
41200 YUCCA LN
BERMUDA DUNES CA 92211

ASMT: 626420047, APN: 626420047
DESERT RAIN
P O BOX 11527
PALM DESERT CA 92255

ASMT: 626420026, APN: 626420026
VANMAR ASSOC
C/O KRISTEN MARTINEZ
39249 LEOPARD ST STE A
PALM DESERT CA 92211

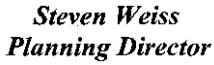
ASMT: 626420048, APN: 626420048
PALM SPRINGS RADIATION ENTERPRISES, ETAL
C/O MARVIN POER & CO
18818 TELLER AVE STE 277
IRVINE CA 92612

ASMT: 626420027, APN: 626420027
JANET WATERS, ETAL
39777 CAMINO MISTRAL
INDIO CA 92203

ASMT: 626420064, APN: 626420064
DBP VENTURES
C/O INVESTCO
1302 PUYALLUP ST
SUMNTER WA 98390

ASMT: 626420028, APN: 626420028
WILFRID BILLARD
3850 CHERRY AVE
LONG BEACH CA 90807

ASMT: 626420029, APN: 626420029
JOHN YOUNG
78005 WILDCAT DR STE 107
PALM DESERT CA 92211



NEGATIVE DECLARATION

FOR COUNTY CLERK'S USE ONLY

--

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1310393

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: DBP VENTURES \$50.00
paid by: CK 215
paid towards: CFG06018 CALIF FISH & GAME: DOC FEE
EA42640
at parcel #:
appl type: CFG3

By _____ Oct 29, 2013 13:07
MGARDNER posting date Oct 29, 2013

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