



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

OCTOBER 26, 2015

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

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

- 2.1 **PLOT PLAN NO. 25396** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eli Shapiro – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road. – 0.55 Acres Gross – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc. Continued from September 14, 2015 and October 5, 2015. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.


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

- 3.1 **PLOT PLAN NO. 25482** – CEQA Exempt – Applicant: Oscar A. Montoya – Engineer/Representative: Ark Group – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of West Church Street, southerly of Main Street, and easterly side of Iowa Avenue – 0.4 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Plot Plan proposes to convert two existing 1,010 sq. ft. (Building 1) and 1,622 sq. ft. (Building 2) residences to general office use. Building 1 will have 836 sq. ft. office area and 174 sq. ft. porch area and Building 2 will have three units of approximately 500 sq. ft. each. The project also includes 13 parking spaces. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.
- 3.2 **TENTATIVE PARCEL MAP NO. 36453** – No New Environmental Documents Required – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadow Brook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Tentative Parcel Map proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.
- 3.3 **PLOT PLAN NO. 20247** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Don Krall – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northeasterly corner of Highway 74 and Crater Drive – 5.95 Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The plot plan proposes a self-storage (a mini-warehouse) facility and RV and Boat parking facility with seven (7) buildings (Building A: 13,550 sq. ft., Building B: 10,305 sq. ft., Building C: 8,253 sq. ft., Building D: 11,760 sq. ft., Building E: 19,537 sq. ft., Building F: 9,163 sq. ft., and Building G: 4,517 sq. ft.), and 29 parking spaces and landscaping. In addition to storage areas Building A and B include areas designated for offices. Project Planner: Damaris Abraham at (951) 955-7436 or email dabraham@rctlma.org.
- 3.4 **PLOT PLAN NO. 25616** – CEQA Exempt – Applicant: Denny Tsai and Wenty Ha – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly corner of Grand Avenue and Tettersington Street – 0.27 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The plot plan proposes to convert an existing 1,826 sq. ft. building into a commercial office. The project also provides 10 parking spaces. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second
Project Planner: Damaris Abraham
Director's Hearing: October 26, 2015
Continued From: October 5, 2015
Continued From: September 14, 2015

PLOT PLAN NO. 25396
Environmental Assessment No. 42606
Applicant: Eli Shapiro
Engineer/Representative: Sam Akbarpour


 Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

The project is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road.

ISSUES OF POTENTIAL CONCERN:

The Planning Department has received letters from the surrounding neighbors raising concerns about the aesthetic impact of the proposed steel storage building. The building will be painted neutral colors so that it can blend in with the surrounding area. In addition, the facility is proposed to be landscaped and a row of trees is proposed to be planted at the rear of the property in order to provide additional screening for the residences located southwest of the project site.

In addition, an email dated September 10, 2014 from El Cerrito Development Observers raising concerns about fire hazards in the El Cerrito area. The project has been reviewed by the Fire Department and has been conditioned to meet the current building codes.

FURTHER PLANNING CONSIDERATIONS:

October 5, 2015

The project was continued from the September 14, 2015 Director's Hearing as the applicant was unable to attend the hearing and requested a continuance. At the hearing a neighbor raised concerns about the appearance of the proposed steel storage building especially the color of the building roof. The roof is proposed to be painted dark brown and the project has been conditioned (COA 10.Planning.7) to ensure that the building colors are in substantial conformance with the proposed color.

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October 26, 2015

The project was continued from the October 5, 2015 Director's Hearing to give the applicant and the Transportation Department additional time to discuss the improvements required along Temescal Canyon Road. Since the section of Temescal Canyon Road along the project site will be widened in the future, the Transportation Department will not require frontage (curb, gutter, and sidewalk) improvements and the undergrounding of power lines and street lights. Transportation Conditions of Approval 80.Trans.2 through 80.Trans.4 and 90.Trans.2 through 90.Trans.6 have been deleted to reflect that.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east
Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest |
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | General Commercial (C-1/C-P) to the north and east
One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest |
| 5. Existing Land Use: | Commercial office |
| 6. Surrounding Land Use: | Commercial uses to the north and east
Single family residences to the southwest |
| 7. Project Data: | Total Acreage: 0.55 Acres
Total Building Square Footage: 4,997
Total Parking: 14 spaces |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42606, 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,

APPROVE PLOT PLAN NO. 25396, 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 in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) on the Temescal Canyon Area Plan.

2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project is proposing to convert an existing building into an office and retail showroom facility and is also proposing to construct a storage building. The facility will support a sales office as well as provide an emergency service for water damage claims.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, an office and household good sales, is a permitted use, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.a. (36) and (58) of Ordinance No. 348.
6. Section 9.1.g. provides that any use not specifically listed in Subsections a., b., and d. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
7. The proposed use, an emergency service for water damage claims is substantially the same in character and intensity as ambulance services (Section 9.1.a. (1) of Ordinance No. 348) which is a permitted use in the C-1/C-P zone with an approved plot plan. The emergency service for water damage is substantially the same in character and intensity as ambulance services because both services respond to emergency situations and operate twenty-four hours seven days a week. Additionally, the emergency service for water damage will have less noise impacts than ambulance services because there will be no sirens used on the vehicles.
8. The proposed use, an office, household good sales, and an emergency service for water damage claims, is consistent with the development standards (for lot size, setbacks, height requirements, parking areas, and screening) set forth in the C-1/C-P zone.
 - a. There is no minimum lot area requirement for C-1/C-P zone.
 - b. The existing 1,997 sq. ft. building is 15 feet high and the proposed 3,000 sq. ft. storage building is 24 feet high. Both buildings do not exceed 50 feet in height.
 - c. Since both buildings do not exceed 35 feet in height, there are no yard requirements.
 - d. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
 - e. All roof mounted mechanical equipment will be screened from ground elevation view to minimum sight distance of 1,320 feet.
9. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest.
10. Similar uses have been constructed and are operating in the project vicinity.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

12. This project is within the City Sphere of Influence of Corona. A copy of the proposal was transmitted to the City of Corona on August 29, 2013 with a request for comments. No comments have been received from the City staff regarding this project.
13. Environmental Assessment No. 42606 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, 2 letters and 1 email, in opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence area;
 - b. A Fault Zone;
 - c. A Flood Zone;
 - d. A High Fire area; or,
 - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. An area susceptible Subsidence;
 - b. The City of Corona Sphere of Influence;
 - c. An area with moderate liquefaction potential; and,
 - d. The Boundaries of the Corona-Norco Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number 277-151-003.

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Date Prepared: 11/19/14

Date Revised: 10/16/15

Agenda Item No.: 2.1
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second
Project Planner: Damaris Abraham
Director's Hearing: October 5, 2015
Continued From: September 14, 2015

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In addition, an email dated September 10, 2014 from El Cerrito Development Observers raising concerns about fire hazards in the El Cerrito area. The project has been reviewed by the Fire Department and has been conditioned to meet the current building codes.

FURTHER PLANNING CONSIDERATIONS:

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SUMMARY OF FINDINGS:

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| | Total Parking: 14 spaces |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42606**, 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,

APPROVE **PLOT PLAN NO. 25396**, 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 in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) on the Temescal Canyon Area Plan.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project is proposing to convert an existing building into an office and retail showroom facility and is also proposing to construct a storage building. The facility will support a sales office as well as provide an emergency service for water damage claims.
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4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, an office and household good sales, is a permitted use, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.a. (36) and (58) of Ordinance No. 348.

6. Section 9.1.g. provides that any use not specifically listed in Subsections a., b., and d. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
7. The proposed use, an emergency service for water damage claims is substantially the same in character and intensity as ambulance services (Section 9.1.a. (1) of Ordinance No. 348) which is a permitted use in the C-1/C-P zone with an approved plot plan. The emergency service for water damage is substantially the same in character and intensity as ambulance services because both services respond to emergency situations and operate twenty-four hours seven days a week. Additionally, the emergency service for water damage will have less noise impacts than ambulance services because there will be no sirens used on the vehicles.
8. The proposed use, an office, household good sales, and an emergency service for water damage claims, is consistent with the development standards (for lot size, setbacks, height requirements, parking areas, and screening) set forth in the C-1/C-P zone.
 - a. There is no minimum lot area requirement for C-1/C-P zone.
 - b. The existing 1,997 sq. ft. building is 15 feet high and the proposed 3,000 sq. ft. storage building is 24 feet high. Both buildings do not exceed 50 feet in height.
 - c. Since both buildings do not exceed 35 feet in height, there are no yard requirements.
 - d. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
 - e. All roof mounted mechanical equipment will be screened from ground elevation view to minimum sight distance of 1,320 feet.
9. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest.
10. Similar uses have been constructed and are operating in the project vicinity.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. This project is within the City Sphere of Influence of Corona. A copy of the proposal was transmitted to the City of Corona on August 29, 2013 with a request for comments. No comments have been received from the City staff regarding this project.
13. Environmental Assessment No. 42606 identified the following potentially significant impacts:
 - a. Biological Resources
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CONCLUSIONS:


1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, 2 letters and 1 email, in opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence area;
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3. The project site is located within:
 - a. An area susceptible Subsidence;
 - b. The City of Corona Sphere of Influence;
 - c. An area with moderate liquefaction potential; and,
 - d. The Boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 277-151-003.

3.1
Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second
Project Planner: Damaris Abraham
Director's Hearing: September 14, 2015

PLOT PLAN NO. 25396
Environmental Assessment No. 42606
Applicant: Eli Shapiro
Engineer/Representative: Sam Akbarpour


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Planning Director

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In addition, an email dated September 10, 2014 from El Cerrito Development Observers raising concerns about fire hazards in the El Cerrito area. The project has been reviewed by the Fire Department and has been conditioned to meet the current building codes.

SUMMARY OF FINDINGS:

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10. Similar uses have been constructed and are operating in the project vicinity.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. This project is within the City Sphere of Influence of Corona. A copy of the proposal was transmitted to the City of Corona on August 29, 2013 with a request for comments. No comments have been received from the City staff regarding this project.
13. Environmental Assessment No. 42606 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, 2 letters and 1 email, in opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence area;
 - b. A Fault Zone;
 - c. A Flood Zone;
 - d. A High Fire area; or,
 - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. An area susceptible Subsidence;
 - b. The City of Corona Sphere of Influence;
 - c. An area with moderate liquefaction potential; and,
 - d. The Boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 277-151-003.

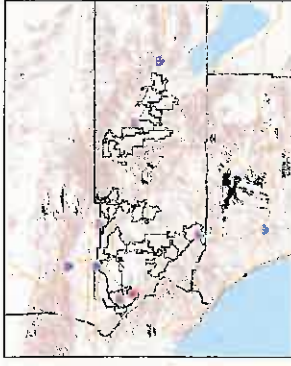
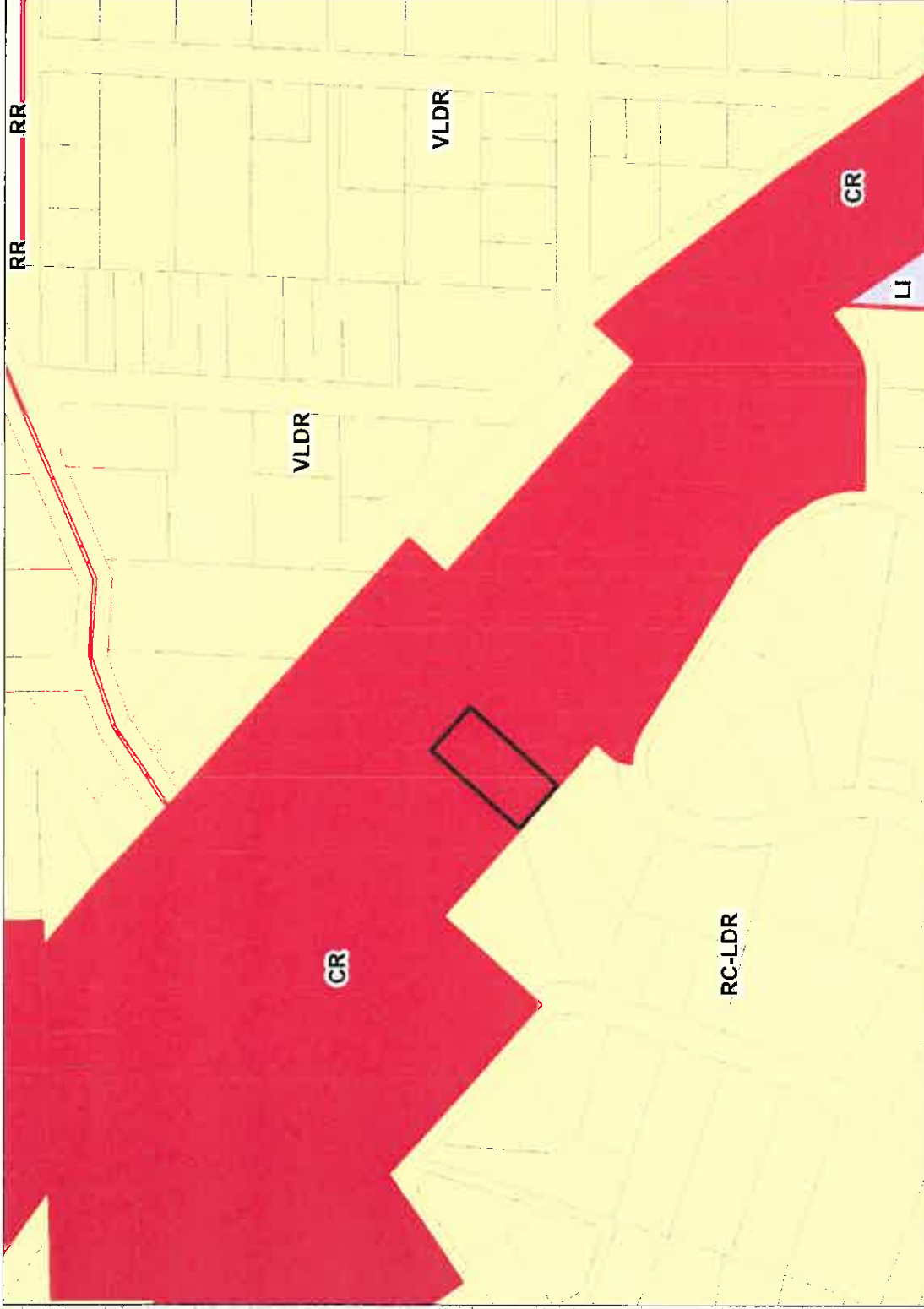
DA:da

Y:\Planning Case Files-Riverside office\PP25396\DH-PC-BOS Hearings\DH-PC\PP25396.Staff Report.docx

Date Prepared: 11/19/14

Date Revised: 08/24/15

PP25396



Legend

- ☐ RCLIS Parcels
- Landuse**
- <all other values>
- AG
- BP
- CC
- CO
- CR
- CT
- City
- EDR
- EDR-RC
- Freeway
- HDR
- HHDR
- HI
- IND
- LDR
- LDR-RC
- LI
- MDR
- MHDR
- MUPA
- OS-C
- OS-CH
- OS-MIN
- OS-R

Notes

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



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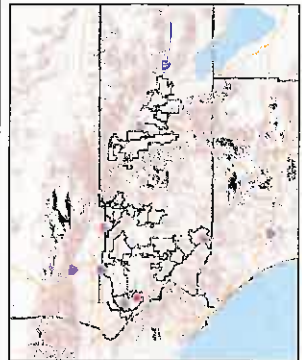
654 Feet




REPORT PRINTED ON... 7/30/2015 2:18:10 PM

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PP25396



RCLIS Parcels

 <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-1-2 1/2

A-1-2 1/4

A-1-20

A-1-30000

A-14

A-1-40

A-1-5

A-2

A-2-1

A-2-10

A-2-2

A-2-2 1/2

A-2-20

A-2-5

A-D

A-P

A-P-10

Notes

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

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PP25396



- Legend**
- RCLIS Parcels
 - City Boundaries
 - Cities
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



0 327

654 Feet



REPORT PRINTED ON...7/30/2015 2:22:12 PM

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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN 25396

OF LOT 3 OF EL CERRITO HILLS TRACT AS SHOWN ON MAP RECORDED IN BOOK 20 PAGE
 96 OF MAPS RECORDS OF RIVERSIDE COUNTY.

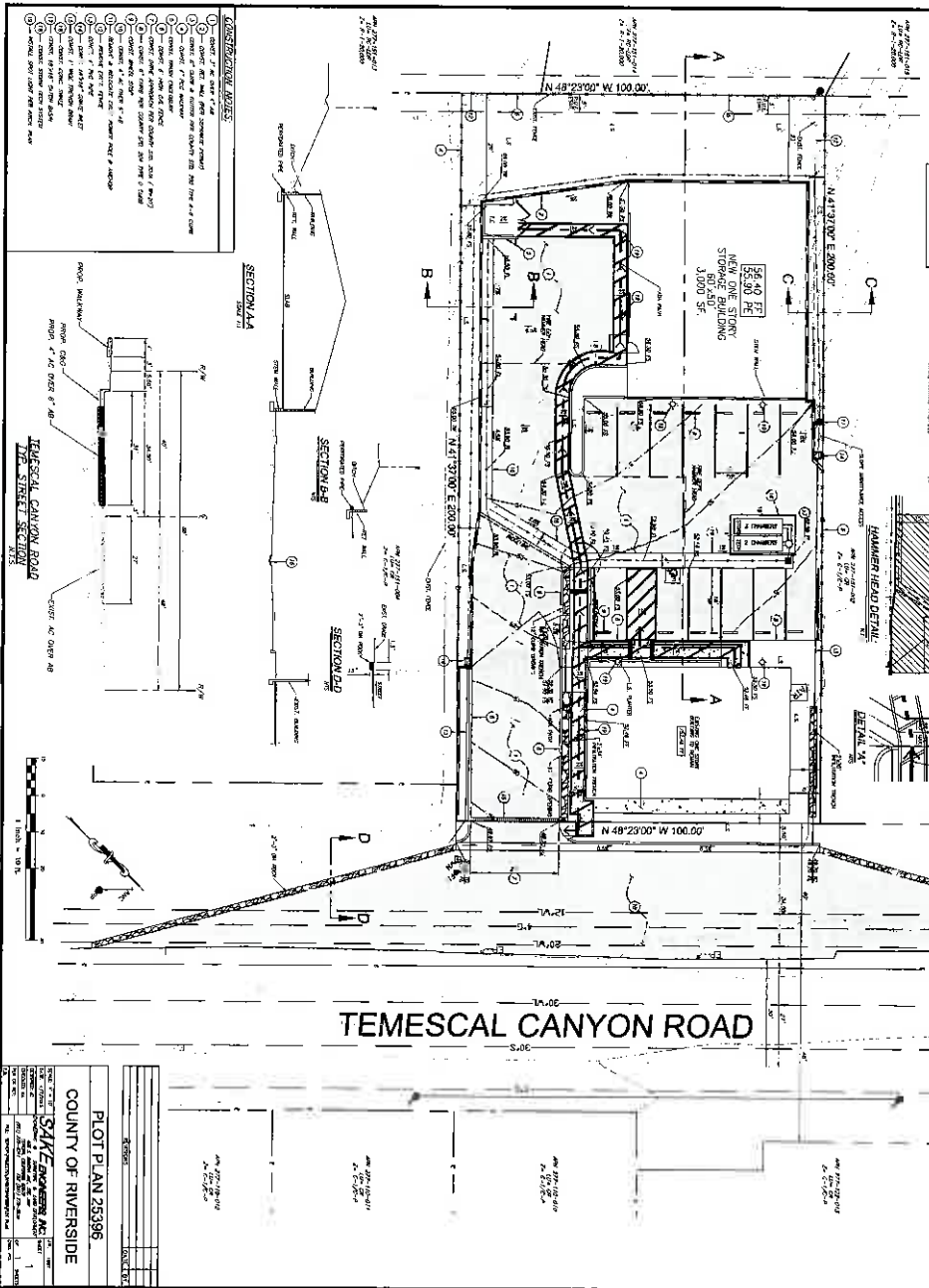
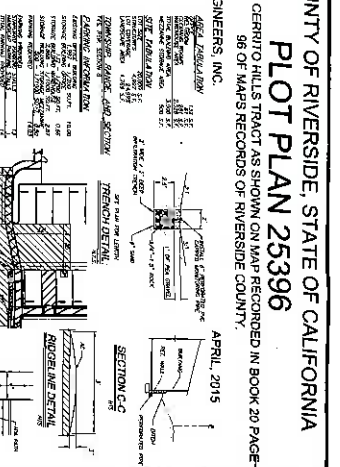
SAME ENGINEERS, INC.

APRIL 2015

PROJECT INFORMATION
 PROJECT NO. 25396
 PROJECT NAME: NEW ONE STORY STORAGE BUILDING
 PROJECT LOCATION: LOT 3 OF EL CERRITO HILLS TRACT
 PROJECT AREA: 3,000 SF
 PROJECT OWNER: S&B HOLDINGS, INC.
 PROJECT ENGINEER: SAME ENGINEERS, INC.
 PROJECT DATE: APRIL 2015

EXISTING CONDITIONS
 EXISTING ZONING: R-1
 EXISTING SETBACKS: 10' FRONT, 10' SIDE, 10' REAR
 EXISTING UTILITIES: 12" WATER MAIN, 12" SEWER MAIN, 12" GAS MAIN
 EXISTING ELEVATIONS: 1,000' TO 1,050'

PROPOSED CONDITIONS
 PROPOSED ZONING: R-1
 PROPOSED SETBACKS: 10' FRONT, 10' SIDE, 10' REAR
 PROPOSED UTILITIES: 12" WATER MAIN, 12" SEWER MAIN, 12" GAS MAIN
 PROPOSED ELEVATIONS: 1,000' TO 1,050'



TEMESCAL CANYON ROAD

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	04/15/15	SAE
2	FINAL	04/15/15	SAE

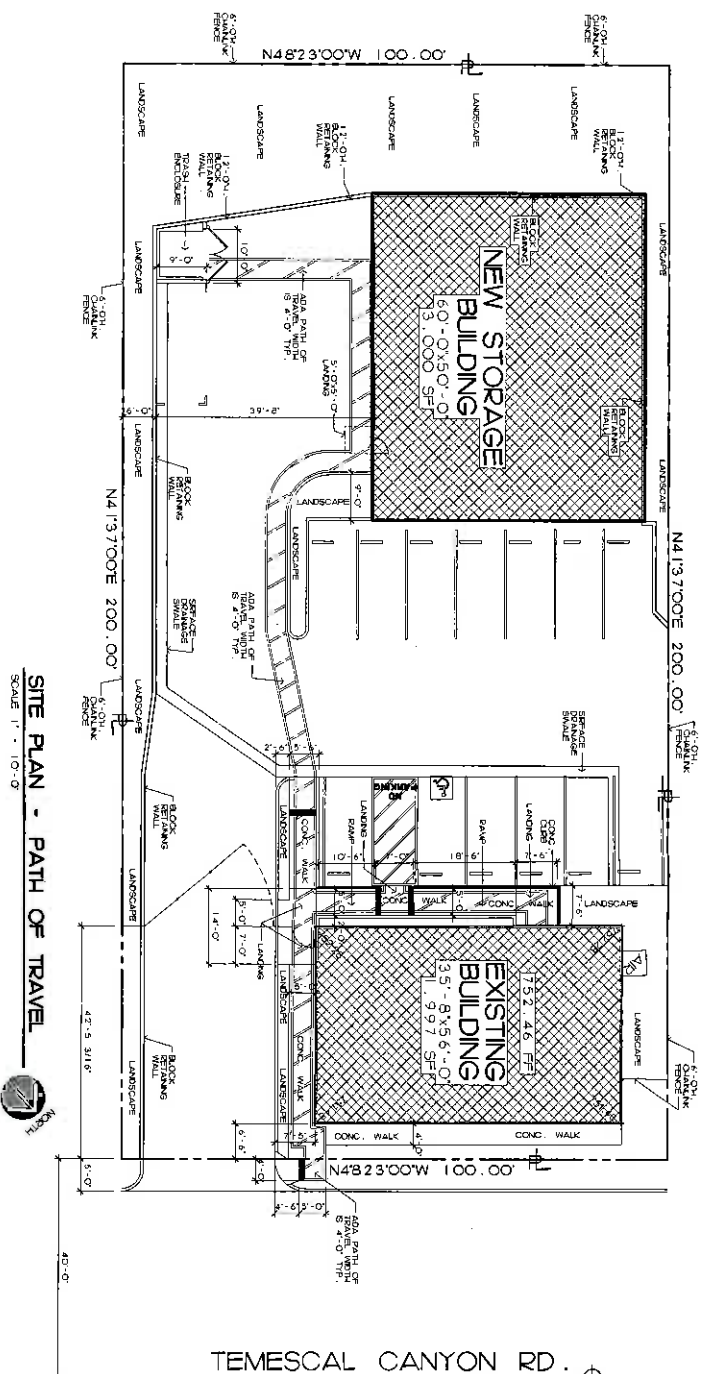
CASE: PP25396, AMD. #1
 EXHIBIT: A
 DATE: 06/08/15
 PLANNER: D. ABRAHAM



INDEX OF DRAWINGS	
SP-1	SITE PLAN & GENERAL NOTES
A-1	STORAGE BUILDING - FLOOR PLAN
A-2	STORAGE BUILDING - EXTERIOR ELEVATIONS
A-3	STORAGE BUILDING - EXTERIOR ELEVATIONS
A-4	EXISTING OFFICE BUILDING - EXTERIOR ELEVATIONS
A-5	EXISTING OFFICE BUILDING - EXTERIOR ELEVATIONS
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN

CASE: PP25396, AMD. #1
 EXHIBIT: A-1
 DATE: 06/08/15
 PLANNER: D. ABRAHAM

PATH OF TRAVEL
 ADD PATH OF TRAVEL WIDTH TO BE 4'-0" TYP. AT ASSAULT TO BE PAINTED BLUE WITH MIN. CROSS STROKE OF 4" TYP. CROSS STROKE OF PATH OF TRAVEL 2" MIN.



SITE PLAN - PATH OF TRAVEL



SCALE 1" = 10'-0"

SITE GENERAL NOTES

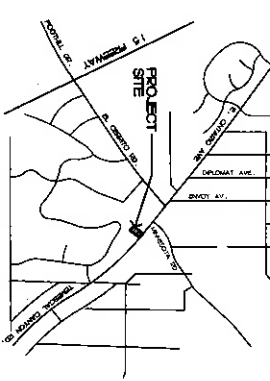
1. CONSTRUCTION TO BE ACCORDING TO THE 2012 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND THE 2012 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
4. ALL UTILITIES SHALL BE PROTECTED AND SHALL BE RELOCATED AS NECESSARY.
5. ALL UTILITIES SHALL BE PROTECTED AND SHALL BE RELOCATED AS NECESSARY.

PARKING INFORMATION

EXISTING OFFICE BUILDING	STORAGE BUILDING	TOTAL
1,997 SQ. FT.	1,997 SQ. FT.	3,994 SQ. FT.
STORAGE BUILDING	STORAGE BUILDING	STORAGE BUILDING
1,997 SQ. FT.	1,997 SQ. FT.	1,997 SQ. FT.
STORAGE BUILDING	STORAGE BUILDING	STORAGE BUILDING
1,997 SQ. FT.	1,997 SQ. FT.	1,997 SQ. FT.

VELOCITY MAP

SCALE NOT TO SCALE
 LOCALS CASE 2012 EDITION
 PAGE 113, J-4



AREA TABULATION	
EXISTING OFFICE	5,197 S.F.
STORAGE BUILDING	1,997 S.F.
TOTAL BUILDING AREA	7,194 S.F.
AREA TABULATION	
OFFICE	1,997 S.F.
CLEANING ROOMS	281 S.F.
WAREHOUSE AREA	2,326 S.F.
TOTAL BUILDING AREA	4,604 S.F.
MEZZAINE STORAGE AREA	500 S.F.

SITE TABULATION	
SITE AREA	20,000 S.F.
STORAGE BUILDING	4,997 S.F.
LOT COVERAGE	24.99%
LANDSCAPE AREA	4,769 S.F.

SP-1

STORAGE BUILDING- SITE PLAN - PATH OF TRAVEL

PLOT PLAN 25396at

19631 TEMESCAL CANYON RD., CORONA, CA

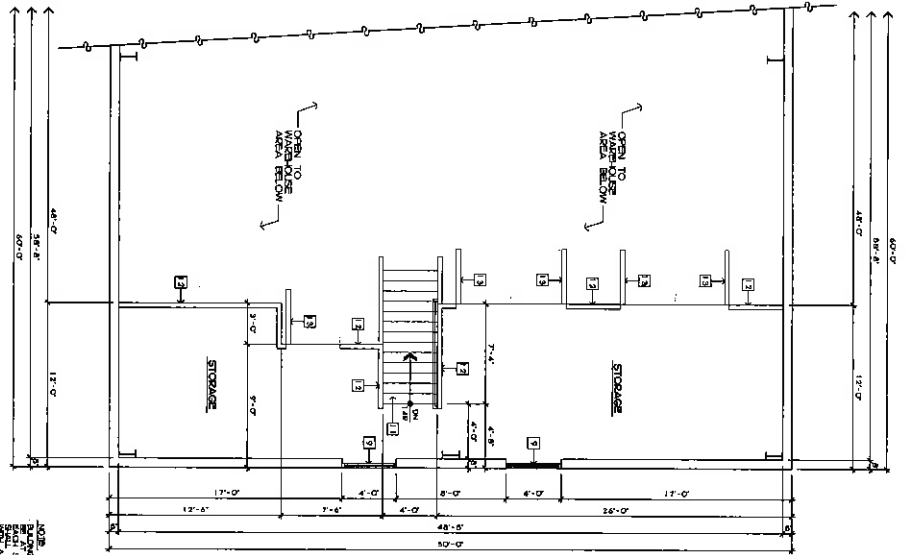
DETAILS

1450 N. 5th St.
 Corona, CA 92626
 (951) 261-2070

Norman V. Perez

MEZZANE FLOOR PLAN

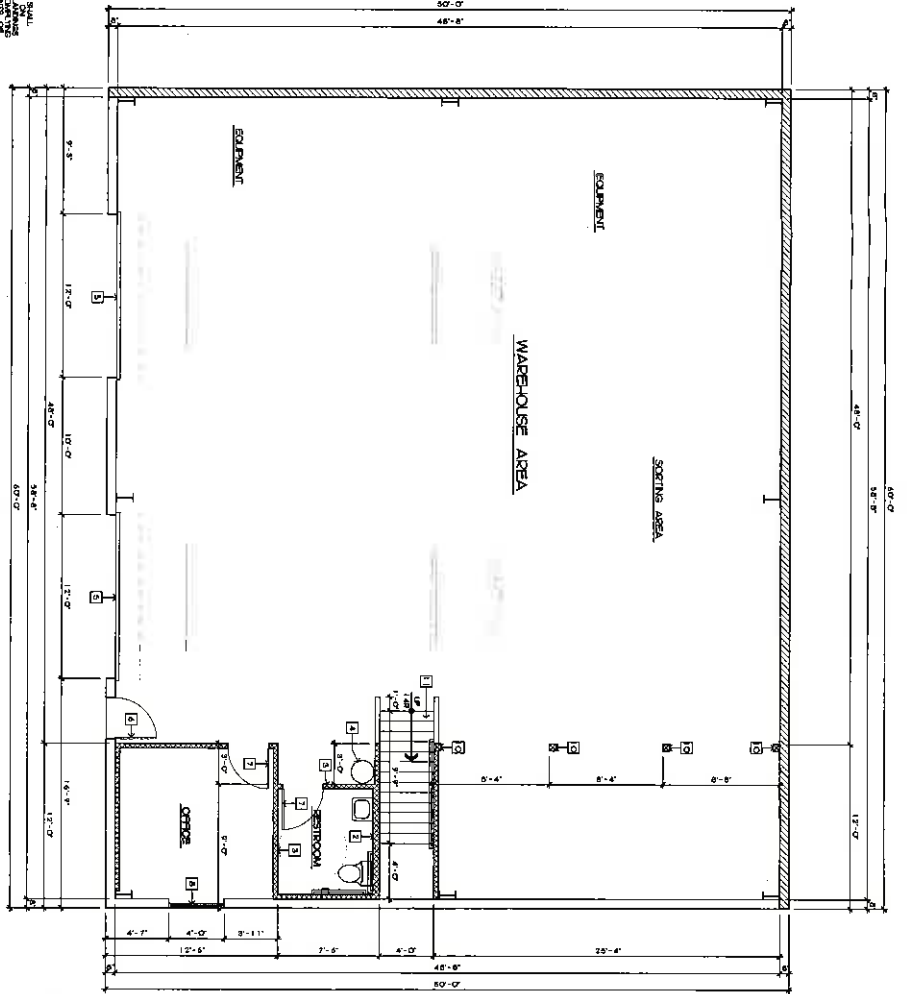
SCALE 1/4" = 1'-0"



NOTES:
1. BUILDING AREA OF LARGEST STAIR SHALL BE 100% OF THE TOTAL LANDING AREA.
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STORAGE BUILDING FLOOR PLAN

SCALE 1/4" = 1'-0"



NOTES:
1. BUILDING AREA OF LARGEST STAIR SHALL BE 100% OF THE TOTAL LANDING AREA.
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10. STAIRS SHALL BE 100% OF THE TOTAL LANDING AREA.

- FLOOR PLAN NOTES**
1. LOCATION OF 200 AMP ELECTRICAL PANEL
 2. 24" PLUMBING WALL WITH RIGID-BUTT INSULATION
 3. PROVIDE RIGID-BUTT INSULATION WITH WALL
 4. PROVIDE RIGID-BUTT INSULATION WITH WALL
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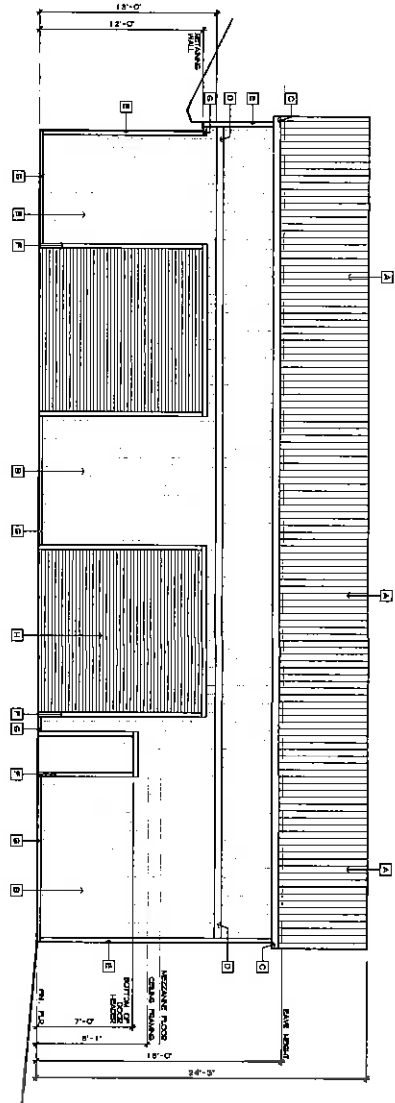
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STORAGE BUILDING- FLOOR PLAN

PLOT PLAN 25396 at
19631 TEMESCAL CANYON RD., CORONA, CA

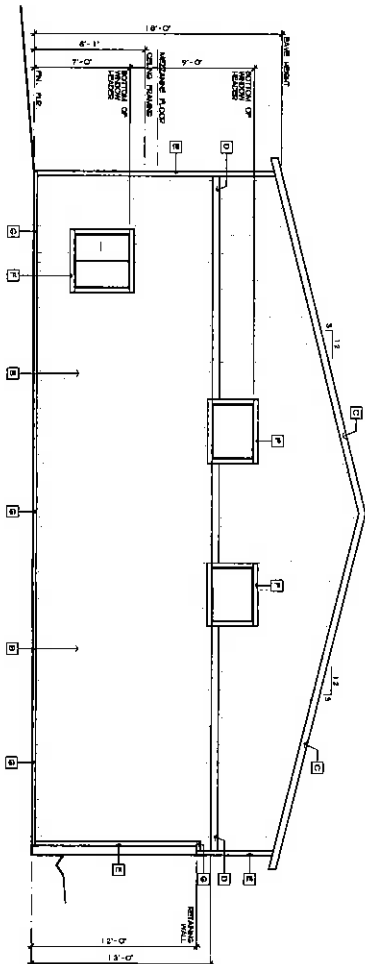
DATE: 10/28/14
PLANNER: D. ABRAHAM
CASE: PP25396, AMD. #1
EXHIBIT: B&C (Sheets 1-5)

DATE	10/28/14
BY	D. ABRAHAM
FOR	PP25396, AMD. #1
PROJECT	STORAGE BUILDING
AREA	132 S.F.
CEILING	61 S.F.
WAREHOUSE AREA	281 S.F.
TOTAL BUILDING AREA	3,326 S.F.
MEZZANE STORAGE AREA	300 S.F.



LEFT ELEVATION - SOUTH

SCALE 1/4" = 1'-0"



FRONT ELEVATION - EAST

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. ALL WALLS AND CEILING SHALL BE FINISHED WITH 1/2" PLASTER OVER STUDS.
2. EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" PLASTER OVER STUDS.
3. INTERIOR WALLS SHALL BE FINISHED WITH 1/2" PLASTER OVER STUDS.
4. ALL FLOORS SHALL BE FINISHED WITH 1/2" PLASTER OVER STUDS.
5. ALL ROOFS SHALL BE FINISHED WITH 1/2" PLASTER OVER STUDS.
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9. ALL ROOFS SHALL BE FINISHED WITH 1/2" PLASTER OVER STUDS.
10. ALL ROOFS SHALL BE FINISHED WITH 1/2" PLASTER OVER STUDS.

STORAGE BUILDING- EXTERIOR ELEVATIONS

PLOT PLAN 25396 at
19631 TEMESCAL CANYON RD., CORONA, CA

DETAILS
1450 W. 5TH ST.
OAKLAND, CA 94612
(415) 764-4400

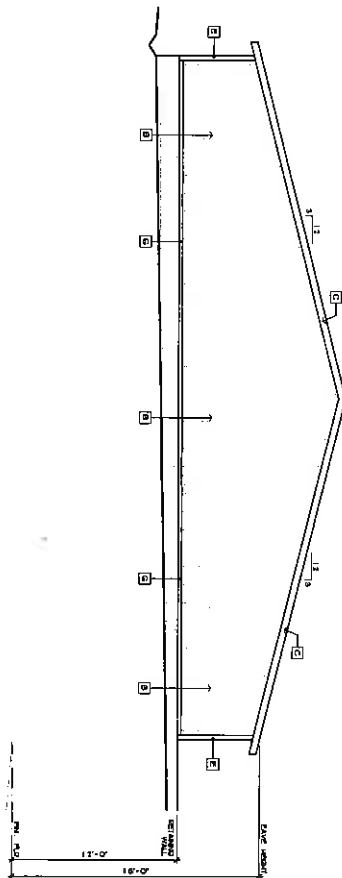
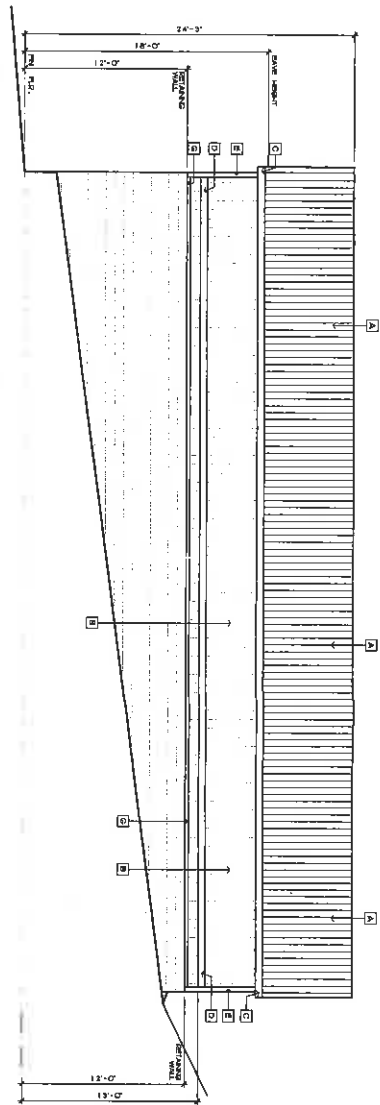
Norman V. Paez



REVISIONS	BY

NO.	DATE	DESCRIPTION

A.2



REAR ELEVATION - WEST
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES**
- A 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - B EXTERIOR LIGHT - WALL MOUNT, 120V, 100W.
 - C 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - D 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - E 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - F 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - G 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - H 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - I 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - J 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - K 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - L 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - M 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - N 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - O 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - P 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - Q 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - R 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - S 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - T 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - U 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - V 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - W 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - X 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - Y 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.
 - Z 1/2" SLAT, 1/2" SPACED, DAMAGED ROOF PANELS.

STORAGE BUILDING- EXTERIOR ELEVATIONS

PLOT PLAN 25396 at
19631 TEMESCAL CANYON RD., CORONA, CA

Northwest V. Jones

1400 W. 5th St.
Corona, CA 92603
(951) 261-0770

DETAILS



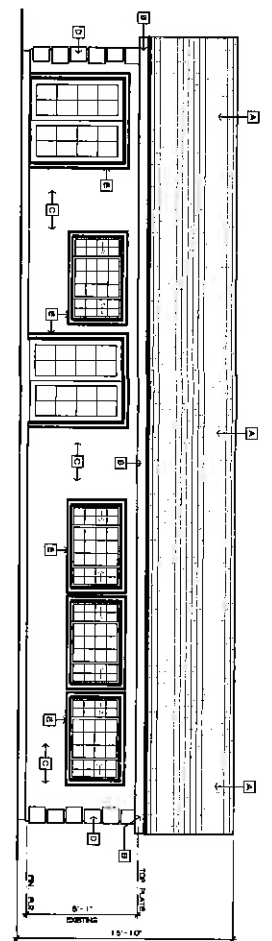
REVISION	BY

A.3

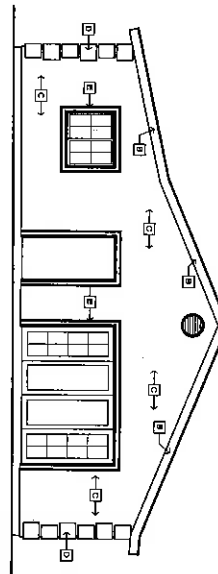
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The use of this drawing and specifications and the material to which they were prepared, their price and cost, is to be represented, changed or added in any form or manner by which it is to be used. This drawing is to be used for the purpose of the project and is not to be used for any other purpose without the written consent of Northwest V. Jones. This is the owner and manufacturer's liability and is not to be used for any other purpose without the written consent of Northwest V. Jones.

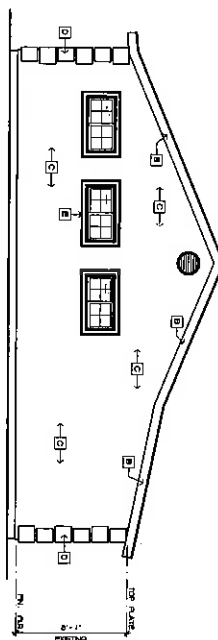
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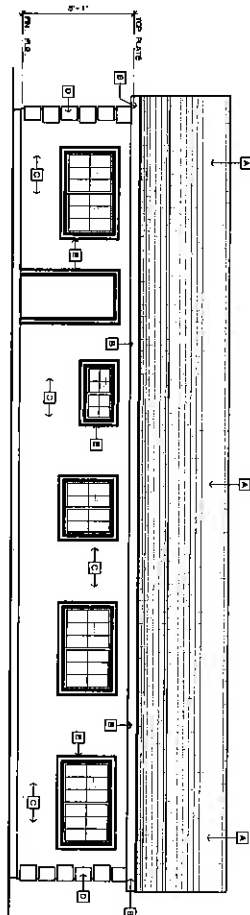
FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES**
- 1. ASPHALT ROOF SHEDS, CLASS IV, BUILT
 - 2. 2x6 WOOD FRAMING
 - 3. 7/8\"/>

EXISTING OFFICE BUILDING - EXTERIOR ELEVATIONS

PLOT PLAN 25396 at
19631 TEMESCAL CANYON RD., CORONA, CA

DETAILS

1400 W. 21st St.
Corona, CA 92626
(951) 360-9020

Norman V. Pincus

REVISIONS

NO.	DESCRIPTION

DATE

SCALE

BY

CHECKED

A.5

DATE

SCALE

BY

CHECKED

CASE: PP25396, AMD. #1
EXHIBIT: L
DATE: 10/28/14
PLANNER: D. ABRAHAM



FENCING WITH VINES

'SMART' IRRIGATION CONTROLLER WITH ATTACHED RAIN SENSOR

IRRIGATION & PLANTING NOTES:

1. ALL LAND-APPLY DEVICES SHALL RECEIVE A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE UTILIZED WHERE EVER APPROPRIATE.
2. ALL ON-SITE PLANTING AND IRRIGATION SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY AND HEALTHY APPEARANCE.
3. ALL UNSIGHTLY SITE APPARATUS SHALL BE SCREENED WITH 5 GALLON SPRINKLER OR QUICKER BACKFLOW PREVENTERS, TRANSDUCERS, GAS AIRTERS, GAS VENTS ETC.)

PLANTING LEGEND

[illegible]

PRELIMINARY LANDSCAPE PLAN

CLIENT: **PAUL DAVIS RESTORATION & REMODELING**
19631 TERNERDALE DARTON ROAD
MIR. ELI SHAPIRO, OPERATIONS

BUILDING RESTORATION

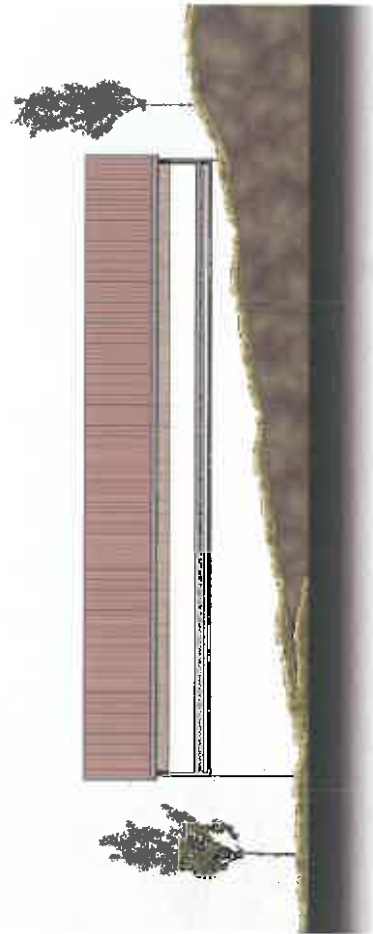
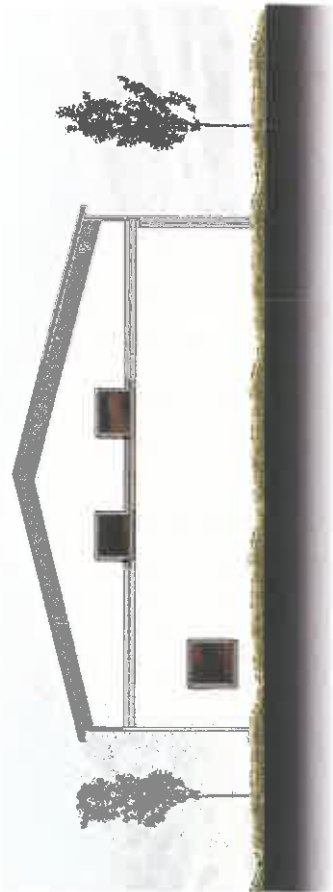
OVERALL PLAN



Seguridad
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PROJECT # 14,28

DATE 10-20-14 PROJECT # 14.3E





CASE: PP25396, AMD. #1
 EXHIBIT: M
 DATE: 06/08/15
 PLANNER: D. ABRAHAM



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42606
Project Case Type (s) and Number(s): Plot Plan No. 25396
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Eli Shapiro
Applicant's Address: 226 Rochester St, Costa Mesa, CA 92627
Engineer's Name: Sam Akbarpour
Engineer's Address: 400 S. Ramona Ave., Suite 202, Corona, CA 92879

I. PROJECT INFORMATION

A. Project Description: The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 0.55 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 0.55	Lots: 1	Sq. Ft. of Bldg. Area: 4,997	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 277-151-003

E. Street References: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 West, Section 8

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site currently contains an existing building that will be converted to an office/retail showroom facility and it is surrounded by commercial uses to the north and east and single family residences to the southwest.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.

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:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio)

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: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest.

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: General Commercial (C-1/C-P)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" 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 | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

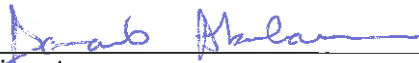
- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

August 7, 2015
Date

Damaris Abraham
Printed Name

For Steve Weiss, AICP, Planning Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?				

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

Findings of Fact:

a) According to the GIS Database, the project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the General Plan as the Mt. Palomar Special

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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 may result in a new source of light which would accompany any new limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way thus reducing the amount of light that may interfere with the adjacent residential uses to the southwest. (COA 10.PLANNING.6) Therefore, the impact is 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 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?

☐ ☐ ☐ ☒

c) Cause development of non-agricultural uses within 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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
conversion of Farmland, to non-agricultural use?				

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located on land designated as "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agricultural 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 (A-1, A-2, A-P, A-D, and C/V); therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, there is no impact.
- 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.

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 proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 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 CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Temescal Canyon Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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 include residences, which are considered sensitive receptors; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors 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.

	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.

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?

☐ ☐ ☐ ☒

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Area or cell. Therefore, the impact is considered less than significant.

b-c) The project has been previously disturbed, however because the project site supports suitable bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 by a qualified biologist and results of the survey shall be provided in writing to the Environmental Programs Division for review and approval prior to issuance of a grading permit. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e) The proposed project does not contain any riparian or riverine habitat. Therefore, will not 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. Therefore, there is no impact.

f) The project does not contain, nor propose to develop on wetlands; therefore will not 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. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: 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 by a qualified biologist and results of the survey shall be provided in writing to the Environmental Programs Division for review and approval prior to issuance of a grading permit. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

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: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the existing building on site and it is not anticipated that the proposed project will alter or destroy a historical site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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destroy a historic site or cause a substantive adverse change in the significance of a historical resource.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the existing building on site and it is not anticipated that the proposed project will alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, County Geologist review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is 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,

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS database, the project site is located in an area with moderate liquefaction potential. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

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), County Geologist review

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. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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", County Geologist review

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 the project site is not 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. The project will have no significant 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, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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: Project Application Materials, County Geologist review

a) The project site is not subject to other geologic hazards such as seiche, mudflow or a volcanic hazard.

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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change 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.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project does not 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

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

c) The project is not proposing the use of septic systems. Full sewer service will be provided. Therefore, the project will have no significant 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.

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"/>
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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"/>
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Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) A greenhouse gas (GHG) study was performed by Urban Crossroads for proposed Plot Plan No. 25382, dated September 27, 2013. Analysis in this study was performed using CalEEMod (v2013.2.1) GHG modeling software developed by the South Coast Air Quality Management District (SCAQMD). The results of the study found that annual GHG emissions at project buildout would be 196.37 metric tons per year (MTY) of CO₂-equivalents (CO₂e) for the development and operation of commercial office building of 10,500 square feet, with 19,600 square feet of asphalt paving for parking, driveways and road/access ways, plus associated landscaping, on a 2.20-acre gross site with 2,400 cubic yards of earthwork (cut and fill). The CalEEMod modeling for this project encompassed: Office Park, 10,500 sf, (0.24 acres); and Parking Lot, 49 spaces, 19,600 sf, (0.44 acres). No industrial boilers, furnaces or other large combustion sources requiring an SCAQMD permit to operate are included as part of the project.

The 196.37 MTY total is below the threshold of 3,000 MT CO₂e per year for residential, commercial and mixed use projects, as established in the County Climate Action Plan (CAP) that on June 19, 2012, the Riverside County Board of Supervisors directed be integrated into the County General Plan.

Based on the above sample case data, the project at issue, PP25396, can reasonably be found to also fall below the 3,000 MTY screening threshold since it proposes development of a smaller scope than that modeled for the sample case. Specifically, this project proposes only 1,997 square feet of commercial office building floor area and 9,000 square feet of asphalt pavement for parking, access ways and roadways on a total development footprint of only 0.47 acres gross with a total of only 2,000 cubic yards of balanced cut and fill. The project does include any industrial boilers, kilns, furnaces or other combustion sources requiring a SCAQMD permit to operate and does not involve any unusual conditions, requirements or development plans that would invalidate the applicability of the above sample case study.

Hence, for the above reasons, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the existing Riverside County General Plan land use designation on the parcel of Commercial-Retail (CR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft Riverside County CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Further, it implements the policies of the draft CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

a. Mandatory 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. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are:

i. The project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements.

ii. The project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the project will reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment goals. For these reasons, the project's effect on the attainment of these plans will be 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?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant hazard to the public or the environment?

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project is located within one-quarter mile of an existing school. However, the project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building and will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.

e) The 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

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b) Require review by the Airport Land Use Commission?

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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?

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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?

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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

	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 within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

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) According to the General Plan, the project site is not located in a high fire area. The project will have no significant impact.

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?

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

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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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review

Findings of Fact:

a) The site is located on a ridge and as such receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not 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. The impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.BS GRADE.11) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project is located within the boundaries of the City of Corona Department of Water and Power. At this time, the City has not indicated that the proposed project would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The site is located on a ridge and as such receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall 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. The impact is considered less than significant.

e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted for review. (COA 60. BS GRADE. 11) Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. 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 shall be constructed and installed in conformance with approved plans and specifications. (COA: 60.BS GRADE.11, 60.BS GRADE.12, 60.TRANS.2, 60.TRANS.3, 70.TRANS.1, 90.BS GRADE.1, 90.BS GRADE.2, 90.TRANS.7, 90.TRANS.8)

Monitoring: Monitoring shall be conducted by the Transportation Department and by the Department of Building and Safety plan check process.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

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

- a) The project will not 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.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) 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.
- d) The project will not cause changes 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

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

Findings of Fact:

a) The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. The project site is currently designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) on the Temescal Canyon Area Plan. The development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses are allowed within the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.

b) The project is located within the City of Corona sphere of influence. The project has been transmitted to the City of Corona. No information provided suggested that the proposed project would affect land uses within Corona or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?				
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 checked="" type="checkbox"/>	<input 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 site's existing zoning of General Commercial (C-1/C-P). The proposed use, an office and household good sales, is a permitted use, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.a. (36) and (58) of Ordinance No. 348. The proposed use, an emergency service for water damage claims is substantially the same in character and intensity as ambulance services (Section 9.1.a. (1) of Ordinance No. 348) and is a permitted use, subject to approval of a plot plan in the C-1/C-P zone.

b) The surrounding zoning is General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and surrounding properties are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north, south, and east and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) to the west. There are existing commercial uses to the north and east of the project site. The project is proposing landscaping along the rear property line which will serve as a buffer between the proposed project and the existing residence to the southwest. Therefore, the project is compatible with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

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?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will 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. 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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not 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 project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip,

<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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would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Temescal Canyon Road. However, the project is a commercial office and retail showroom facility that does not create a noise sensitive use. The existing highway noise will not have a significant impact on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause 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.

d) Persons might be exposed to ground-borne vibration or ground-borne 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.

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.

POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant 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. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) Development of the project site will have a less than significant impact on inducing 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).

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.

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 project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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 proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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 project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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 use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>

Source: GIS database, 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. The project will have no significant impact.

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. The project will have no significant impact.

c) The project is not located within a County Service Area. In addition, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant impact.

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: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project				
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 perform-				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ance 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, Transportation Department Review

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.

b) The project will not 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. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not 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. The project will have no significant 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: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to 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"/>
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"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from the City of Corona, Department of Water and Power. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

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 (DEH) Review

Findings of Fact:

a) The City of Corona, Department of Water and Power will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

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?

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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)?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

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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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:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

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?

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

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"/>
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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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

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 convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

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. 25396 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25396, Exhibit A, Amended No. 1, dated June 8, 2015.

APPROVED EXHIBIT A-1 = Plot Plan No. 25396, Exhibit A-1, Amended No. 1, dated June 8, 2015.

APPROVED EXHIBIT B&C = Plot Plan No. 25396, Exhibit B&C (Sheets 1-5), Amended No. 1, dated October 28, 2014.

APPROVED EXHIBIT L = Plot Plan No. 25396, Exhibit L, Amended No. 1, dated October 28, 2014.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS (cont.) RECOMMND

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.

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

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10. GENERAL CONDITIONS

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

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 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. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

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10. GENERAL CONDITIONS

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. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CITY OF CORONA-WATER AND SEWER RECOMMND

Plot Plan 25396 is proposing to receive potable water and sanitary sewer service from the City of Corona, Department of Water and Power. It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with the City of Corona, Department of Water and Power as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit

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10. GENERAL CONDITIONS

10.E HEALTH. 1 CITY OF CORONA-WATER AND SEWER (cont.) RECOMMND
with the Department of Environmental Health.

10.E HEALTH. 2 USE - NO NOISE REPORTS RECOMMND

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

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

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

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

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

If previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. For further information, please contact Riverside County Department of Environmental Health, Environmental Cleanup Programs at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.) RECOMMND

identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 45 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC 2013 Edition and NFPA 13, 2013 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 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

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW (cont.) RECOMMND

be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located at the entrance to the project.

10.FIRE. 7 USE-#89-RAPID ENTRY BOX RECOMMND

Rapid entry 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 25396 is a proposal to convert an existing building to an office/retail showroom facility, also proposing a 3000 sq. ft. of storage building with 15 parking spaces in the El Cerrito area, east of the I-15 FWY. The site is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito road.

The proposed project is located on a ridge and as such, receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

A preliminary Water Quality Management Plan (WQMP) received by the District on August 8, 2013, will be reviewed and approved by the Transportation Department.

PLANNING DEPARTMENT

10.PLANNING. 2 USE - INADVERTANT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

- 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 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.

** 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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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 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 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. 4 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.

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. 5 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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

with.

10.PLANNING. 6 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. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B&C and M.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00a.m. to 5:00p.m., Monday through Friday, with the exception after hour pick up of the emergency trucks by an on call employee, in order to reduce conflict with adjacent residential zones and/or land uses. The emergency trucks shall at no time use flashing lights or sirens while at the project site.

10.PLANNING. 10 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), professional busines office 1 space/200 sq. ft. of net leasable floor area and 1 space/1000 sq. ft. of storage area.

10.PLANNING. 12 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. 18 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 22 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. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

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10. GENERAL CONDITIONS

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. 32 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 18.43.B and D (Substantial
Conformance-uncirculated) of Ordinance No. 348.

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.

TRANS DEPARTMENT

10.TRANS. 1 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,

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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. 2 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.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must 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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

the identified impacts including site design, source 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 A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed 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 measures.

10.TRANS. 5 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. 6 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. 7 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 of the development.

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10.TRANS. 7 USE - INCREASED RUNOFF (cont.) RECOMMND

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. 8 USE - ONSITE ESMNT 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. 9 USE - OFFSITE ESMNT 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.

10.TRANS. 10 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. 11 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

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

60.BS GRADE. 15 USE - EXISTING GRDG TO CODE

RECOMMND

Prior to issuance of a grading permit, the grading plan shall indicate the existing grading and the soils report shall provide recommendations for bringing the existing grading into compliance with the California Building Code and Ordinance 457.

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.

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:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 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 standards 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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. *Pursuant 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25396, 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. 1 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. 2 USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3 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.

60.TRANS. 4 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - WQMP MAINT DETERMINATION (cont.) RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND
and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* ACCESSIBILITY COMPLIANCE RECOMMND
The building plans shall contain a plancheck approved site plan in compliance with all accessible path of travel requirements per 2013 (or current adopted building code) CBC chapter 11b requirements.

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-#4-WATER PLANS RECOMMND
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B&C.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 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. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Resources shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 30, 2013, summarized as follows:

1. 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/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. 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 demolition, 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

materials and solid waste disposal must be kept.
Arrangements can be made through the franchise hauler.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall
be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be
shown on electrical plans submitted to the Department of
Building and Safety for plan check approval and shall
comply with the requirements of Riverside County Ordinance
No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No.
25396, 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. 1 USE - IRREVOCABLE DEDICATION RECOMMND

Prior to the issuance of any building permit, the project
proponent shall file and complete an Irrevocable Offer of
Dedication (IOD) for road rights-of-way with the Survey
Division. The IOD shall be for an additional 24' of road
right-of-way along the project's frontage of Temescal
Canyon Road. The IOD shall include a provision as follows:

"At the time the County of Riverside accepts the herein
described Irrevocable Offer of Dedication; upon request
of the Director of Transportation and at the owner's
expense, the owner shall demolish/relocate any and all
encroachments and/or structures immediately. Any
requirements for a new Water Quality Management Plan that
may apply shall be provided by the owner at his/her
expense. No additional encroachments shall be allowed
within the herein described dedication."

or as approved by the Director of Transportation.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Streetlights.
- (2) Street sweeping.

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

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

80.TRANS. 3 USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 4 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - UTILITY PLAN (cont.)

RECOMMND

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.

80.TRANS. 6 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 Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 7

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 Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

NOTE:

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

80.TRANS. 8 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- 1.Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- 2.Project shall prepare water use calculations as outlined in Ord 589.3.
- 3.Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
- 4.Trees shall be hydrozoned separately.
- 5.Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.
- 6.Project shall use County standard details for which the application is available in County Standard Detail Format.
- 7.Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
- 8.Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

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Parcel: 277-151-003

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 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.

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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 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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.

FIRE DEPARTMENT

90.FIRE. 1 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.

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL MARKER RECOMMND

The applicant shall provide a marker for the historical trail Butterfield Overland Mail Route which runs in front of the property. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of fourteen (14) 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.

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90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 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. 12 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.

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90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block, landscaping screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

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

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Resources shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated August 30, 2013, summarized as follows:

1. 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE (cont.)

RECOMMND

Waste Management Department.

2. 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 Planning Division of 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.

90.PLANNING. 24 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. 27 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25396 is calculated to be 0.47 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 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 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

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90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 25396 has been calculated to be 0.47 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 USE-STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 4 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.

90.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

(1) Streetlights.

(2) Street sweeping.

90.TRANS. 6 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending

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90.TRANS. 6 USE - IMP PLANS (cont.) RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 7 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 project-specific WQMP are available for the future owners/occupants.

90.TRANS. 8 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. 9 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 10 USE - LC LNDSCP INSPECT DEPOSIT 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 the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event

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90.TRANS. 10 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 11 USE LNDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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

90.TRANS. 12 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside

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90.TRANS. 12

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 11, 2015

TO
Riv. Co. Fire Dept.

PLOT PLAN NO. 25396, AMENDED NO. 1 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project ASAP. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@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.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 28, 2014

TO

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Plan Check
Riv. Co. Trans. Dept. – Landscaping Section -Mark Hughes

PLOT PLAN NO. 25396, AMENDED NO. 1 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - REQUEST: The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project by November 20, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@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.

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

DATE: March 27, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
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 Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

PLOT PLAN NO. 25396, AMENDED NO. 1 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - REQUEST: The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on April 24, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Geology, Landscaping, Transportation, Env. Health, Fire, Bldg. & Safety – Plan Check & Parks.

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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / **MAILSTOP# 1070.**

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/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 7, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health-Michael Osur
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
2nd District Supervisor - Tavaglione

2nd District Planning Commissioner - Sloman
City of Corona
Corona-Norco Unified School District
Western Municipal Water District
Southern California Edison
Southern California Gas Co.

PLOT PLAN NO. 25396 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on August 29, 2013**. 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 **Damaris Abraham, Project Planner**, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: ☒ PC: ☐ BOS: ☐

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

June 16, 2014

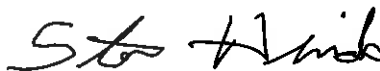
TO: Damaris Abraham, Project Planner

RE: Plot Plan No. 25396 (new one story storage building 3,000 sq. ft.)

A noise study is not required based on the attached diagram, distance to the nearest sensitive receptors and distance to the main roadway. However, with the construction activities near existing sensitive receivers the following applies:

1. 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.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
4. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging
5. Idling equipment should be turned off when not in use.

Please contact me if you have any questions.


Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist



August 30, 2013



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

RE: Plot Plan (PP) 25396 — Convert an Existing Building to an Office/Retail Showroom and Construct a Storage Building (APN: 277-151-003)

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road in the Temescal Canyon Area Plan. In order to mitigate the potential solid waste impacts of PP 25397 and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the Department recommends that the following conditions be made a part of any Conditions of Approval for PP 25396:

1. **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.
2. **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.
3. **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 demolition, 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.

4. **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 Planning Division of 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.**
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. **A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:**
 - **Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.**
 - **Subscribe to a recycling service with their waste hauler.**
 - **Provide recycling service to their tenants (if commercial or multi-family complex).**
 - **Demonstrate compliance with the requirements of California Code of Regulations Title 14.**

For more information, please visit:

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

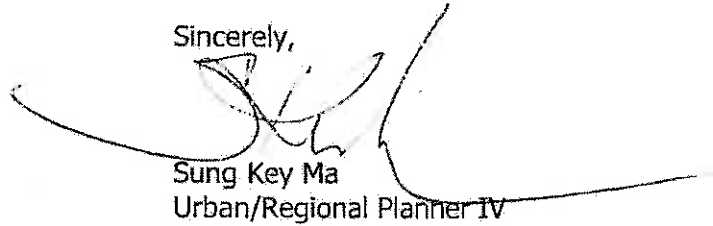
7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Damaris Abraham, Project Planner
PP 25396
August 30, 2013
Page 3

8. 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,

A handwritten signature in black ink, appearing to read 'SKM', with a long horizontal flourish extending to the right.

Sung Key Ma
Urban/Regional Planner IV

PD #142186

LAW OFFICES OF
EDWARD T. WEBER
www.eweberlegal.com

Reply to:

Inland Empire
11801 Pierce Street, Suite 200
Riverside, California 92505
Phone: (951) 323-5809

Orange County
17155 Newhope Street, Suite H
Fountain Valley, California 92708
Phone: (657) 235-8359

August 29, 2014

Riverside County Planning Department

Re: 19631 Temescal Canyon Road, Riverside County
Proposed Building of a Warehouse

To Whom it May Concern:

Our office has been contacted by concerned residents of the "El Cerrito" area in Riverside County. The issue is surrounding the building of a warehouse which if built in the proposed fashion would be an eye sore to the neighborhood surrounding this proposed structure.

We would like to submit on their behalf a signed letter addressing their concerns.

Our office does not formerly represent the concerned residents and we are simply acting as a delivery agent.

Law Offices of Edward T. Weber

To: The Riverside County Planning Department
From: Concerned Residents of the El Cerrito Community
Re: The Architectural Non-conforming Proposed Warehouse at
19631 Temescal Canyon Road

We live in El Cerrito and do not want the proposed warehouse at 19631 Temescal Canyon Road to be built without architectural modifications.

The commercial properties on the left and right side of the proposed warehouse do not have steel roofs or steel walls on their existing structures. Our homes are behind the proposed warehouse and do not have steel roofs or steel walls. The existing office building at 19631 Temescal Canyon Road does not have a steel roof or steel walls.

We want the proposed warehouse to architecturally look like the existing office building at 19631 Temescal Canyon Road. The existing office building has shingles on the roof, stucco on the walls, strongly accented window openings, and modified corners; therefore, the proposed warehouse should have shingles on the roof, stucco on the walls, a few accented window openings, and modified corners.

If the proposed warehouse is built without the above mentioned modifications, then it will not compliment or conform to the other existing structures as stated above and will set a horrible standard for future developments.

Michael Hernandez 7660 Marilyn Dr.
Andrew W. Ellis 7828 Marilyn Dr.

Sam R. Evans 7801 MARILYN DR.

Sam S. S. S. 7681 MARILYN DR.
Jim Phillips 7640 Marilyn Dr.

Sam M. Altitin 7573 MARILYN DR.

Paul I. Ward 7580 Marilyn Dr

Joan Castro 19700 WASHINGTON ST.

John Velarde 19833 Grandview Dr

Gene Hazel 19801 Grandview Dr

Pat Levinge 19740 KATY WAY

Marsha McConnell 19861 Grant St

To: Riverside County Planning Department

ATTN: Ms ABRAHAM

RE: The proposed "warehouse" at 19631 Temescal Canyon Road in the community of El Cerrito.

We the undersigned share property lines with the property located at 19631 Temescal Canyon Road in the community of El Cerrito.

We want the proposed "warehouse" to look like, or look very similar to the existing office building. A mismatched steel structure with some ~~uniform~~ ^{NON-UNIFORM} block walls located on our main street would look terrible, devalue our properties, and set a degrading precedent for future developments within our small community of El Cerrito.

Darrell Miner 7834 Marilyn Dr 8/3/2/14
Tom Moore 7840 MARILYN DR 8-3-14

P.S.

THE EXISTING OFFICE BUILDING HAS STUCCO ON THE WALLS & SHINGLES ON THE ROOF; THEREFORE, THE PROPOSED "WAREHOUSE" SHOULD DEFINATELY HAVE STUCCO ON THE WALLS & SHINGLES ON THE ROOF.

Darrell Miner

Tom Moore

Abraham, Damaris

From: Concerned Residents <elcerritodevelopmentobservers@gmail.com>
Sent: Wednesday, September 10, 2014 10:30 AM
To: Abraham, Damaris
Subject: Fire Protection

Recently and unfortunately there was a fire in El Cerrito, that burned homes, destroyed property and sent two firefighters to the hospital. We hope that both of the firefighters have completely recovered from their injuries.

Currently there is a proposal in the Riverside County Planning Department, that may allow the construction of a new warehouse at 19631 Temescal Canyon Road.

There are several homes that are directly uphill from the proposed warehouse. Because fire travels very fast uphill please require the proposed warehouse to be built and operated in such a manner that there will be a maximum amount of fire protection for our uphill homes.

Concerned,

El Cerrito Development Observers

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Edward Shapiro and Mary T. Shapiro ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 277-151-003 ("PROPERTY"); and,

WHEREAS, on July 11, 2013, PROPERTY OWNER filed an application for Plot Plan No. 25396 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY

OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Edward Shapiro and Mary T. Shapiro
570 Charro Way
Nipomo, CA 93444

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing,

construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

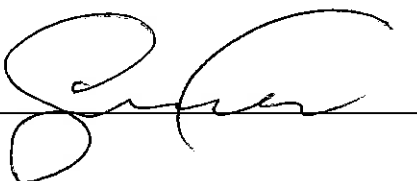
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

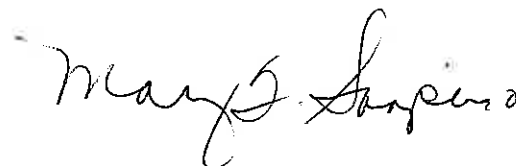
By: 
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  9/11/15
MELISSA R. CUSHMAN DATE

Dated: 9/14/15

PROPERTY OWNER:
Edward Shapiro and Mary T. Shapiro

By: 



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

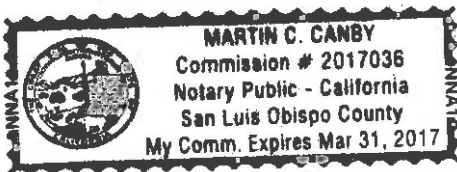
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Luis Obispo)
 On 8/21/15 before me, MARTIN C. CANBY, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared EDWARD SHAPIRO AND
Name(s) of Signer(s)
MARY T. SHAPIRO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Martin C. Canby
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Supervisor John Tavaglione
Riverside County Board of Supervisors

From:
Edward and Mary T. Shapiro

Re:

19631 Temescal Canyon Blvd., APN 277-151-003, Plot Plan No. 25396

Dear Sirs:

The requirement of the "Indemnification Agreement" that is attached with this letter was forwarded to me by email on August 17, 2015. The project was initiated on July 11, 2013. At this juncture in the approval process the agreement is being executed under protest and absolute disagreement. The fact is that the county failed to disclose this requirement after over two years of dealing with Riverside County staff for our project to build a 3000 sq. ft. steel storage building. We have been left with no option except to "sign" the document or potentially lose our investment of over Thirty Thousand Dollars and an amount of our time that is almost immeasurable. We have been told by our case worker Damaris Abraham that if we do not sign this document that our hearing on September 12th, 2015 will be cancelled. We believe the timing of the demand for total indemnification is unjust and if it was a requirement the county had a fiduciary responsibility to disclose what was required two years ago. We could have made an educated decision on whether we wanted to move forward with the project. It has been our experience that projects started before the date of a new government mandate are grandfathered into the process that was in practice at the time when the project was enacted, which would make more sense and certainly be a more fair.

We also believe the demand for property owners of a project should not have to cover all of the county's liability retroactively for all rules, regulations, and public employees performance in this ever expanding reality of California government. It is fundamentally unjust when the owners are paying the county workers for their professional services at hourly rates as much as \$200.00 per hour in a structure found in the private sector, with the exceptions of no competition or accountability to those whom are paying them.

In addition to this liability demand, this project was originally presented to Riverside County Department Administrators in our original application conference. In that conference room with all department heads present, we were informed that our project would be approximately \$27,000 and "if I wrote a check on that day for \$17,000 the project would not find its way to the BACK BURNER." We are now over two years later and more than \$33,000.00 in fees and we still have not reached approval.

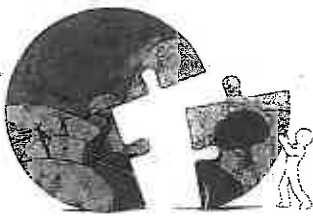
We also required assistance from Mr. John Field, Supervisor John Tavaglione's chief of staff to assist us with county staff for well over a year. If we had not reached out for assistance I am confident in saying that we wouldn't have even been at this point in the process.

Attached is your agreement which again we are signing under protest. It is quite obvious we will lose both significant funds and time if we do not execute this retroactive agreement.

Yours,

 
Edward and Mary T. Shapiro

Date: August 31, 2015



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25396 DATE SUBMITTED: 7/10/13

APPLICATION INFORMATION

Applicant's Name: Eli Shapiro E-Mail: Shap.snap@gmail.com

Mailing Address: 226 Rockstar St
Costa Mesa CA 92627
City State ZIP

Daytime Phone No: (951) 733 7331 Fax No: (951) 270 5303

Engineer/Representative's Name: Sam Akbarpour E-Mail: Sam@Sakeengineers.com

Mailing Address: 400 S. Ramona Ave
Corona CA 92879
City State ZIP

Daytime Phone No: (951) 279 4041 Fax No: (951) 279 2830

Property Owner's Name: Edward Shapiro E-Mail: ed-shapiro2000@yahoo.com

Mailing Address: 570 Chorro Way
Yorba Linda CA 92627 93444
City State ZIP

Daytime Phone No: (805) 929 2047 Fax No: (951)

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 LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Eli Shapiro [Signature]
PRINTED NAME OF APPLICANT 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.

Edward Shapiro [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Mari Shapiro [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 277-151-003

Section: 8 Township: T4SR6W Range: 456W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.55

General location (nearby or cross streets): North of El Cajalco, South of El Cerito, East of F-15, West of Lake Mathews

Thomas Brothers map, edition year, page number, and coordinates: page 773 Grid J4

Project Description: (describe the proposed project in detail)

Flatten Back at Property, new 3000 SF Steel Storage/warehouse with roll up doors, Add parking between existing front and new steel warehouse, Add retaining walls and fencing to secure property, upgrade existing building ADA compliance, Pave property in asphalt or concrete, landscape property, Add lighting and security.

Related cases filed in conjunction with this application:

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

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

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

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 710 yds.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

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

Import _____ Export 700 yds Neither _____

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

What is the anticipated route of travel for transport of the soil material? Tamworth Canyon Rd.

How many anticipated truckloads? 24 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 169,777.6 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☐ No ☒

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

Santa ana water shed

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

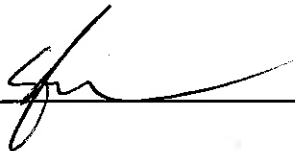
Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date

6/24/13

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☐ No ☒

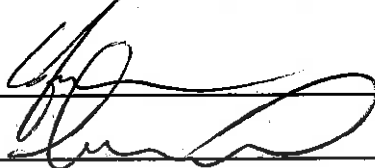
APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

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

Owner/Authorized Agent (1)



Date

6/24/12

Owner/Authorized Agent (2)



Date

6/1/13

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 25396 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eli Shapiro – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road. – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
SEPTEMBER 14, 2015
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email plange@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration 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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/6/2015,

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

APN (s) or case numbers PP 25396 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: Vinnie Nguyen

TITLE GIS Analyst

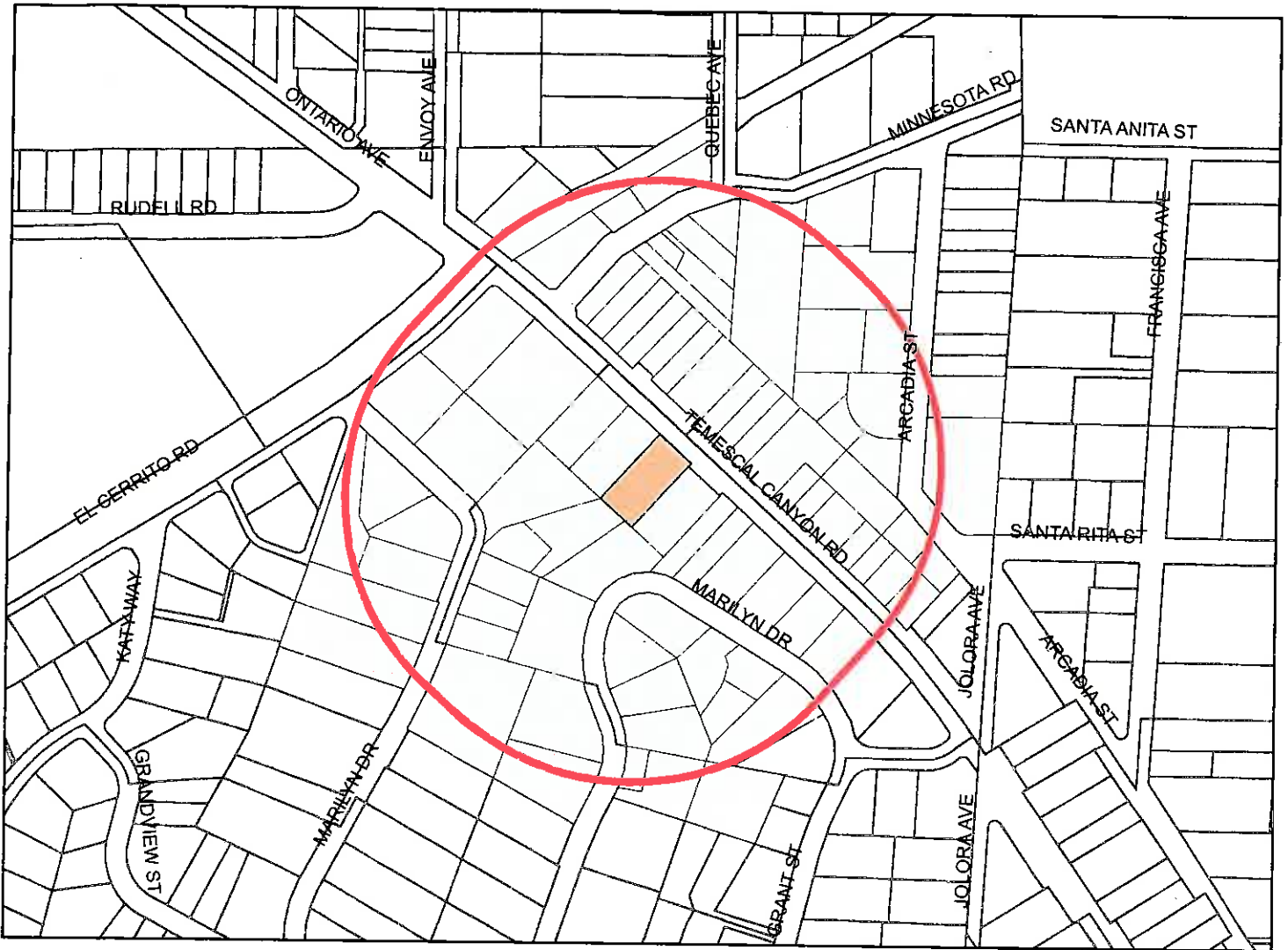
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Leg
Copies
2/6/2016*

PP25396 (600 feet buffer)



Selected Parcels

277-121-013	277-152-006	277-122-005	277-151-020	277-141-005	277-122-004	277-110-005	277-162-003	277-151-019	277-141-002
277-110-002	277-122-002	277-151-014	277-152-001	277-152-003	277-110-010	277-110-011	277-110-050	277-110-051	277-110-040
277-141-004	277-151-003	277-122-009	277-152-007	277-122-003	277-110-021	277-110-024	277-110-066	277-152-005	277-122-014
277-151-004	277-151-005	277-151-006	277-151-007	277-151-008	277-122-010	277-122-011	277-121-008	277-122-013	277-152-008
277-143-004	277-152-002	277-122-007	277-162-001	277-162-002	277-110-012	277-143-010	277-151-010	277-110-006	277-110-017
277-110-015	277-110-001	277-121-009	277-121-010	277-143-009	277-110-020	277-110-022	277-122-008	277-143-008	277-110-036
277-152-004	277-161-007	277-151-018	277-151-015	277-141-003	277-151-001	277-151-002	277-110-008	277-110-009	277-122-001
277-121-007	277-151-017	277-110-004	277-143-005	277-151-009	277-144-003	277-161-008	277-110-039	277-151-016	277-151-013
277-143-007	277-110-007	277-110-025	277-110-034						



375 187.5 0 375 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: 277110001, APN: 277110001
LAWRENCE HAYDEN
7891 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277110010, APN: 277110010
DEMIRAL SOLIMAN
2900 GARRETSON AVE
CORONA CA 92881

ASMT: 277110002, APN: 277110002
CONCHITA VICKERS
8061 SANTA ANITA ST
CORONA CA 92881

ASMT: 277110011, APN: 277110011
DEMIRAL SOLIMAN
28678 LA AZTECA
LAGUNA NIGUEL CA 92677

ASMT: 277110004, APN: 277110004
ROGELIO WENCES
19601 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110012, APN: 277110012
JUANITA ROMERO, ETAL
C/O JUANITA M ROMERO
19654 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110005, APN: 277110005
GUADALUPE SALGADO, ETAL
19587 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110015, APN: 277110015
MAGDA ARIAS, ETAL
19690 TEMESCAL CANYON RD
CORONA CA 92881

ASMT: 277110006, APN: 277110006
LINDA ROSALES, ETAL
C/O LINDA M ROSALES
19837 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110017, APN: 277110017
MAGDA ARIAS, ETAL
1509 JADESTONE
CORONA CA 92882

ASMT: 277110007, APN: 277110007
TRICIA GUNN
PMB 105-130
2621 GREEN RIVER RD
CORONA CA 92882

ASMT: 277110020, APN: 277110020
MARK SAUER
19720 TEMESCAL CYN
CORONA CA 92881

ASMT: 277110009, APN: 277110009
RICHARD TAMPLIN
19006 CONSUL AVE
CORONA CA 92881

ASMT: 277110022, APN: 277110022
MARK SAUER
19720 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110024, APN: 277110024
PHYLLIS JENSEN, ETAL
7486 SMERBER RD
CORONA CA 92879

ASMT: 277110066, APN: 277110066
JACQUELINE FLORES, ETAL
19670 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110025, APN: 277110025
GUILLERMINA ZAPATA, ETAL
19741 ARCADIA ST
CORONA, CA. 92881

ASMT: 277121007, APN: 277121007
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 277110034, APN: 277110034
CYNTHIA FOWLER, ETAL
19660 ARCADIA ST
CORONA, CA. 92881

ASMT: 277121008, APN: 277121008
TAVA KING, ETAL
C/O TAVA KING
2927 MASONWOOD DR NW
KENNESAW GA 30152

ASMT: 277110036, APN: 277110036
LEE CRUZ, ETAL
19650 ARCADIA ST
CORONA, CA. 92881

ASMT: 277121010, APN: 277121010
MARJAN MALIK
1000 TRAIL VIEW LN
CORONA CA 92881

ASMT: 277110039, APN: 277110039
SHAWN BRAWNER
43189 BUSINESS PARK DR
TEMECULA CA 92590

ASMT: 277121013, APN: 277121013
SUSANNA CHU, ETAL
1749 CALUMOS AVE
GLENDALE CA 91208

ASMT: 277110040, APN: 277110040
DANA CATALANO, ETAL
4079 SHADY RIDGE CIR
CORONA CA 92881

ASMT: 277122001, APN: 277122001
RIGOBERTO AGUILAR
7865 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277110051, APN: 277110051
VICKY WOODLAND, ETAL
19760 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277122002, APN: 277122002
CONTINENTAL CORP
P O BOX 2409
RIVERSIDE CA 92516

ASMT: 277122003, APN: 277122003
CRISTINA ROJAS, ETAL
7847 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277141002, APN: 277141002
BARBARA HERNANDEZ, ETAL
956 FORD ST
CORONA CA 92879

ASMT: 277122007, APN: 277122007
JOANNE VELARDE
19833 GRANDVIEW DR
CORONA CA 92881

ASMT: 277141004, APN: 277141004
JALEH SHAMUILIAN, ETAL
5040 GATEWAY RD
ALTA LOMA CA 91701

ASMT: 277122008, APN: 277122008
MARGRET LOPEZ, ETAL
19594 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277141005, APN: 277141005
MARION HERNANDEZ, ETAL
3510 ANDOVER
CORONA CA 92879

ASMT: 277122009, APN: 277122009
ALLAN WOHL, ETAL
6 WOLFE CANYON RD
KENTFIELD CA 94904

ASMT: 277143004, APN: 277143004
JAVIER AGUILERA
7369 MARILYN DR
CORONA, CA. 92881

ASMT: 277122010, APN: 277122010
MARIA OLOFSSON, ETAL
19612 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277143005, APN: 277143005
RONALD PADDOCK
7351 MARILYN DR
CORONA, CA. 92881

ASMT: 277122013, APN: 277122013
GWENDOLYN CARONE, ETAL
23152 SOMERSET CIR
DANA POINT CA 92629

ASMT: 277143007, APN: 277143007
PEGGY MILLER, ETAL
7265 MARILYN DR
CORONA, CA. 92881

ASMT: 277122014, APN: 277122014
GARY UNDERWOOD
280 W ASHBY APPLE DR
PAYSON AZ 85541

ASMT: 277143008, APN: 277143008
VALERIE THOMPSON, ETAL
7301 MARILYN DR
CORONA, CA. 92881

ASMT: 277143009, APN: 277143009
SHEILA RASMUSSEN, ETAL
7329 MARILYN DR
CORONA, CA. 92881

ASMT: 277151009, APN: 277151009
ROSIE MARTINEZ
1080 1ST ST
NORCO CA 92860

ASMT: 277143010, APN: 277143010
KIMBERLY CARDE, ETAL
PO BOX 79078
CORONA CA 92877

ASMT: 277151010, APN: 277151010
JOSEPH HERNANDEZ
16143 GREENS CT
CHINO HILLS CA 90255

ASMT: 277144003, APN: 277144003
SALVADOR MOLINA
7360 MARILYN DR
CORONA, CA. 92881

ASMT: 277151013, APN: 277151013
BARBARA MOORE, ETAL
7840 MARILYN DR
CORONA, CA. 92881

ASMT: 277151002, APN: 277151002
BETTY FLYNN, ETAL
19540 CARMELITA AVE
CORONA CA 92881

ASMT: 277151014, APN: 277151014
TERESA MINER, ETAL
7834 MARILYN DR
CORONA, CA. 92881

ASMT: 277151003, APN: 277151003
MARY SHAPIRO, ETAL
570 CHARRO WAY
NIPOMO CA 93444

ASMT: 277151015, APN: 277151015
KISHWAR HUSAIN, ETAL
2618 MOCKINGBIRD LN
CORONA CA 92881

ASMT: 277151004, APN: 277151004
MARIA RANDALL, ETAL
2248 BURNING TREE DR
CORONA CA 92882

ASMT: 277151016, APN: 277151016
STEVEN STRUTHERS
7300 MARILYN DR
CORONA, CA. 92881

ASMT: 277151008, APN: 277151008
CARYOL GORDON, ETAL
P O BOX 401
CORONA CA 92878

ASMT: 277151017, APN: 277151017
DEBRA SELL, ETAL
7310 MARILYN DR
CORONA, CA. 92881



ASMT: 277151018, APN: 277151018
NORMA GUTIERREZ
7320 MARILYN DR
CORONA, CA. 92881

ASMT: 277152005, APN: 277152005
MARIA ROMO, ETAL
7873 MARILYN DR
CORONA, CA. 92881

ASMT: 277151019, APN: 277151019
CASA REAL PROP
1411 POMONA RD STE D
CORONA CA 92882

ASMT: 277152006, APN: 277152006
FELIPE GARCIA, ETAL
7885 MARILYN DR
CORONA, CA. 92881

ASMT: 277151020, APN: 277151020
SYNTHIA ELLIS, ETAL
7828 MARILYN DR
CORONA, CA. 92881

ASMT: 277152007, APN: 277152007
COREEN SCHWENK, ETAL
P O BOX 1613
CORONA CA 92878

ASMT: 277152001, APN: 277152001
MARTA BOURNE, ETAL
7793 MARILYN DR
CORONA, CA. 92881

ASMT: 277152008, APN: 277152008
MARY HILDEBRAND, ETAL
1590 HEARTLAND WAY
CORONA CA 92881

ASMT: 277152002, APN: 277152002
KRISTINE WAGONER, ETAL
7801 MARILYN DR
CORONA, CA. 92881

ASMT: 277161007, APN: 277161007
NICHOLAS OGLESBY
7780 MARILYN DR
CORONA, CA. 92881

ASMT: 277152003, APN: 277152003
TANYA ANDERSON, ETAL
7831 MARILYN DR
CORONA, CA. 92881

ASMT: 277161008, APN: 277161008
GUADALUPE TORRES, ETAL
7750 MARILYN DR
CORONA, CA. 92881

ASMT: 277152004, APN: 277152004
JOHN MESAROS, ETAL
7861 MARILYN DR
CORONA CA 92881

ASMT: 277162002, APN: 277162002
DAVID SEMPLE, ETAL
41650 VISTA MONTANA
HEMET CA 92544

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révéler le ruban Pop-Up™

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JULIE PERKINS, ETAL
19819 GRANT ST
CORONA, CA. 92881

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expose Pop-up Edge™



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Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

City of Corona
Community Development
400 S. Vicentia Ave.
Corona, CA 92882

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Applicant:
Eli Shapiro
226 Rochester Street
Costa Mesa, CA 92627

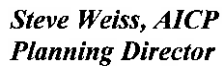
Engineer:
Sam Akbarpour
400 S. Ramona Ave, Ste 202
Corona, CA 92879

Owner:
Edward Shapiro
570 Charro Way
Nipomo, CA 93444

Applicant:
Eli Shapiro
226 Rochester Street
Costa Mesa, CA 92627

Engineer:
Sam Akbarpour
400 S. Ramona Ave, Ste 202
Corona, CA 92879

Owner:
Edward Shapiro
570 Charro Way
Nipomo, CA 93444



MITIGATED NEGATIVE DECLARATION

--



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42606/Plot Plan No. 25396

Project Title/Case Numbers

Damaris Abraham

County Contact Person

(951) 955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Eli Shapiro

Project Applicant

226 Rochester St, Costa Mesa, CA 92627

Address

The project is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road.

Project Location

The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 14, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

September 14, 2015

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 8/10/2015

Y:\Planning Case Files-Riverside office\PP25396\DH-PC-BOS Hearings\DH-PC\PP25396.NOD Form.docx

Please charge deposit fee case#: ZEA42606 ZCFG5982

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1306506

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: SHAPIRO ELI
paid by: CK 152
EA42606
paid towards: CFG05982 CALIF FISH & GAME: DOC FEE
at parcel: 19631 TEMESCAL CANYON RD COR
appl type: CFG3
\$50.00

By _____ Jul 11, 2013 12:40
BNTHOMAR posting date Jul 11, 2013

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1402434

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: SHAPIRO ELI \$2,181.25
paid by: CK 18143
EA42606
paid towards: CFG05982 CALIF FISH & GAME: DOC FEE
at parcel: 19631 TEMESCAL CANYON RD COR
appl type: CFG3

By _____ Mar 12, 2014 11:37
MGARDNER posting date Mar 12, 2014

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1506329

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: SHAPIRO ELI \$28.75
paid by: RC 4287
EA42606
paid towards: CFG05982 CALIF FISH & GAME: DOC FEE
at parcel: 19631 TEMESCAL CANYON RD COR
appl type: CFG3


By _____ Jun 04, 2015 14:31
ADANIELS posting date Jun 04, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$28.75

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

Agenda Item No.:
 Area Plan: Highgrove
 Zoning District: University
 Supervisorial District: Second
 Project Planner: Peter Lange
 Director's Hearing: October 26, 2015

PLOT PLAN NO. 25482
 CEQA Exempt
 Applicant: Oscar A. Montoya
 Engineer/Representative: Ark Group


 Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN No. 25482 proposes to convert two (2) existing residential dwellings into two (2) office buildings. Building 1 (1,010 square feet) will have 836 sq. ft. office area and 174 sq. ft. porch area and Building 2 (1,622 square feet) will have three units of approximately 500 sq. ft. each, and there will be some interior alterations to effectuate this conversion into office units, plus the exterior addition of a handicapped accessible ramp. Colors and materials used on the exterior of each building will match that of the existing structures and will consist of stucco material, and white and grey paint for the exterior walls and roof shingles. Each structure has an approximate height of 15 feet. The project scope will not involve altering the height of either structure.

The project is located northerly of West. Church Street, southerly of Main Street, and on the easterly side of Iowa Avenue.

ISSUES OF POTENTIAL CONCERN:

The project site has a current Code Violation (CV1105323 as of July, 2011) for construction without building permits. More specifically, as of 2011, there were three structures on the project site. The existing 1,010 square foot structure is the only building that was constructed with building permits. The applicant has removed one of the two illegal structures and proposes to legalize the 1,622 square foot structure through the permitting process. If approved, the existing 1,622 square foot structure will be permitted and the Code Violation will be resolved. In addition, the two (2) office buildings will have approximately 2,632 square feet of office area and a Floor Area Ratio (FAR) of 0.2.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.2 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.2 – 0.35 Floor Area Ratio) to the north, south, east, and west |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Scenic Highway Commercial (C-P-S) to the north, south, and west
Scenic Highway Commercial (C-P-S) and One-Family Dwellings (R-1) to the east |
| 5. Existing Land Use: | Single family residences |

- | | |
|----------------------------|--|
| 6. Surrounding Land Use: | Industrial and commercial uses to the north, east, and west, and single family residences to the south |
| 7. Project Data: | Total Acreage: 0.44
Total Building Square Footage: 2,632
Total Parking: 13 spaces |
| 8. Environmental Concerns: | CEQA Exempt per Section 15303 |

RECOMMENDATIONS:

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

APPROVE PLOT PLAN NO. 25482, 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 (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Highgrove Area Plan.
2. The Commercial Retail (CR) land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north, south, east, and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, offices, is a permitted use, subject to approval of a plot plan in the C-P-S zone, in accordance with Section 9.50.a. (60) of Ordinance No. 348.
6. The proposed project, as designed and conditioned, complies with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone. More specifically, buildings which do not exceed 35 in height have no minimum yard requirement. Proposed buildings within this zoning classification cannot exceed fifty (50) feet unless a greater height is permitted pursuant to Section 18.34 of Ordinance No. 348.

As outlined in the proposed exhibits, the existing residential dwellings which will be converted into office units are approximately 15 feet in height. In result, the project meets the yard setback requirement and does not exceed the height requirements from the Scenic Highway Commercial (C-P-S) zoning classification.

7. The proposed project is consistent with the Highgrove Community Policy Area of the Highgrove Area Plan. The Highgrove Community Policy Area outlines that commercial and industrial uses are considered the most appropriate uses for property convenient to regional access and possessing job creation. Residential neighborhoods that could offer favorable locations for

commercial and industrial development are along Iowa Avenue adjacent to the 215 freeway. In addition, Goal B of the Highgrove Community Policy Area encourages the identification of existing and future residential areas with land use and zoning designations that will discourage incompatible development, encourage reinvestment in homes and businesses, and support property values.

The project site is located adjacent to the intersection of Iowa Avenue and Center Street and is located within close proximity to the 215 freeway. Surrounding land uses consist of commercial and industrial to the north, south, east, and west. The proposed project is consistent with surrounding commercial and industrial land uses, will assist in further job development close to single family residences.

8. Outlined in Section 18.12 of Riverside County Ordinance No. 348, parking standards for proposed office space requires one space per 200 square feet of net leasable floor area. In total, the two proposed office buildings will have 2,300 square feet of net floor area. The project site will be required to provide twelve (12) general parking spaces and one (1) space for handicapped individuals. The project is consistent with the parking standards of the office use designation.
9. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, south, and west and Scenic Highway Commercial (C-P-S) and One-Family Dwellings (R-1) to the east.
10. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
11. This project is within the City Sphere of Influence of the City of Riverside. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Riverside on December 26, 2013 with a request for comments. No comments had been received from the City staff regarding this project.
12. The proposed project has been determined to be categorically exempt from CEQA, as set forth per section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This section includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In addition, Exemption 15303 allows for the construction or conversion of commercial structures in urbanized areas provided that the structures will not exceed 10,000 square feet in floor area and will not involve the use of significant amounts of hazardous materials.

The project scope involves the conversion of two (2) single family homes into two (2) office buildings. The project site is located within an urbanized area and is surrounded by commercial and industrial structures to the west and north and single family residences to the east and south. The conversion of the two (2) single family residences into office use will not exceed the 10,000 square foot floor area cap. Building No. 1 is 1,010 square feet and Building No. 2 is 1,622 square feet and in total, the combined floor area is 2,632 square feet. In addition, the project involves the reconfiguration of the existing wall layout of Building No. 1 and Building No. 2 and the installation of a handicapped accessible ramp to the exterior of Building No. 1. The project will not involve in

the use or storage of hazardous materials such as fuels, chemicals, or oils, and in result the project will not involve the use of a significant amount of hazardous materials.

Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15303 exemption applies.

CONCLUSIONS:

1. The proposed project has a Floor Area Ratio of 0.2 is in conformance with the Community Development: Commercial Retail (CD: CR) (0.2 – 0.35 Floor Area Ratio) 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 (C-P-S) 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 is exempt from CEQA and will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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. An Airport Influence area;
 - b. A Fault Zone;
 - c. 100-year flood plain, an area drainage plan, or dam inundation area;
 - d. A High Fire area.
3. The project site is located within:
 - a. An area susceptible Subsidence;
 - b. The City of Riverside Sphere of Influence;
 - c. An area with low liquefaction potential; and
 - d. The Stephens Kangaroo Rat Fee Area.

The subject site is currently designated as Assessor's Parcel Number 247-041-014.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25482

LAND USE

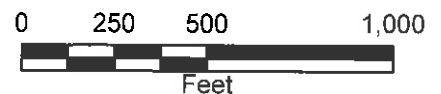
Supervisor Tavaglione
District 2

Date Drawn: 10/24/13
Exhibit 1



Zoning District: University

Author: Vinnie Nguyen

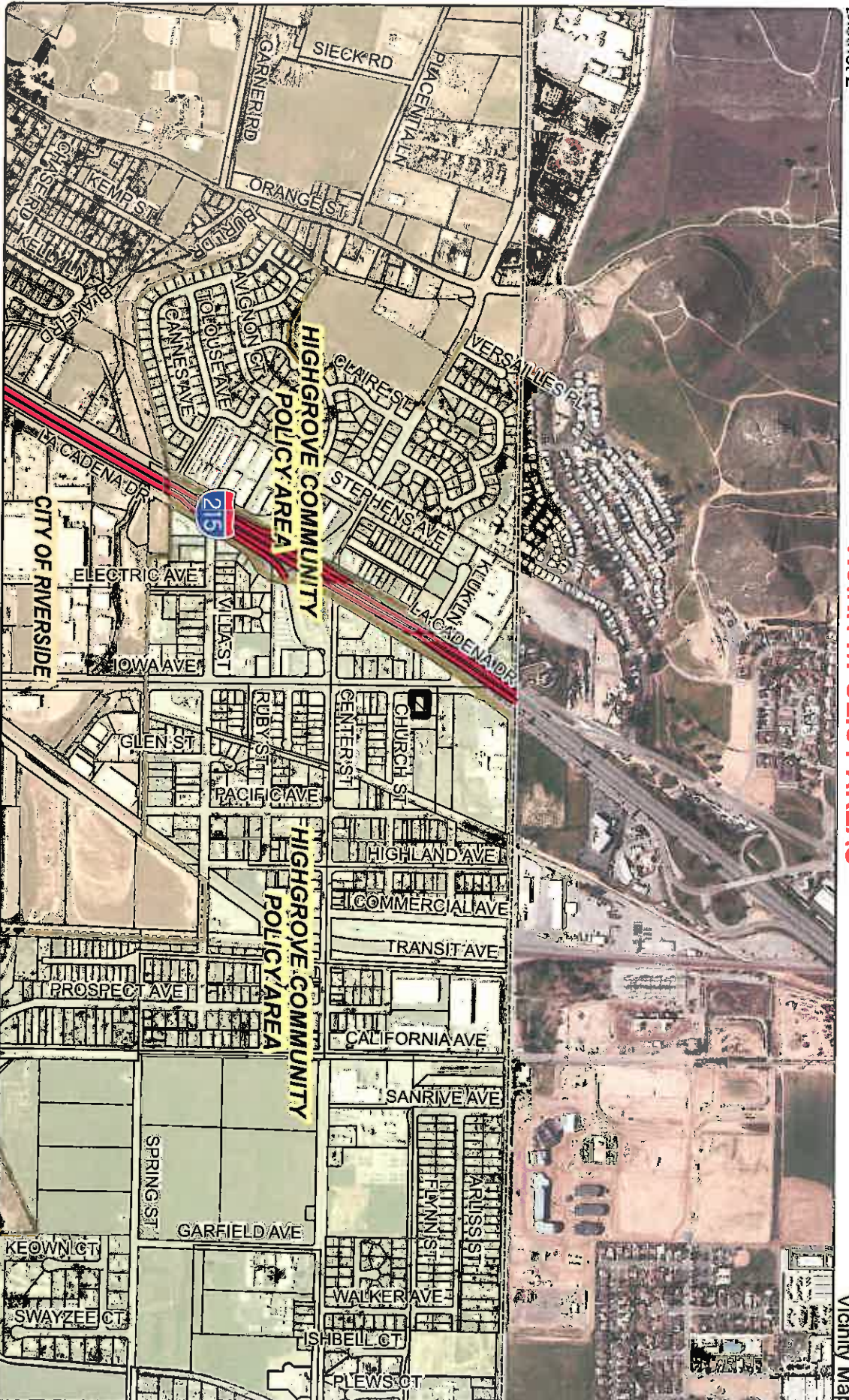


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctims.org>

Supervisor Tavaglione
District 2

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25482
VICINITY/POLICY AREAS

Date Drawn: 06/04/2015
Vicinity Map



Zoning District: University

Author: Vinnie Nguyen

NOTES: This map is for informational purposes only. It is not intended to be used as a legal document. The map is based on the latest available data. The map is not a warranty of any kind. The map is not a representation of any kind. The map is not a guarantee of any kind. The map is not a promise of any kind. The map is not a contract of any kind. The map is not a statement of any kind. The map is not a declaration of any kind. The map is not a certification of any kind. The map is not a confirmation of any kind. The map is not a record of any kind. The map is not a receipt of any kind. The map is not a proof of any kind. The map is not a demonstration of any kind. The map is not an exhibition of any kind. The map is not a presentation of any kind. The map is not a performance of any kind. The map is not a display of any kind. The map is not a show of any kind. The map is not a tell of any kind. The map is not a sign of any kind. The map is not an indication of any kind. The map is not a hint of any kind. The map is not a suggestion of any kind. The map is not a recommendation of any kind. The map is not a reference of any kind. The map is not a source of any kind. The map is not a method of any kind. The map is not a means of any kind. The map is not a way of any kind. The map is not a system of any kind. The map is not a technique of any kind. The map is not a technology of any kind. The map is not a science of any kind. The map is not an art of any kind. The map is not a craft of any kind. The map is not a skill of any kind. The map is not a talent of any kind. The map is not a gift of any kind. The map is not a favor of any kind. The map is not a kindness of any kind. The map is not a mercy of any kind. The map is not a grace of any kind. The map is not a favor of any kind. The map is not a kindness of any kind. The map is not a mercy of any kind. The map is not a grace of any kind.

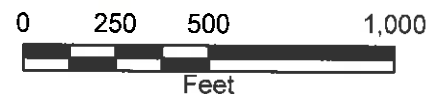
PP25482

EXISTING ZONING

Exhibit 2



Author: Vinnie Nguyen



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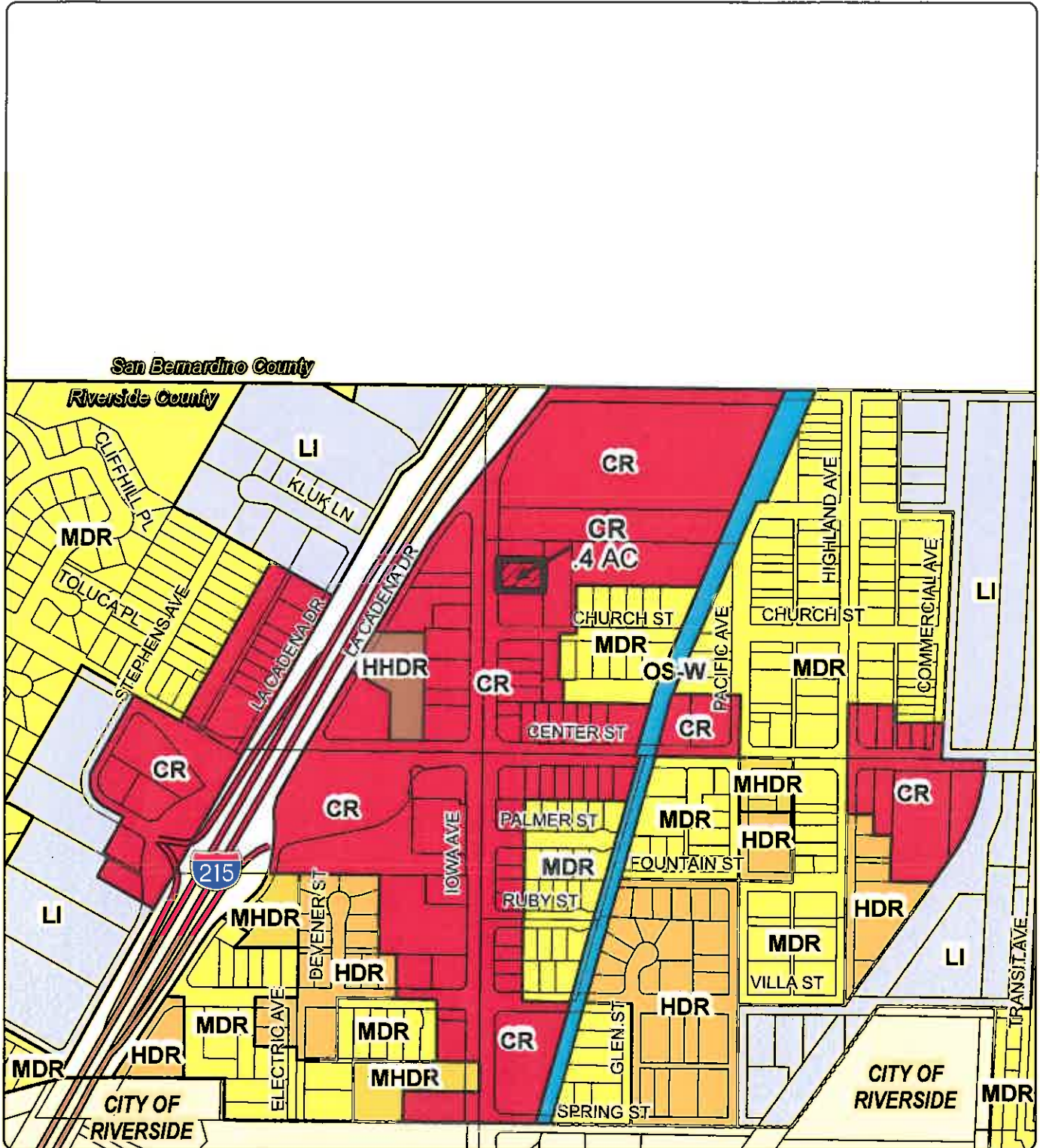
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25482

Supervisor Tavaglione
District 2

EXISTING GENERAL PLAN

Date Drawn: 10/24/13
Exhibit 5



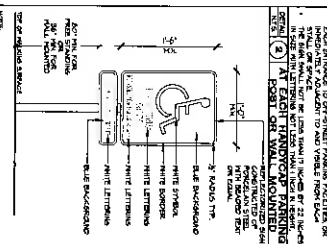
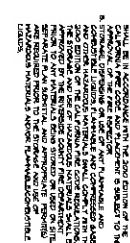
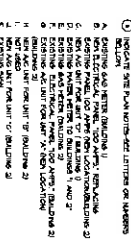
Zoning District: University

Author: Vinnie Nguyen



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ark
group
8600 JUNIPER AVE., SUITE 108
RIVERSIDE, CA 92505
P.H. 951.334.889
rhh@arkgroup.com

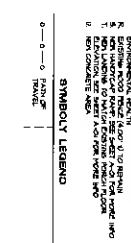
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SYMBOLY LEGEND

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9. NEW JERSEY STATE
10. NEW JERSEY STATE



A-02 ELEVATIONS: BUILDING 1
A-03 EXIST. & PROP. PLAN AND
A-11 ELEVATIONS: BUILDING 2

1. SPECIAL CONTRACTORS SHALL NOT USE ANY SITE MATERIALS FOR CONSTRUCTION OF ANY TYPE OF STRUCTURE, INCLUDING BUT NOT LIMITED TO, SPECIAL CONTRACTORS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL WORK INCLUDING THAT OF ALL SPECIAL CONTRACTORS.
2. SPECIAL CONTRACTORS SHALL OBTAIN EROSION CONTROL MEASURES TO PREVENT EROSION OF THE SITE.
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10. SPECIAL CONTRACTORS SHALL OBTAIN EROSION CONTROL MEASURES TO PREVENT EROSION OF THE SITE.

STATE OF NEW YORK
 COURT OF APPEALS
 300 NASSAU ST.
 NEW YORK, N.Y. 10038
 TEL: 392-4351

ATTORNEY
 BENJAMIN AYOUB, 375 DOUGLASS ST.,
 NEWBURGH, N.Y. 10974
 TEL: 337-0600

BELLINI, CARMELA
 SCAMENI, CAL., DEBON
 109 E. PLUNKETT ST.
 NEW YORK, N.Y. 10003
 TEL: 393-4618

BELLINI, CARMELA
 SCAMENI, CAL., DEBON
 3500 46TH ST. NEWBURGH
 N.Y. 10974
 TEL: 337-394-1125

BELLINI, CARMELA
 SCAMENI, CAL., AND CO.
 30 SOUTH 6 STREET
 NEW YORK, N.Y. 10003
 TEL: 393-471-2200

- STATE OF NEW YORK
 COURT OF APPEALS
 300 NASSAU ST.
 NEW YORK, N.Y. 10038
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 3500 46TH ST. NEWBURGH
 N.Y. 10974
 TEL: 337-394-1125
- BELLINI, CARMELA
 SCAMENI, CAL., AND CO.
 30 SOUTH 6 STREET
 NEW YORK, N.Y. 10003
 TEL: 393-471-2200

10. AVALON DRIVE, BIRMINGHAM, ALA. 35201
11. APRIL 24TH 04-04-04
12. RECREATION BOOK FINDER #18 VHS 20
13. LOT 10 PARCEL 4 BLOCK 4
14. LUBBERMAN DRIVE, LHM
15. PMAA INCORPORATED X FISH-HAWT CREEK-COOPER
16. PROPERTY IS NOT SUBJECT TO OVER FLOOD INUNDATION OR FLOOD HAZARD
- 17.

10. AVALON DRIVE, BIRMINGHAM, ALA. 35201
11. APRIL 24TH 04-04-04
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15. PMAA INCORPORATED X FISH-HAWT CREEK-COOPER
16. PROPERTY IS NOT SUBJECT TO OVER FLOOD INUNDATION OR FLOOD HAZARD
- 17.

PROPERTY LAND USE AND ZONING

DURING PROPERTY LAND USE TO REMAIN:
BUILDING PROPERTY ZONES TO REMAIN
CITY'S EXISTING MINIMUM COMMERCIAL
ZONES 1, 2A

ZONED FOR 2B
ZONED FOR 2C
MIXED-USE AT WEST SIDE
LAND USE 2A
ZONES 1, 2A

- PROPERTY LAND USE AND ZONING**
- DURING PROPERTY LAND USE TO REMAIN:
BUILDING PROPERTY ZONES TO REMAIN
CITY'S EXISTING MINOR COMMERCIAL
ZONES - CM
- ZONED FOR THE
ZONED FOR THE
MUNICIPALITY AT WEST SIDE
LAND USE, CM
ZONES - CM

4. IN THEORETICAL MODEL, TWO TYPES NON-LOCAL EXISTENCE IN SHEET A-0
5. NON-LOCAL EXISTENCE IN SHEET A-0
6. NON-LOCAL EXISTENCE IN SHEET A-0
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12. NON-LOCAL EXISTENCE IN SHEET A-0

4. IN THEORETICAL MODEL, TWO TYPES NON-LOCAL EXISTENCE IN SHEET A-0
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11. NON-LOCAL EXISTENCE IN SHEET A-0
12. NON-LOCAL EXISTENCE IN SHEET A-0

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- PROBATION**
- INQUIRY** — The United States Department of Probation, set up last September, is the center of research and information for the courts and probation officers on how to handle offenders. It is headed by Richard A. Glavin, chief of the Federal Bureau of Investigation, and is located in Washington, D.C. It is the central link of Federal, State, and local probation and parole departments. It is also the central link of Federal, State, and local departments of corrections, and of the Federal, State, and local departments of juvenile corrections. It is also the central link of Federal, State, and local departments of mental health, and of the Federal, State, and local departments of social work. It is also the central link of Federal, State, and local departments of education, and of the Federal, State, and local departments of health. It is also the central link of Federal, State, and local departments of housing, and of the Federal, State, and local departments of transportation. It is also the central link of Federal, State, and local departments of public safety, and of the Federal, State, and local departments of public works. It is also the central link of Federal, State, and local departments of public health, and of the Federal, State, and local departments of public utility. It is also the central link of Federal, State, and local departments of public welfare, and of the Federal, State, and local departments of public works. It is also the central link of Federal, State, and local departments of public health, and of the Federal, State, and local departments of public utility. It is also the central link of Federal, State, and local departments of public welfare, and of the Federal, State, and local departments of public works.

[illegible]

- [illegible]

[illegible]

- [illegible]

	LOCAL BUILDING #1	LOCAL BUILDING #2
FRONT BUILDING AREA	142,000	9,000
REAR BUILDING AREA	142,000	9,000
TOTAL BUILDING 1 AND 2 AREA	284,000	18,000
		5%

PARKING PROVIDED FOR OFFICE USE

REQUIRED PARKING 1 SPACE FOR EACH 200.00 SQ. FT.
 BUILDING 1 AND 2 AREA 284,000 SQ. FT.
 REQUIRED PARKING 1 2

UNOCCUPIED OFFICE PARKING 21

- | | LOCAL BUILDING #1 | LOCAL BUILDING #2 |
|-----------------------------|-------------------|-------------------|
| FRONT BUILDING AREA | 142,000 | 9,000 |
| REAR BUILDING AREA | 142,000 | 9,000 |
| TOTAL BUILDING 1 AND 2 AREA | 284,000 | 18,000 |
| | | 5% |
- PARKING PROVIDED FOR OFFICE USE**
- REQUIRED PARKING 1 SPACE FOR EACH 200.00 SQ. FT.
 BUILDING 1 AND 2 AREA 284,000 SQ. FT.
 REQUIRED PARKING 1 2
- UNOCCUPIED OFFICE PARKING 21

[illegible]

- [illegible]

CRITIC DRAUGHTS
ON ALL PAST EXPERIENCE
CONTRACTORS SHALL BE
AND BE RESPONSIBLE FOR
THESE DRAWINGS.
THESE DRAWINGS ARE
FOR THIS PROJECT
THESE DRAWINGS AND LATEST
THESE DRAWINGS AND LATEST
ON COMPLETION OF WORK
AFTER THE REMOVAL OF

- CRITIC DRAUGHTS
ON ALL PAST EXPERIENCE
CONTRACTORS SHALL BE
AND BE RESPONSIBLE FOR
THESE DRAWINGS.
THESE DRAWINGS ARE
FOR THIS PROJECT
THESE DRAWINGS AND LATEST
THESE DRAWINGS AND LATEST
ON COMPLETION OF WORK
AFTER THE REMOVAL OF

[illegible]

- [illegible]

Proj. Info	Date
△	
△	
△	

- | Proj. Info | Date |
|------------|------|
| △ | |
| △ | |
| △ | |

PROJECT LOCATION
150 AND 156 109A AVE.
RIVERSIDE, CA 92501
APN: 247-041-014

- PROJECT LOCATION
150 AND 156 109A AVE.
RIVERSIDE, CA 92501
APN: 247-041-014

SCALE
AS SHOWN
DRAWN
BY
JOB
1912

EXHIBIT A

- SCALE
AS SHOWN
DRAWN
BY
JOB
1912
- EXHIBIT A**

THIS SET OF DRAWINGS IS THE PROPERTY OF ARK GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARK GROUP INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS SET OF DRAWINGS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE USER OF THIS SET OF DRAWINGS AGREES TO HOLD ARK GROUP INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY ARK GROUP INC. AS A RESULT OF THE USER'S USE OF THIS SET OF DRAWINGS. THE USER OF THIS SET OF DRAWINGS AGREES TO INDEMNIFY AND HOLD ARK GROUP INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY ARK GROUP INC. AS A RESULT OF THE USER'S USE OF THIS SET OF DRAWINGS.

TYPICAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DAMAGED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS AND FINISHES.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ABBREVIATIONS
F.F. FINISHED FLOOR
C.C. CONCRETE
G.C. GYPSUM BOARD
S.D. SOLID DRYWALL
H.S. HARDWOOD
S.P. SMOOTH PLASTER
P.F. PLASTER FINISH
P.O. PLASTER OVER
P.W. PLASTER WOOD
P.C. PLASTER CONCRETE
P.M. PLASTER MASONRY
P.S. PLASTER STUCCO
P.T. PLASTER TROWEL
P.V. PLASTER VENEER
P.W. PLASTER WOOD
P.C. PLASTER CONCRETE
P.M. PLASTER MASONRY
P.S. PLASTER STUCCO
P.T. PLASTER TROWEL
P.V. PLASTER VENEER

REVISIONS
No. Date Description
1. 10/10/2023 Initial Design
2. 10/10/2023 Client Review
3. 10/10/2023 Final Design

PROJECT INFORMATION
OWNER: APPLICANT
PROJECT: 1000 JUNIPER AVE. SUITE 100
ADDRESS: 1000 JUNIPER AVE. SUITE 100
CITY: PHILADELPHIA, PA 19131-3344
STATE: PA
ZIP: 19131-3344
PROJECT NO.: 1000 JUNIPER AVE. SUITE 100
DATE: 10/10/2023
DRAWN BY: RAFAEL HERRERA
CHECKED BY: RAFAEL HERRERA
APPROVED BY: RAFAEL HERRERA

JOB INFORMATION
DATE: 10/10/2023
PROJECT: 1000 JUNIPER AVE. SUITE 100
ADDRESS: 1000 JUNIPER AVE. SUITE 100
CITY: PHILADELPHIA, PA 19131-3344
STATE: PA
ZIP: 19131-3344
PROJECT NO.: 1000 JUNIPER AVE. SUITE 100
DATE: 10/10/2023
DRAWN BY: RAFAEL HERRERA
CHECKED BY: RAFAEL HERRERA
APPROVED BY: RAFAEL HERRERA

EXHIBIT C
SHEET
A-01

DOOR SCHEDULE

NO.	LOCATION	TYPE	FINISH	REMARKS
1	ENTRANCE	DOOR	DOOR	DOOR
2	ENTRANCE	DOOR	DOOR	DOOR
3	ENTRANCE	DOOR	DOOR	DOOR
4	ENTRANCE	DOOR	DOOR	DOOR
5	ENTRANCE	DOOR	DOOR	DOOR
6	ENTRANCE	DOOR	DOOR	DOOR
7	ENTRANCE	DOOR	DOOR	DOOR
8	ENTRANCE	DOOR	DOOR	DOOR
9	ENTRANCE	DOOR	DOOR	DOOR
10	ENTRANCE	DOOR	DOOR	DOOR

WINDOW SCHEDULE

NO.	LOCATION	TYPE	FINISH	REMARKS
1	ENTRANCE	WINDOW	WINDOW	WINDOW
2	ENTRANCE	WINDOW	WINDOW	WINDOW
3	ENTRANCE	WINDOW	WINDOW	WINDOW
4	ENTRANCE	WINDOW	WINDOW	WINDOW
5	ENTRANCE	WINDOW	WINDOW	WINDOW
6	ENTRANCE	WINDOW	WINDOW	WINDOW
7	ENTRANCE	WINDOW	WINDOW	WINDOW
8	ENTRANCE	WINDOW	WINDOW	WINDOW
9	ENTRANCE	WINDOW	WINDOW	WINDOW
10	ENTRANCE	WINDOW	WINDOW	WINDOW

ROOM FINISH SCHEDULE

NO.	LOCATION	TYPE	FINISH	REMARKS
1	ENTRANCE	FLOOR	FLOOR	FLOOR
2	ENTRANCE	FLOOR	FLOOR	FLOOR
3	ENTRANCE	FLOOR	FLOOR	FLOOR
4	ENTRANCE	FLOOR	FLOOR	FLOOR
5	ENTRANCE	FLOOR	FLOOR	FLOOR
6	ENTRANCE	FLOOR	FLOOR	FLOOR
7	ENTRANCE	FLOOR	FLOOR	FLOOR
8	ENTRANCE	FLOOR	FLOOR	FLOOR
9	ENTRANCE	FLOOR	FLOOR	FLOOR
10	ENTRANCE	FLOOR	FLOOR	FLOOR

EXIT TACTILE SIGN

1. EXIT TACTILE SIGN SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.
2. EXIT TACTILE SIGN SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.
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GRAB BAR NOTES

1. GRAB BARS SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.
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10. GRAB BARS SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.

INTERMEDIATE LANDINGS AT RAMP

1. INTERMEDIATE LANDINGS AT RAMP SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.
2. INTERMEDIATE LANDINGS AT RAMP SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.
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10. INTERMEDIATE LANDINGS AT RAMP SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.

ENCLOSURE OF DOORS

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HANDRAIL AND GUARD REQUIREMENTS

1. HANDRAIL AND GUARD REQUIREMENTS SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.
2. HANDRAIL AND GUARD REQUIREMENTS SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.
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10. HANDRAIL AND GUARD REQUIREMENTS SHALL BE PLACED AT THE ENTRANCE TO THE EXIT ROUTE.

DOOR SCHEDULE

NO.	LOCATION	TYPE	FINISH	REMARKS
1	ENTRANCE	DOOR	DOOR	DOOR
2	ENTRANCE	DOOR	DOOR	DOOR
3	ENTRANCE	DOOR	DOOR	DOOR
4	ENTRANCE	DOOR	DOOR	DOOR
5	ENTRANCE	DOOR	DOOR	DOOR
6	ENTRANCE	DOOR	DOOR	DOOR
7	ENTRANCE	DOOR	DOOR	DOOR
8	ENTRANCE	DOOR	DOOR	DOOR
9	ENTRANCE	DOOR	DOOR	DOOR
10	ENTRANCE	DOOR	DOOR	DOOR

WINDOW SCHEDULE

NO.	LOCATION	TYPE	FINISH	REMARKS
1	ENTRANCE	WINDOW	WINDOW	WINDOW
2	ENTRANCE	WINDOW	WINDOW	WINDOW
3	ENTRANCE	WINDOW	WINDOW	WINDOW
4	ENTRANCE	WINDOW	WINDOW	WINDOW
5	ENTRANCE	WINDOW	WINDOW	WINDOW
6	ENTRANCE	WINDOW	WINDOW	WINDOW
7	ENTRANCE	WINDOW	WINDOW	WINDOW
8	ENTRANCE	WINDOW	WINDOW	WINDOW
9	ENTRANCE	WINDOW	WINDOW	WINDOW
10	ENTRANCE	WINDOW	WINDOW	WINDOW

ROOM FINISH SCHEDULE

NO.	LOCATION	TYPE	FINISH	REMARKS
1	ENTRANCE	FLOOR	FLOOR	FLOOR
2	ENTRANCE	FLOOR	FLOOR	FLOOR
3	ENTRANCE	FLOOR	FLOOR	FLOOR
4	ENTRANCE	FLOOR	FLOOR	FLOOR
5	ENTRANCE	FLOOR	FLOOR	FLOOR
6	ENTRANCE	FLOOR	FLOOR	FLOOR
7	ENTRANCE	FLOOR	FLOOR	FLOOR
8	ENTRANCE	FLOOR	FLOOR	FLOOR
9	ENTRANCE	FLOOR	FLOOR	FLOOR
10	ENTRANCE	FLOOR	FLOOR	FLOOR

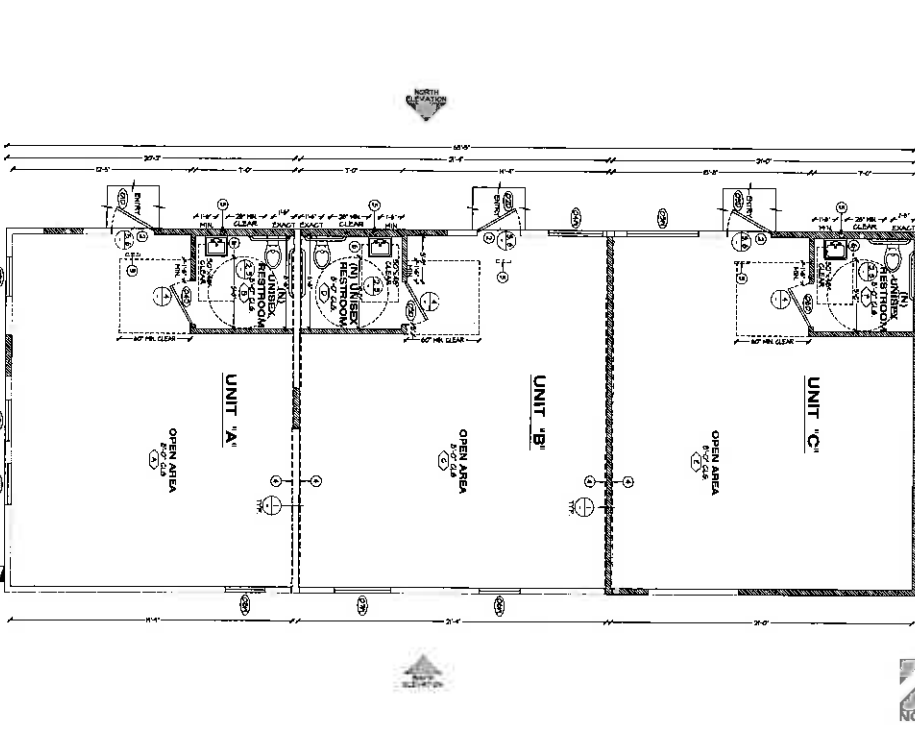
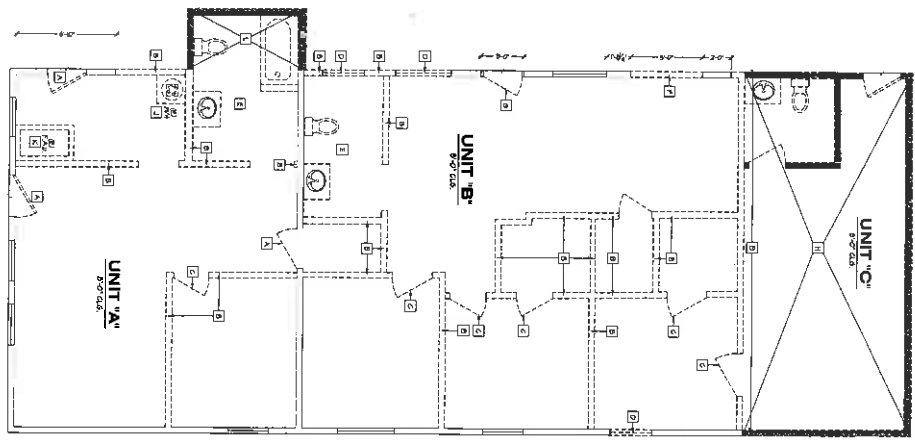
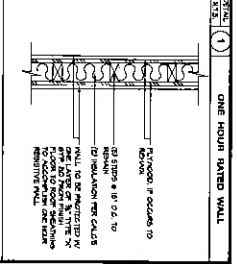
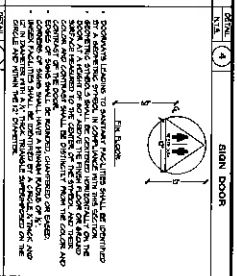
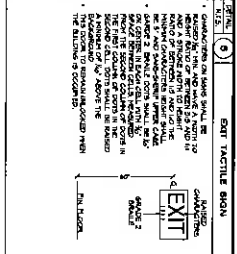
EXISTING AND DEMO FLOOR PLAN

PROP. FLOOR PLAN

TANKLESS WATER HEATER INFO

MODEL: TANKLESS WATER HEATER
 BY: TANKLESS WATER HEATER
 645 WEST 10TH AVE. SUITE 100, DENVER, CO 80202
 303.733.1111
 WWW.TANKLESSWATERHEATER.COM

- DISABLED DOOR NOTES**
1. THE DOOR OF THE DOOR SHALL BE SWOOSH AS THE DOOR AND DOOR
 2. THE DOOR OF THE DOOR SHALL BE SWOOSH AS THE DOOR AND DOOR
 3. THE DOOR OF THE DOOR SHALL BE SWOOSH AS THE DOOR AND DOOR
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 7. THE DOOR OF THE DOOR SHALL BE SWOOSH AS THE DOOR AND DOOR
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 9. THE DOOR OF THE DOOR SHALL BE SWOOSH AS THE DOOR AND DOOR
 10. THE DOOR OF THE DOOR SHALL BE SWOOSH AS THE DOOR AND DOOR



ROOM FINISH SCHEDULE

NO.	DESCRIPTION	FINISH
1	CEILING	PAINTED
2	FLOOR	PAINTED
3	WALL	PAINTED
4	DOOR	PAINTED
5	WINDOW	PAINTED
6	BASEBOARD	PAINTED
7	TOILET	PAINTED
8	SINK	PAINTED
9	STOVE	PAINTED
10	REF	PAINTED
11	CUPB	PAINTED
12	ISLAND	PAINTED
13	SEATING	PAINTED
14	STAIRS	PAINTED
15	HALL	PAINTED
16	CL	PAINTED
17	CL	PAINTED
18	CL	PAINTED
19	CL	PAINTED
20	CL	PAINTED

DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH
1	DOOR	1	PAINTED
2	DOOR	2	PAINTED
3	DOOR	3	PAINTED
4	DOOR	4	PAINTED
5	DOOR	5	PAINTED
6	DOOR	6	PAINTED
7	DOOR	7	PAINTED
8	DOOR	8	PAINTED
9	DOOR	9	PAINTED
10	DOOR	10	PAINTED
11	DOOR	11	PAINTED
12	DOOR	12	PAINTED
13	DOOR	13	PAINTED
14	DOOR	14	PAINTED
15	DOOR	15	PAINTED
16	DOOR	16	PAINTED
17	DOOR	17	PAINTED
18	DOOR	18	PAINTED
19	DOOR	19	PAINTED
20	DOOR	20	PAINTED

WINDOW SCHEDULE

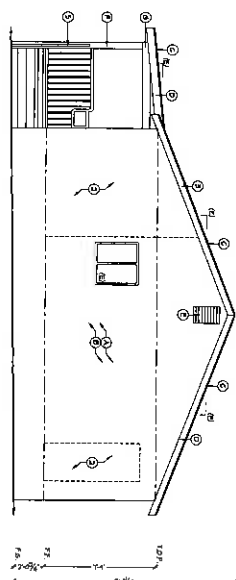
NO.	DESCRIPTION	TYPE	FINISH
1	WINDOW	1	PAINTED
2	WINDOW	2	PAINTED
3	WINDOW	3	PAINTED
4	WINDOW	4	PAINTED
5	WINDOW	5	PAINTED
6	WINDOW	6	PAINTED
7	WINDOW	7	PAINTED
8	WINDOW	8	PAINTED
9	WINDOW	9	PAINTED
10	WINDOW	10	PAINTED
11	WINDOW	11	PAINTED
12	WINDOW	12	PAINTED
13	WINDOW	13	PAINTED
14	WINDOW	14	PAINTED
15	WINDOW	15	PAINTED
16	WINDOW	16	PAINTED
17	WINDOW	17	PAINTED
18	WINDOW	18	PAINTED
19	WINDOW	19	PAINTED
20	WINDOW	20	PAINTED

DEMOLITION FLOOR NOTES

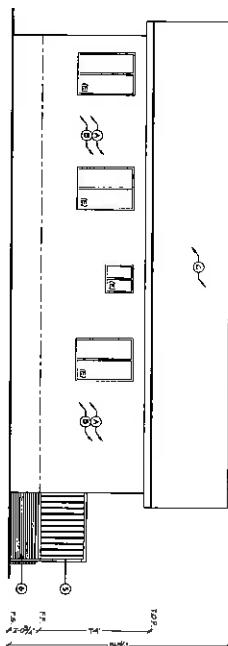
1. DEMOLITION OF THE DOOR SHALL BE SWOOSH AS THE DOOR AND DOOR
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PROJECT INFORMATION

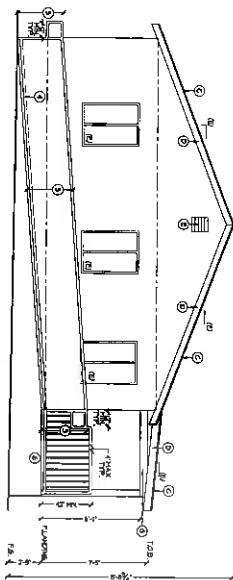
PROJECT NAME: [REDACTED]
 PROJECT LOCATION: [REDACTED]
 PROJECT DATE: [REDACTED]
 PROJECT OWNER: [REDACTED]
 PROJECT ARCHITECT: [REDACTED]
 PROJECT ENGINEER: [REDACTED]
 PROJECT CONTRACTOR: [REDACTED]



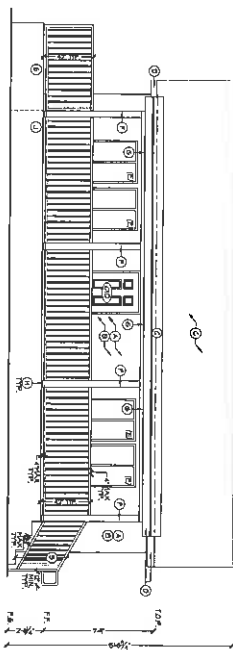
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
14' - 0"



NORTH ELEVATION
 $\sqrt{A^2 + B^2} = C$



WEST ELEVATION
1/4" = 1'-0"

COUNTY OF RIVERSIDE NOTES

1. RECEIVED DANCE STODOLSKA'S COINAGE TO WHICH ROOMS WAS GIVEN

2.

ELEVATION NOTES

① INDICATES ELEVATION NOTICES LISTED IN WORDS ALONE

- A NO DESCRIPTION
- B NO COVER, SHED ROOM
- C NO COVER, SHED ROOM
- D NO COVER, SHED ROOM
- E NO COVER, SHED ROOM
- F NO COVER, SHED ROOM
- G NO COVER, SHED ROOM
- H NO COVER, SHED ROOM
- I NO COVER, SHED ROOM
- J NO COVER, SHED ROOM
- K NO COVER, SHED ROOM
- L NO COVER, SHED ROOM
- M NO COVER, SHED ROOM
- N NO COVER, SHED ROOM
- O NO COVER, SHED ROOM
- P NO COVER, SHED ROOM
- Q NO COVER, SHED ROOM
- R NO COVER, SHED ROOM
- S NO COVER, SHED ROOM
- T NO COVER, SHED ROOM
- U NO COVER, SHED ROOM
- V NO COVER, SHED ROOM
- W NO COVER, SHED ROOM
- X NO COVER, SHED ROOM
- Y NO COVER, SHED ROOM
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- AB NO COVER, SHED ROOM
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- CO NO COVER, SHED ROOM
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- DI NO COVER, SHED ROOM
- DJ NO COVER, SHED ROOM
- DK NO COVER, SHED ROOM
- DL NO COVER, SHED ROOM
- DM NO COVER, SHED ROOM
- DN NO COVER, SHED ROOM
- DO NO COVER, SHED ROOM
- DP NO COVER, SHED ROOM
- DQ NO COVER, SHED ROOM
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- DT NO COVER, SHED ROOM
- DU NO COVER, SHED ROOM
- DV NO COVER, SHED ROOM
- DW NO COVER, SHED ROOM
- DX NO COVER, SHED ROOM
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- ED NO COVER, SHED ROOM
- EE NO COVER, SHED ROOM
- EF NO COVER, SHED ROOM
- EG NO COVER, SHED ROOM
- EH NO COVER, SHED ROOM
- EI NO COVER, SHED ROOM
- EJ NO COVER, SHED ROOM
- EK NO COVER, SHED ROOM
- EL NO COVER, SHED ROOM
- EM NO COVER, SHED ROOM
- EN NO COVER, SHED ROOM
- EO NO COVER, SHED ROOM
- EP NO COVER, SHED ROOM
- EQ NO COVER, SHED ROOM
- ER NO COVER, SHED ROOM
- ES NO COVER, SHED ROOM
- ET NO COVER, SHED ROOM
- EU NO COVER, SHED ROOM

② SEE ROOM SCHEDULE ON WORKBOOK SCHEDULE AT SHEET 4-0

[illegible][illegible]

EXHAUSTIVE CONTROL WILL BE REQUIRED FOR ALL WORK ON THE PROJECT. NO WORK SHALL BE PERFORMED WITHOUT THE NECESSARY PERMITS AND APPROVED JOB SHEET. NO WORK SHALL BE AVAILABLE TO BE AVAILABLE TO BE CONSTRUCTION ACTIVITIES.

ark
GROUP
6600 JUANPA AVE., SUITE 100
RIVERSIDE, CA 92583
PH: 951.334.0900
rso@arkgroup.com

RAFAEL HERRERA

09/21/15
06:43

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to convert two existing residences to general office use. Building 1 will have 836 sq. ft. office area and 174 sq. ft. porch area and Building 2 will have three units of approximately 500 sq. ft. each.

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. 25482 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25482, Exhibit A, Site Plan, Amended No. 1, dated 7/25/2014.

APPROVED EXHIBIT B-1 = Plot Plan No. 25482, Exhibit B-1, Building 1 Elevations, dated December 12, 2013.

APPROVED EXHIBIT B-2 = Plot Plan No. 25482, Exhibit B-2, Building 2 Elevations, dated December 12, 2013.

APPROVED EXHIBIT C-1 = Plot Plan No. 25482, Exhibit C-1, Building 1 Floor Plan, dated December 12, 2013.

APPROVED EXHIBIT C-2 = Plot Plan No. 25482, Exhibit C-2, Building 2 Floor Plan, dated December 12, 2013.

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. 2 USE - GIN VARY INTRO

RECOMMND

Plot Plan No. 25482 proposes to convert two existing residences to general office use. No grading is proposed as part of this proposal, therefore, the Grading Division does not object this proposal with the following included Condition of Approval.

BS PLNCK DEPARTMENT

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

RECOMMND

The current approval is based on the Planning Department research and determination that the existing structures had originally obtained building permits and exist as pre-existing, non-conforming structures.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

Prior to use or occupancy of the two buildings, the applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

Within the building department plan submittal, the applicant shall include a site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

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

The Accessible path of travel shall:

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO NOISE REPORTS

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - NO NOISE REPORTS (cont.) RECOMMND

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. Exception to these standards shall be allowed only with the written consent of the building official.

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

10.E HEALTH. 2 ENV CLEANUP PROGRAMS-COMMENTS 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 Environmental Health - Environmental Cleanup Programs at (951) 955-8982 for further information.

PLANNING DEPARTMENT

10.PLANNING. 1 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.

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. 2 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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 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. 5 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 7 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) professional business office: 1 space/200 sq. ft. of net leasable floor area.

10.PLANNING. 9 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.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 16 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

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. 22 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. 23 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. 24 USE - IND OCCUPANT CHANGE

RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - IND OCCUPANT CHANGE (cont.) RECOMMND
the change.

10.PLANNING. 32 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.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 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.

10.TRANS. 3 USE-TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements because it is estimated to generate less than 100 peak hourly trips.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Iowa Avenue due to existing improvements.

10.TRANS. 5 USE - WQMP EXEMPT RECOMMND

The Transportation Department has determine that this project is exempt from preparing a WQMP as it does not meet any of the criteria found on the Santa Ana WQMP applicability checklist.

10.TRANS. 6 USE LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the

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10. GENERAL CONDITIONS

10.TRANS. 6 USE LANDSCAPE RQMTS (LS) (cont.)

RECOMMND

maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE (cont.) RECOMMND

sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 6 USE- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated January 22, 2014, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6

USE- AGENCY CLEARANCE (cont.)

RECOMMND

any Conditions of Approval for the project:

- 1.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/farade, construction materials and signage.
- 2.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.
- 3.Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in associated with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include but are not limited to, paint, batteries, oil, asbestos, and solvents.
- 4.AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions on order to reuse, recycle, or compost, or otherwise divert commercial solid waste from disposal:
 - "Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - "Subscribe to a recycling service with their waste hauler.
 - "Provide recycling service to their tenants (if commercial or multi-family complex).
 - "Provide recycling service to their tenatns (if commercial or multi-family complex).
 - "Demonstrate compliance with the requirements of California Code of Regulations Title 14.
- 5.Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.
- 6.Consider xeriscaping and using drought tolerant/low 6.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE- AGENCY CLEARANCE (cont.) (cont.) RECOMMND

Maintenance vegetation in all landscaped areas of the project.

60.PLANNING. 7 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.44 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25482, 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.

80. PRIOR TO BLDG PRMT ISSUANCE

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B-1 and B-2, dated July 25, 2014.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C-1 and C-2, dated July 25, 2014.

80.PLANNING. 5 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. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25482, 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. 1 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

USE - LANDSCAPE PLAN SUBMITTAL (cont.)

RECOMMND

Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; 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 Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant 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,

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - LANDSCAPE SECURITY (LS)

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 Transportation Department, Landscape Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

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

80.TRANS. 3

USE - LNDSCP PROJ SPECIFIC COA

RECOMMND

In addition to the requirements of the landscape and irrigation plan submittal, the following project specific conditions shall be imposed:

A: Concept landscape plan requirement was waived. Construction document level landscape plans shall be prepared in the spirit of all applicable ordinances, including Ord 859.2, 348, 460, 461.

B: Landscape Architect shall request a copy of a current "Landscape Plan Checklist" from the County prior to submittal.

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90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP* - WASTE MNGEMNT PLAN

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

- 1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
 - 2.Determines if materials will be sorted on site or mixed.
 - 3.Identifies diversion facilities where material collected will be taken.
 - 4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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.

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

nstall 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

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Parcel: 247-041-014

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#27-EXTINGUISHERS (cont.)

RECOMMND

equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of thirteen (13) 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.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING (cont.) RECOMMND
approval.

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 22 USE- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated January 21, 2014, summarized as follows:

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90.PLANNING. 22

USE- AGENCY CLEARANCE (cont.)

RECOMMND

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1.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/farade, construction materials and signage.
- 2.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.
- 3.Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in associated with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include but are not limited to, paint, batteries, oil, asbestos, and solvents.
- 4.AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions on order to reuse, recycle, or compost, or otherwise divert commercial solid waste from disposal:

Source separate recyclable and/or compostable material from

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90.PLANNING. 22 USE- AGENCY CLEARANCE (cont.) (cont.)

RECOMMND

solid waste and donate or self-haul the material to recycling facilities.

Subscribe to a recycling service with their waste hauler.

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

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

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

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

6.Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

90.PLANNING. 23 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.44 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance

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90.PLANNING. 23 USE- SKR FEE CONDITION (cont.) RECOMMND

shall be required.

90.PLANNING. 24 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. 27 USE- ORD 810 O S FEE RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25482 is calculated to be 0.44 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 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 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

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90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

development. The Project Area for Plot Plan No. 25482 has been calculated to be 0.44 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE - LNDSCP INSPECTION DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation

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90.TRANS. 3 USE - LANDSCAPE INSPECTION RQM (cont.) RECOMMND

Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 4 USE-COMPLY WITH LNDSCP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: December 26, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Geology Section
Landscaping Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
2nd District Supervisor
2nd District Planning Commissioner
5th District Supervisor

5th District Planning Commissioner
City of Riverside
Riverside Unified School Dist.
Southern California Edison
Southern California Gas Co.

PLOT PLAN NO. 25482 – EA42655 – Applicant: Oscar A. Montoya – Engineer/Representative: Ark Group – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of W. Church St, southerly of Main Street, easterly side of Iowa Ave – 0.4 Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes to convert two existing 1,010 sq. ft. (Building 1) and 1,622 sq. ft. (Building 2) residences to general office use. The project includes a partial demolition of the buildings but the square footage of the buildings will remain the same. Building 1 will have 836 sq. ft. office area and 174 sq. ft. porch area and Building 2 will have three units of approximately 500 sq. ft. each. The project also includes 13 parking spaces. – APN: 247-041-014

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on January 16, 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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: ☒ PC: ☐ BOS: ☐

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

January 21, 2014

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

RE: Plot Plan (PP) 25482 – Convert Two Existing Small Residences to General Office Use (APN: 247-041-014)

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located northterly of West Church Street, southerly of Main Street, and easterly side of Iowa Avenue within the Highgrove Area Plan. In order to mitigate the potential solid waste impacts of PP 25482 and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the Department recommends that the following conditions be made a part of any Conditions of Approval for PP 25482:

1. **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.
2. **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.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of

Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

4. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. **A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:**
 - **Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.**
 - **Subscribe to a recycling service with their waste hauler.**
 - **Provide recycling service to their tenants (if commercial or multi-family complex).**
 - **Demonstrate compliance with the requirements of California Code of Regulations Title 14.**

For more information, please visit:

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

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,

A handwritten signature in blue ink, appearing to read 'Sung Key Ma', is written over a faint, larger signature that appears to be 'Sung Key Ma'.

Sung Key Ma
Urban/Regional Planner IV

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Oscar A. Montoya ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 247-041-014 ("PROPERTY"); and,

WHEREAS, on December 6, 2013, PROPERTY OWNER filed an application for Plot Plan No. 25482 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by APPLICANT to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of APPLICANT's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Oscar A. Montoya
9359 Lincoln Blvd, Apt. 4254
Los Angeles, CA 90045

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:

COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 8/18/15
MELISSA R. CUSHMAN DATE

Dated: 8/20/15

PROPERTY OWNER:

Oscar Montoya

By: Oscar A. Montoya
Oscar A. Montoya

Dated: 08/06/2015

See Attached
NOTARIZED Paperwork

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

S.S.

On August 6, 2015 before me, G. Y. Pumphrey, notary public

Name of Notary Public, Title

personally appeared - Oscar A. Montoya -

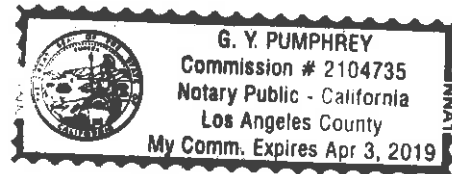
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Seal

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of indemnification agreement

containing 5 pages, and dated 08/06/2015

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other:

representing: _____

Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

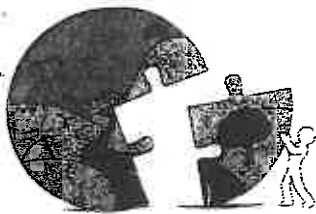
Page # _____ Entry # _____

Notary contact: _____

Other:

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25482 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: OSCAR A. MONTOYA E-Mail: oscar.a.montoya@gmail.com

Mailing Address: 691 STONEYBROOK DR. APT. 78
CORONA CA. 92879
City State ZIP

Daytime Phone No: (951) 264-4274 Fax No: () _____

Engineer/Representative's Name: ARK GROUP E-Mail: rafarkgroup@gmail.com

Mailing Address: 6600 JURUPA AVE. SUITE 106
RIVERSIDE CA. 92504
City State ZIP

Daytime Phone No: (951) 334-8901 Fax No: () _____

Property Owner's Name: OSCAR A. MONTOYA E-Mail: oscar.a.montoya@gmail.com

Mailing Address: 691 STONEYBROOK DR APT. 78
CORONA CA. 92879
City State ZIP

Daytime Phone No: (951) 264-4274 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

* SCAR A. MONTAYA

PRINTED NAME OF APPLICANT

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.

* SCAR A. MONTAYA

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

* PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 247-041-014

Section: 7 Township: T2S24W Range: R4W

APPLICATION FOR LAI USE PROJECT

Approximate Gross Acreage: .44

General location (nearby or cross streets): North of CENTER ST, South of
215 RIVERSIDE FWY East of E. LA CADENA DR West of PACIFIC AVE

Thomas Brothers map, edition year, page number, and coordinates: PAGE: 646 GRID: B6

Project Description: (describe the proposed project in detail)

PLOT PLAN (GENERAL OFFICES)

PROP. GENERAL OFFICE USE IN LIEU OF EXIST. RESIDENCE ^(148 IOWA AVE BUILDING #1)
CONTINUE GENERAL OFFICE USE ^(156 IOWA AVE BUILDING #2)

Related cases filed in conjunction with this application:

CODE ENFORCEMENT CASE : CV1105323

PLANNING. DEPT. CASE : H202332

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

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

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import Export Neither

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

N/A

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

N/A

How many anticipated truckloads? N/A truck loads.

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

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

* Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☐

Does the project area exceed one acre in area? Yes ☐ No ☒

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: OSCAR A. MONTOYA

Address: 691 STONEYBROOK DR APT. 78 CORONA, CA. 92879

Phone number: (951) 264-4274

Address of site (street name and number if available, and ZIP Code): 148 E 156 IOWA AVE. RIVERSIDE, CA. 92507

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: BK 247 PAGE 04

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

Regulatory Identification number:

Date of list:

Applicant (1) _____

Date

12/6/2013

Applicant (2) _____

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

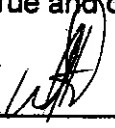
Yes ☐ No ☒

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

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

* Owner/Authorized Agent (1)  Date 12/6/2013

* Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	
Project Name:	PLOT PLAN
Project Location:	148 & 156 IOWA AVE. RIVERSIDE, CA. 92507
Project Description:	GENERAL OFFICES
Project Applicant Information:	OSCAR A. MONTOYA. (951) 264-4274 691 STONEYBROOK DR. APT. 7B CORONA, CA. 92819

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Includes San Jacinto River watershed.

²Land area is based on acreage disturbed.

³The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml.

⁴The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	N/A
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs (MS4 Permit requirement F.2.b(3)) applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals, laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs (MS4 Permit requirement F.2.b(3)) and peak flow management (MS4 Permit requirement F.2.b(2)(a)).	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs). All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml. The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	N/A
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). New developments and redevelopments within the Whitewater watershed region of Riverside County must mitigate their post construction water quality impacts by complying with Section 4 of the Whitewater River Region Stormwater Management Plan (SWMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP and Section 4 of the SWMP. These documents are available on-line at:

http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP_2009-01-22.pdf

[http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance Revised 1-9-12.pdf](http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance_Revised_1-9-12.pdf)

and,

http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP-Template_2009-01-22.dot

<http://rcflood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPTemplate.dot>

Noncompliance with Riverside County Ordinance No. 754 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



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

**George A. Johnson
Agency Director**



Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms Luna Director, Environmental Programs Department
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and OSCAR A. MONTUÑA hereafter "Applicant" and OSCAR A. MONTUÑA "Property Owner".

Description of application/permit use:

PLOT PLAN "GENERAL OFFICES"

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

Section 1. Deposit-based Fees

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

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

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

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 247-041-014

Property Location or Address:

148 & 156 IOWA AVE. RIVERSIDE, CA. 92507

* 2. PROPERTY OWNER INFORMATION:

Property Owner Name: OSCAR A. MONTAÑA Phone No.: 951 254 2773

Firm Name: _____ Email: _____

Address: _____

* 3. APPLICANT INFORMATION:

Applicant Name: OSCAR A. MONTAÑA Phone No.: 951 254 2773

Firm Name: _____ Email: _____

Address (if different from property owner)

* 4. SIGNATURES:

Signature of Applicant: [Signature] Date: 12/06/2013

Print Name and Title: OSCAR A. MONTAÑA

Signature of Property Owner: [Signature] Date: 12/06/2013

Print Name and Title: OSCAR A. MONTAÑA

Signature of the County of Riverside, by [Signature] Date: 12/6/13

Print Name and Title: DM Hill Cotech

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s) #: PP25482, EA42655, CF606035

Set #: CC006513 Application Date: 12/6/13

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 25482 – CEQA Exempt – Applicant: Oscar A. Montoya – Engineer/Representative: Ark Group – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of West Church St., southerly of Main Street, and easterly side of Iowa Ave. – 0.4 Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes to convert two existing 1,010 sq. ft. (Building 1) and 1,622 sq. ft. (Building 2) residences to general office use. Building 1 will have 836 sq. ft. office area and 174 sq. ft. porch area and Building 2 will have three units of approximately 500 sq. ft. each. The project also includes 13 parking spaces.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 26, 2015**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Peter Lange, Project Planner at 951-955-1417 or e-mail plange@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/4/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25482 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: Vinnie Nguyen

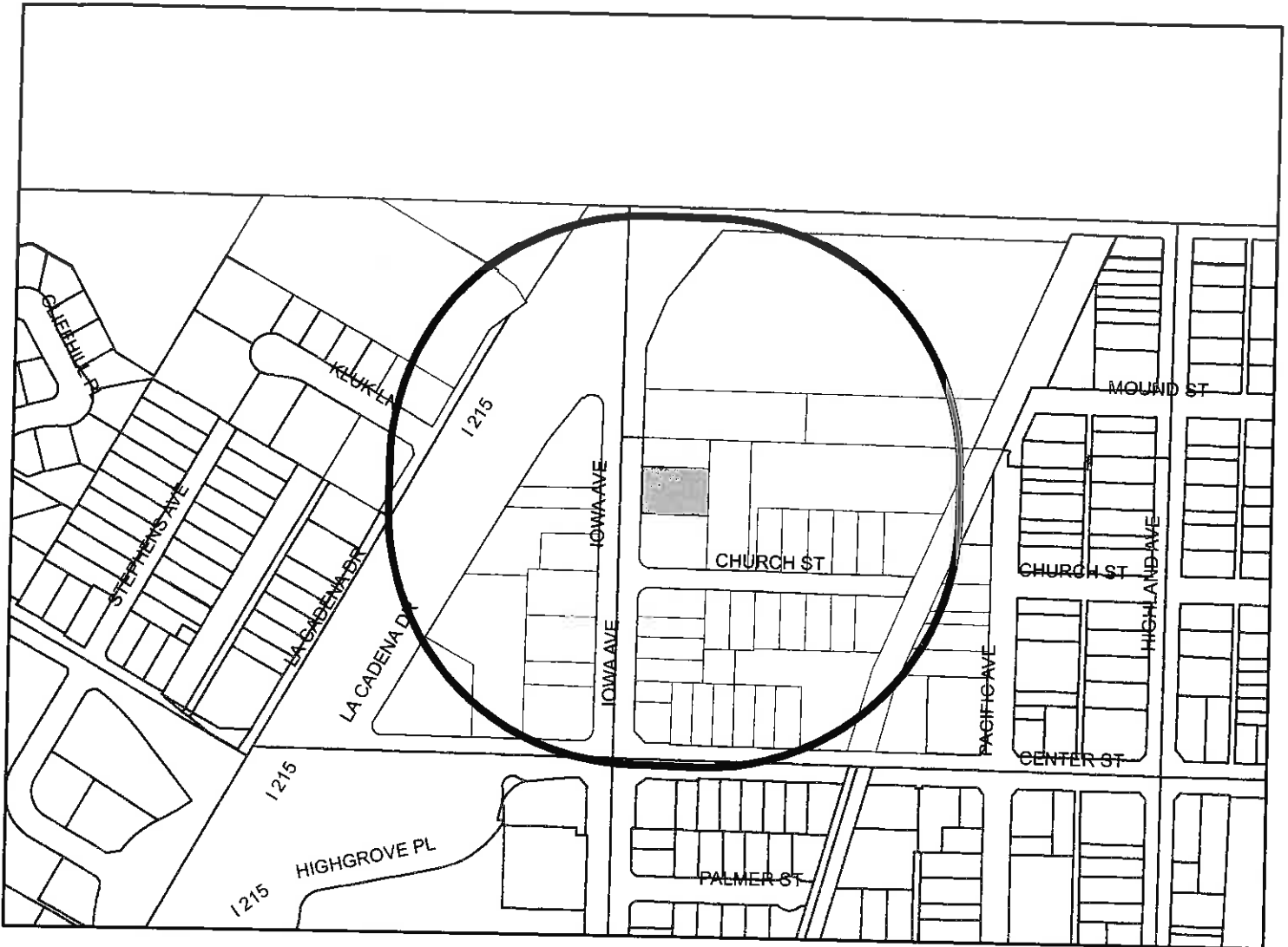
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25482 (600 feet buffer)



Selected Parcels

247-042-017	247-042-022	247-042-001	247-041-001	247-041-010	247-042-013	246-110-025	247-042-009	247-042-015	247-041-008
247-042-010	247-020-013	247-041-013	247-042-008	247-031-001	247-031-003	247-041-004	247-041-012	247-043-005	247-020-007
247-041-005	247-020-009	247-043-007	247-020-004	246-110-022	247-031-002	247-042-018	247-042-019	247-043-004	247-043-006
247-042-014	247-020-008	247-020-005	247-042-020	247-042-021	247-041-014	247-042-003	247-042-004	247-042-005	247-042-006
247-042-012	247-020-006	247-043-003	247-042-007	247-041-011	247-041-006	247-041-009	247-041-007	247-042-011	246-110-005
246-110-003	247-043-002	247-020-001	247-020-002	247-020-003	247-042-002				



350 175 0 350 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: 246110003, APN: 246110003
JANNA BELD, ETAL
C/O RIVERSIDE INSURANCE AGENCY
125 W LA CADENA DR
RIVERSIDE, CA. 92506

ASMT: 247020006, APN: 247020006
JOSETTE BRANSON, ETAL
10111 W LILAC RD
ESCONDIDO CA 92026

ASMT: 246110005, APN: 246110005
THOMAS FITTERER
269 CORDOBA WAY NO 29
PALM DESERT CA 92260

ASMT: 247020007, APN: 247020007
JACKIE LIM, ETAL
2404 FALLING OAK DR
RIVERSIDE CA 92506

ASMT: 246110022, APN: 246110022
IGLESIA DE CRISTO ELIM RIVERSIDE INC
115 W LA CADENA DR
RIVERSIDE, CA. 92501

ASMT: 247020008, APN: 247020008
MI KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

ASMT: 246110025, APN: 246110025
ASHRAF YASIN
22975 ORANGEWOOD CT
GRAND TERRACE CA 92313

ASMT: 247020009, APN: 247020009
HERTA FANKHAUSER, ETAL
12932 HICKORY BRANCH
SANTA ANA CA 92705

ASMT: 247020003, APN: 247020003
PAMELA SCHEIBE, ETAL
190 E LA CADENA DR
RIVERSIDE CA 92507

ASMT: 247020013, APN: 247020013
CENTER STREET GROUP
C/O DENISE TIBBETS
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

ASMT: 247020004, APN: 247020004
ELIZABETH MARKWARDT, ETAL
707 FOREST PARK DR
RIVERSIDE CA 92501

ASMT: 247031002, APN: 247031002
IOWA PRIVACY TRUST
5198 ARLINGTON AVE NO 662
RIVERSIDE CA 92504

ASMT: 247020005, APN: 247020005
MARIAN MURPHY, ETAL
970 W C ST
COLTON CA 92324

ASMT: 247041001, APN: 247041001
MARTHA ALVAREZ, ETAL
21641 BURCH ST
PERRIS CA 92570

ASMT: 247041005, APN: 247041005
ELVIRA MARTINEZ
653 N LINDEN AVE
RIALTO CA 92376

ASMT: 247041012, APN: 247041012
D WHIT INC
C/O MARVIN SETNESS
P O BOX 7160
FARGO ND 58106

ASMT: 247041006, APN: 247041006
SONIA PASILLAS
1237 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247041013, APN: 247041013
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 247041007, APN: 247041007
SHARON HUGHES, ETAL
1227 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247041014, APN: 247041014
OSCAR MONTOYA
699 STONEYBROOK DR APT 75
CORONA CA 92879

ASMT: 247041008, APN: 247041008
YOLANDA MICHEL, ETAL
1219 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247042001, APN: 247042001
MARTHA ORNELAS, ETAL
16 HIGHLAND AVE
HIGHGROVE CA 92507

ASMT: 247041009, APN: 247041009
SPSSM INV
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

ASMT: 247042003, APN: 247042003
RAMONA LEDESMA
1244 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247041010, APN: 247041010
GUADALUPE MALDONADO, ETAL
1191 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247042006, APN: 247042006
NIRMALA SHARMA, ETAL
26371 IRONWOOD
MORENO VALLEY CA 92555

ASMT: 247041011, APN: 247041011
MARIA ESTRADA, ETAL
1179 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247042007, APN: 247042007
SANDRA AHUMADA
C/O MARIO SEPULVEDA BRAVO
1202 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247042008, APN: 247042008
MARIA AHUMADA, ETAL
1194 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247042015, APN: 247042015
BEATRIZ GUTIERREZ
1271 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042009, APN: 247042009
BARBARA FOSTER
1213 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042019, APN: 247042019
ROSEMARY WEHUNT, ETAL
250 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247042010, APN: 247042010
JOSE MARTINEZ, ETAL
1225 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042021, APN: 247042021
NICHOLAS OGLESBY
3257 MARKET ST
RIVERSIDE CA 92501

ASMT: 247042011, APN: 247042011
TERESA MISFIELD
1233 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042022, APN: 247042022
FATMA AHMED, ETAL
3341 CELEST DR
RIVERSIDE CA 92507

ASMT: 247042012, APN: 247042012
RONALD MONTOYA
8372 TURTLE CREEK CIR
LAS VEGAS NV 89113

ASMT: 247043002, APN: 247043002
FELICIA HO, ETAL
7410 MOUNTAIN LAUREL DR
HIGHLAND CA 92346

ASMT: 247042013, APN: 247042013
ANITA HERNANDEZ
1251 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247043003, APN: 247043003
GUADALUPE CONTRERAS, ETAL
4224 MOUNTAIN DR
SAN BERNARDINO CA 92407

ASMT: 247042014, APN: 247042014
CHONG ROSTRO, ETAL
802 OAK HILL DR
KILLEEN TX 76541

ASMT: 247043004, APN: 247043004
JESUS DIAZ
217 PACIFIC AVE
RIVERSIDE, CA. 92507

ASMT: 247043005, APN: 247043005
KORY CAUDILLO, ETAL
233 PACIFIC AVE
RIVERSIDE, CA. 92507

ASMT: 247043006, APN: 247043006
MANUEL FLORES
16235 HERMOSA DR
RIVERSIDE CA 92506

ASMT: 247043007, APN: 247043007
UTANA DELVALLE, ETAL
1175 CENTER ST
RIVERSIDE, CA. 92507

9/15/2015 7:44:30 AM

City of Riverside
Attention: Planning Department
3900 Main Street, Suite 3
Riverside, CA 92522

Riverside Unified School District
3380 14th Street
Riverside, CA 92501

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Waste Resources Management,
Riverside County
Mail Stop 5950

Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

9/15/2015 7:31:29 AM

Oscar Montoya
9359 Lincoln Blvd.
Apt 4254
Los Angeles CA 90045

Ark Group
6600 Jurupa Ave Suite 106
Riverside CA 92504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Plot Plan No. 25482

Project Title/Case Numbers

Peter Lange

County Contact Person

951-955-1417

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Oscar Montoya

Project Applicant

9359 Lincoln Blvd. Apt 4254 Los Angeles CA 90045

Address

Northwest of Church Road, south of Main Street, and east of Iowa Avenue

Project Location

The Plot Plan proposes to convert two existing residential structures (Building 1: 1,010 square feet)(Building 2: 1,622 square feet) into two office buildings. Building 1 will have 836 sq. ft. office area and 174 sq. ft. porch area and Building 2 will have three units of approximately 500 sq. ft. each. In addition, the project also includes 13 parking spaces

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project will not have a significant effect on the environment.
2. A finding that nothing further was prepared for the project pursuant to the provisions of the California Environmental Quality Act §50.00 and reflect the independent judgement of the Lead Agency.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.
5. A statement of Overriding Considerations was not adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Peter Lange, Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1311649

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: MONTOYA OSCAR \$50.00
paid by: DC 00647B
paid towards: CFG06035 CALIF FISH & GAME: DOC FEE
EA42655
at parcel #: 156 IOWA AVE RIV
appl type: CFG3

By _____ Dec 06, 2013 16:38
MBRASWEL posting date Dec 06, 2013

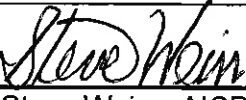
Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

Agenda Item No.: **3 . 2**
Area Plan: Elsinore Area Plan
Zoning Area: Meadowbrook
Supervisory District: First
Project Planner: Matt Straite
Director's Hearing: October 26, 2015

TENTATIVE PARCEL MAP NO. 36453
Applicant: Colinas Del Oro Land Co.
Engineer/Representative: United Engineering Group


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PARCEL MAP NO. 36453 A proposal for a schedule I subdivision of 126.32 gross acres into four (4) numbered large lot parcels for future planned residential development and with a minimum lot size of twenty (20) acres. This map is for conveyance purposes only. No grading of the site will be permitted with this subdivision.

The project is located within the Colinas Del Oro Specific Plan No. 364, which was approved by the Riverside County Board of Supervisors on August 18, 2015, along the west side of State Highway 74 between Richard Street to the south and Festus Circle to the north, southerly of Ethenac Road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed-Use (MU), Rural Mountainous (RM), Open Space-Recreation (OS-R) as reflected on the Land Use Plan of the Colinas del Oro Specific Plan.
2. Surrounding General Plan Land Use: Rural Mountainous (RM), Very Low Density Residential (VLDR) to the north, Very Low Density Residential (VLDR) and Commercial Retail (CR) to the south, Very Low Density Residential (VLDR) and Commercial Retail to the east and Rural Mountainous (RM), Very Low Density Residential (VLDR) to the west.
3. Existing Zoning: Specific Plan (SP)
4. Surrounding Zoning: Rural Residential (R-R) and Manufacturing Service Commercial (M-SC) to the north, Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the south, Rural Residential (R-R) and State

Highway 74 to the east, and Rural Residential (R-R) and Controlled Development Area (W-2-M-1) to the west.

5. Existing Land Use: Vacant and undeveloped; previously the site of The Good Hope Gold Mine.
6. Surrounding Land Use: Vacant land to the north (power line easement), rural residences and vacant land to the south, vacant land and rural residences to the east, and vacant land to the west.
7. Project Data: Total Acreage: 126.32
Total Proposed Lots: 4
Schedule: I
8. Environmental Concerns: No Further Environmental Documentation
Required pursuant to CEQA Guidelines Section 15162

RECOMMENDATIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 530** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE TENTATIVE PARCEL MAP NO. 36593, 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 in **DEIR NO. 530**, which is incorporated herein by reference.

1. The project site is designated Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed-Use (MU), Rural Mountainous (RM), Open Space-Recreation (OS-R) as reflected on the Land Use Plan of the Colinas del Oro Specific Plan.
2. The project is located within and in conformance with all elements of the Colinas Del Oro Specific Plan and the General Plan.
3. The Project site is located within a "Rural Village Overlay" in the General Plan, which allows a concentration of development within rural areas. Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities. This policy requires additional analysis of the area to determine Land Use Designations. Such analysis was performed in EIR 530.

4. The project site is surrounded by properties which are designated Open Space-Conservation (OS-C), Open Space-Water (OS-W), and Community Development-Light Industrial (CD-LI), to the west, Community Development-Light Industrial (CD-LI), and Rural Mountainous (CD-RM), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east.
5. The zoning for the subject site is Specific Plan No. 364.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Manufacturing Service Commercial (M-SC) to the north, Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the south, Rural Residential (R-R) and State Highway 74 to the east and Rural Residential (R-R) and Controlled Development Area (W-2-M-1) to the west.
7. Located north of the proposed project site, are scattered single family residential homes and vacant property within the project vicinity.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
9. This project is within the City Sphere of Influence of Lake Elsinore.
10. The proposed subdivision is located within a high fire hazard severity zone.
11. This division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
12. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the **Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
14. In accordance with CEQA Guidelines Section 15162, Parcel Map No.36453 will not result in any new significant environmental impacts not identified in certified EIR No. 530. The Parcel Map will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 530, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. The subject site was included within the project boundary analyzed in EIR No. 530; and,

- b. There are no changes to the mitigation measures included in EIR No. 530; and,

Parcel Map No. 36453 does not propose any changes to the approved Temescal Canyon and Lake Elsinore Area Plan or the approved Colinas Del Oro Specific Plan analyzed in EIR No. 530.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan 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 I map requirements of Ordinance No. 460, and with 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. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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. An Alquist-Priolo earthquake fault zone;
 - b. A city sphere of influence
 - c. Recreation and Park District;
 - d. Community Service Area
 - e. A high fire and State Responsibility Area; and
 - f. 100 year flood plain.
3. The project site is located within:
 - a. Rural Village Study Area;
 - b. The boundaries of the Perris & Perris Union High School District;
 - c. Stephen's Kangaroo Rat Fee Area;
 - d. An area of very low, low, and moderate liquefaction; and 100 year flood zone;
4. The subject site is currently designated as Assessor's Parcel Numbers 345-190-016 and 345-200-013.

TENTATIVE PARCEL MAP NO. 36453
Director's Hearing: October 26, 2015
Page 5 of 5

Date Prepared: 01/01/01
Date Revised: 09/18/15

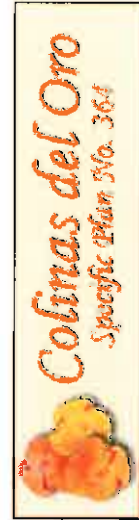
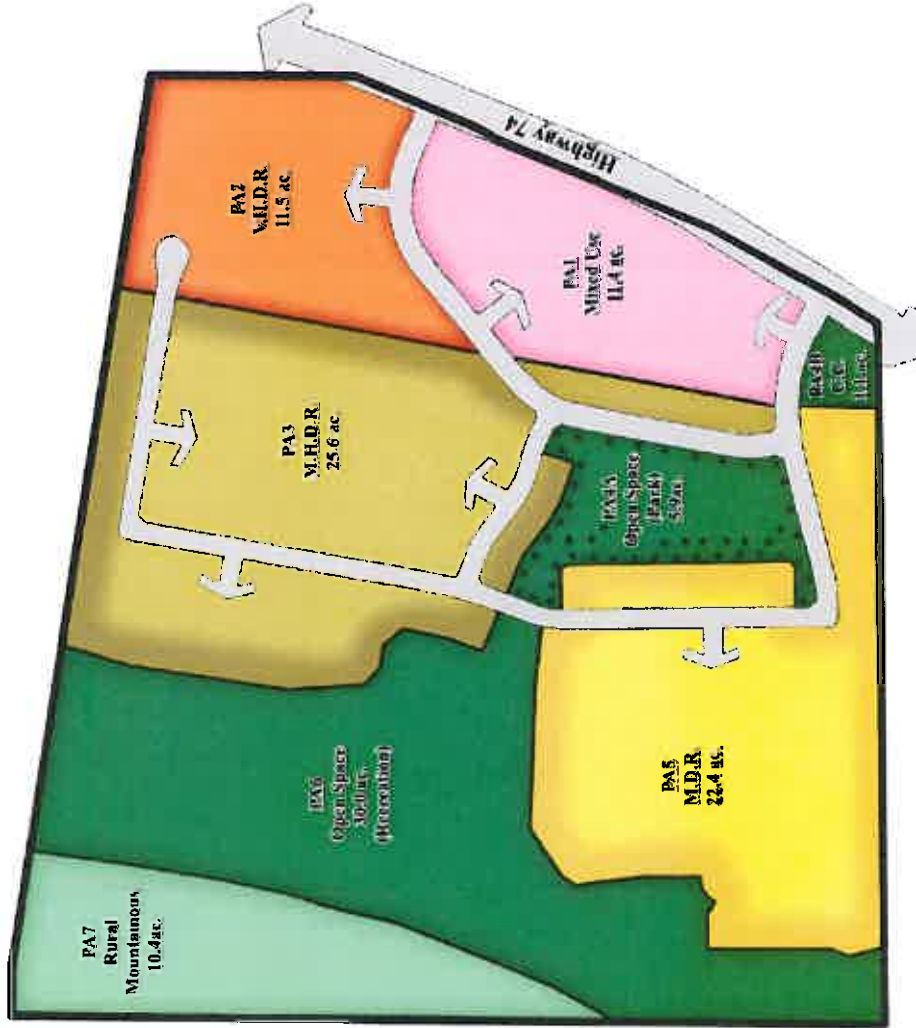
Section I - Executive Summary

Table I-1
Specific Plan Land Use Summary

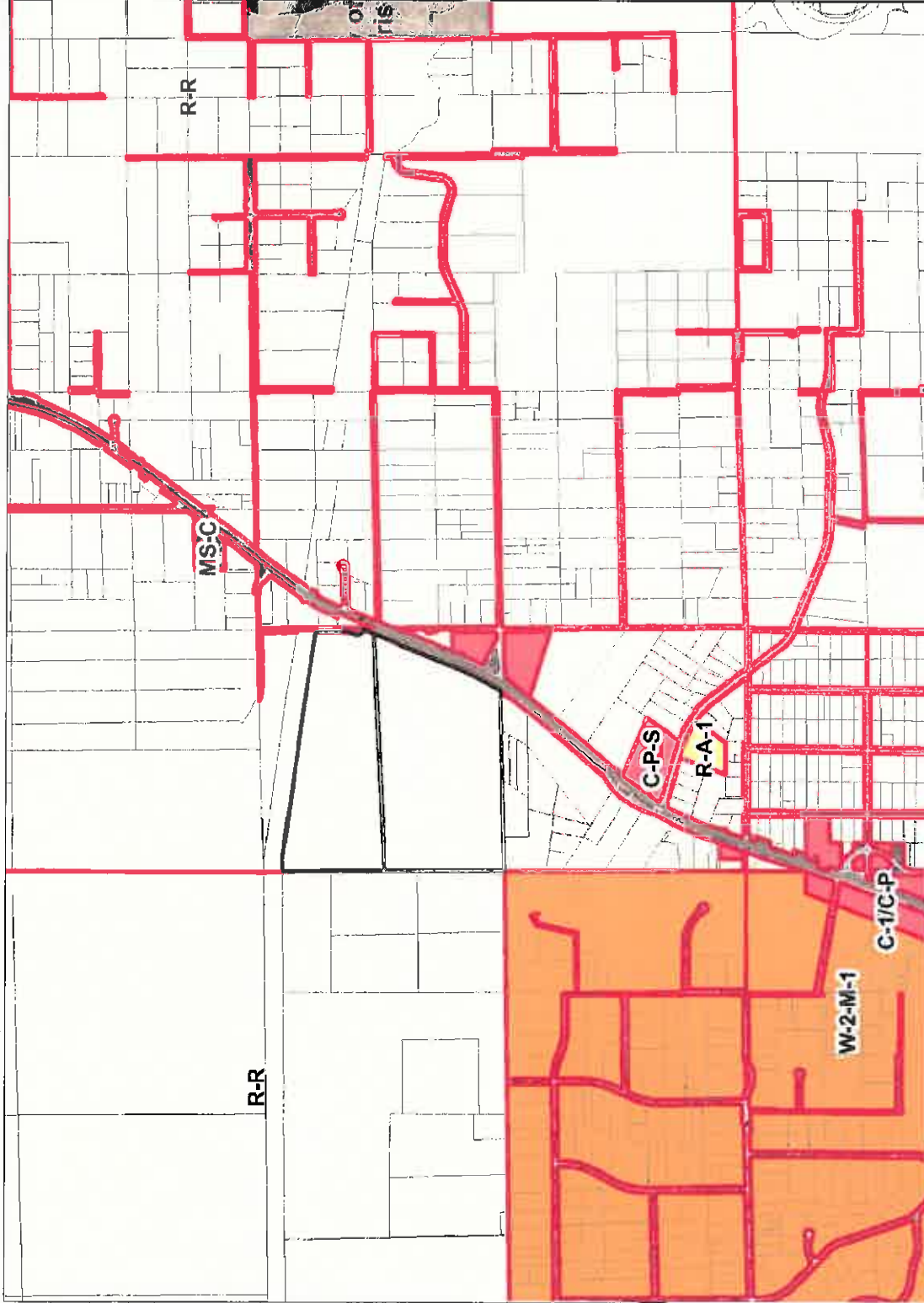
Land Use	Acres	Target Density	Target Dwelling Units	Project Density Range
Residential				
Medium Density Residential – PA 5 2-5 dwelling units per acre	22.4	2.6	80	43-107
Medium High Density Residential – PA 3 5-8 dwelling units per acre	25.6 ¹	6.4	163	120-193
Very High Density Residential – PA 2 14-20 dwelling units per acre	11.5	---	196 ²	139-196
- Residential Subtotals	59.5	7.4	441	
Non-Residential				
Mixed-Use – PA 1 Residential, Commercial	11.4	---	49 ²	N/A
Open Space – Recreation – PA 3 Mini-Parks	---	---	---	N/A
Open Space – Recreation – PA 4A & 4B Community Park/ Recreation Center/ Community Center	7.0	---	---	N/A
Open Space – Recreation – PA 6 Open Space Park	30.0	---	---	N/A
Rural Mountainous – PA 7 Open Space Park	10.4	---	---	N/A
Major Circulation SR 74, Streets 'A'-'E'	8.1	---	---	N/A
- Non-Residential Subtotals	66.9	---	---	N/A
Project Totals	126.4	3.9	490	N/A

1 Includes Open Space - Recreation PA 3 Mini-Parks (±1.4) acres.

2 The target density within the Very High Density Residential and Mixed Use areas will be determined at the Plot Plan stage of development; however, the total number of units cannot exceed 247 overall, and cannot exceed the target range for each of the respective Planning Areas. A minimum of 49 units shall be constructed in PA1.



PM36453 Zoning Map



Legend

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-1-2 1/2	
A-1-2 1/4	
A-1-20	
A-1-30000	
A-1-4	
A-1-40	
A-1-5	
A-2	
A-2-1	
A-2-10	
A-2-2	
A-2-2 1/2	
A-2-20	
A-2-5	
A-D	
A-P	
A-P-10	
A-P-2 1/2	

Notes

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



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PM36453 Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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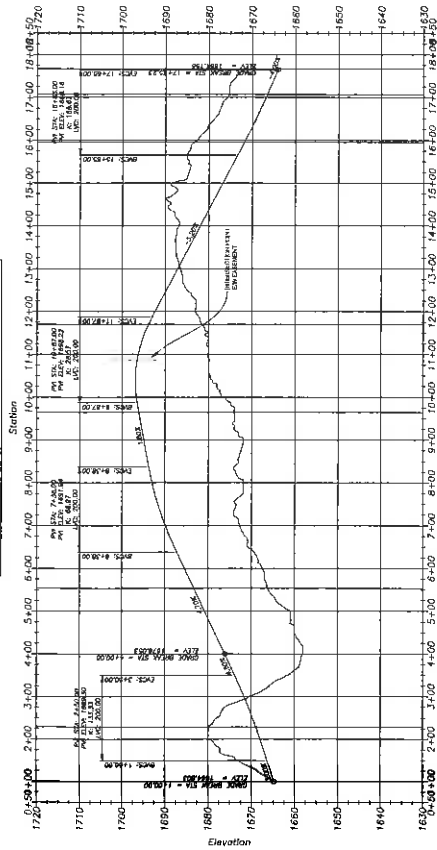
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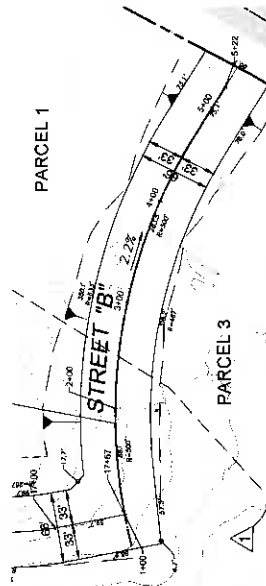
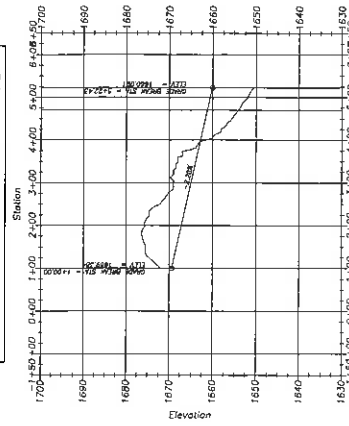
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PROPOSED NORTH-SOUTH EASEMENT

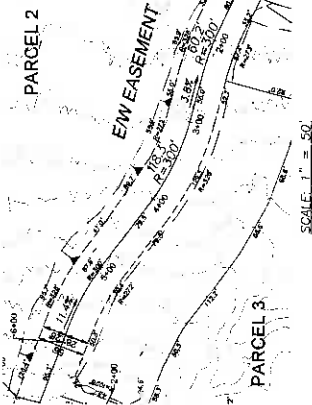
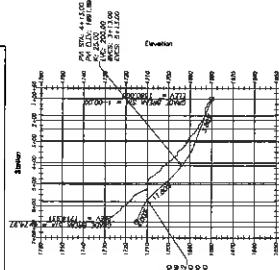


PROPOSED NORTH-SOUTH EASEMENT



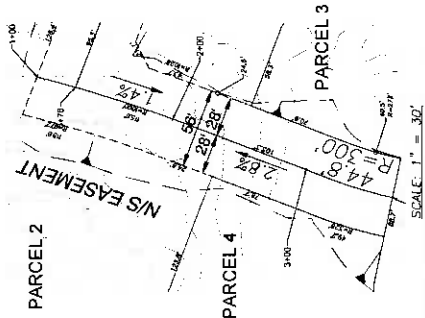
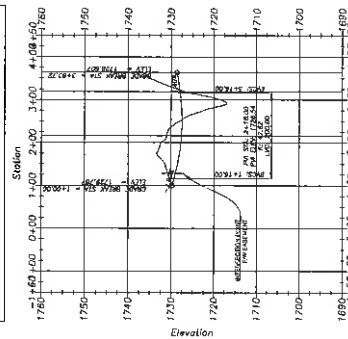
SCALE: 1" = 40'

PROPOSED EAST-WEST EASEMENT

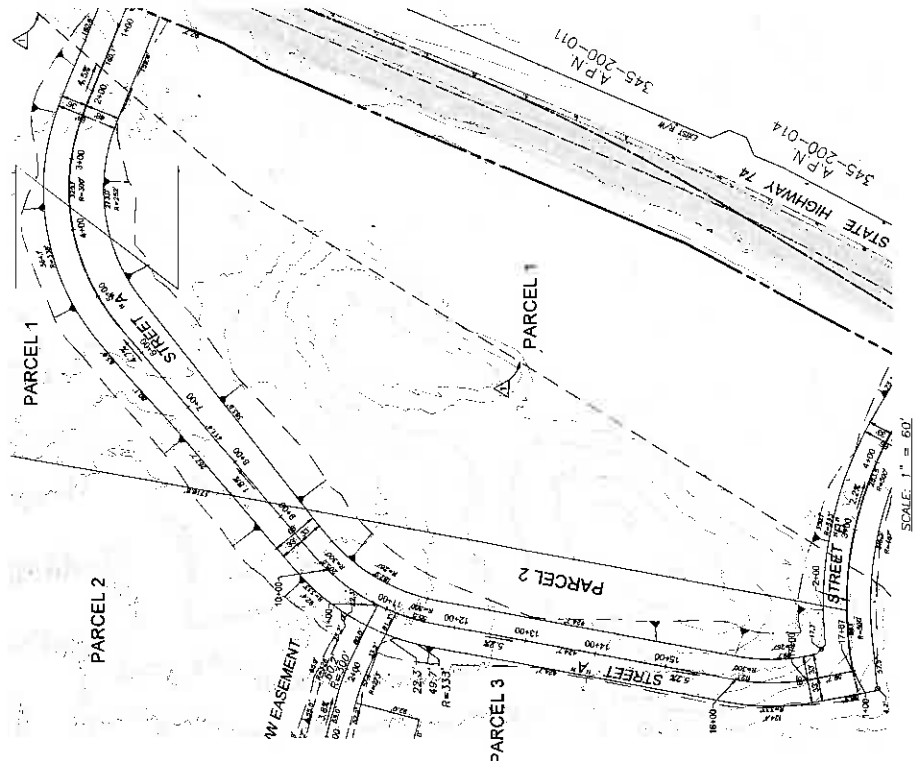


SCALE: 1" = 50'

PROPOSED NORTH-SOUTH EASEMENT



SCALE: 1" = 30'



SCALE: 1" = 60'

DATE	11-06-2014
DESIGNED BY	DEAN C. HOLLAND
CHECKED BY	L.S. No. 8871
DATE	
DESIGNED BY	
CHECKED BY	
DATE	



united engineering group

COLINAS DEL ORO
PRELIMINARY ROAD
PLAN & PROFILE

DATE: OCT. 31, 2014
SHEET 2 OF 2
PROJECT NUMBER: CA-30043

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07:52

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres). This map is for financial purposes only. No grading of the site will be permitted.

10. EVERY. 1 SP- Definitions

NOTAPPLY

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 364 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 364 Screencheck No. 2.

CHANGE OF ZONE = Change of Zone No. 7143.

GPA = Comprehensive General Plan Amendment No. 743.

EIR = Environmental Impact Report No. 530.

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, 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, 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

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

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.

10. EVERY. 2 SP- SP Document

NOTAPPLY

Specific Plan No. 364 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 530 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.

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PARCEL MAP Parcel Map #: PM36453

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10. GENERAL CONDITIONS

10. EVERY. 2 SP- SP Document (cont.) NOTAPPLY

6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. PM36453 shall henceforth be defined as follow:

TENTATIVE MAP = Tentative Parcel Map No. PM36453, dated 04-20-15_.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 SP - Ordinance Requirements NOTAPPLY

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

10. EVERY. 4 SP - Limits of SP DOCUMENT NOTAPPLY

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

10. GENERAL CONDITIONS

10. EVERY. 4 SP - Limits of SP DOCUMENT (cont.) NOTAPPLY
standards.

10. EVERY. 5 SP - HOLD HARMLESS NOTAPPLY

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 SPECIFIC 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 SPECIFIC 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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Parcel Map No. 36453 does not propose any grading improvements as part of this subdivision. A grading permit will not be issued, by the Building and Safety Department, for any parcel(s) of this subdivision - unless an

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION (cont.) RECOMMND

appropriate Land Use Permit has also been issued and approved, by the Planning Department, for that same parcel(s).

10.BS GRADE. 1 SP- ORD. NOT SUPERSEDED NOTAPPLY

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP- GEO/SOIL TO BE OBEYED NOTAPPLY

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT NOTAPPLY

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD WATER AND SEWER SERVICE INEFFECT

All projects within the Specific Plan shall be required to connect to Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the each project to ensure that all requirements to obtain water and sewer service are met with EVMWD as well as all other applicable agencies.

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS INEFFECT

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

PM 36453 is a proposal to subdivide 126.32 acres into 4 parcels with a minimum lot size of 20 gross acres in Meadow Brook area. The site is located northerly of Richard Street, southerly of Ethanac Road, and westerly of Highway 74.

The site is Parcel 2 of recorded Parcel Map 21632.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions (excluding driveways) in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

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.

PLANNING DEPARTMENT

10.PLANNING. 1

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 I, unless modified by the conditions listed herein.

10.PLANNING. 2

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 county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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PARCEL MAP Parcel Map #: PM36453

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES NOTAPPLY

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 4 SP - NO P.A. DENSITY TRANSFER NOTAPPLY

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 5 SP - UNANTICIPATED RESOURCES NOTAPPLY

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.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - UNANTICIPATED RESOURCES (cont.) NOTAPPLY

* 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 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. 6 SP - MM-5.3-1 NOTAPPLY

Construction emissions will not exceed adopted significance thresholds with the application of watering exposed surfaces three times a day.

10.PLANNING. 7 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the SP_ zone.

10.PLANNING. 7 SP - MM-5.3-2 NOTAPPLY

Operational emissions will not exceed adopted significance thresholds for NOx and ROG with the application of allowing gas hearths only.

10.PLANNING. 8 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. 8 SP - MM-5.3-4 NOTAPPLY

Where heavy equipment will be used within 160 feet of odor sensitive uses, heavy equipment shall be fueled by alternative fuels, such as natural gas or biodiesel.

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PARCEL MAP Parcel Map #: PM36453

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 9 SP - MM-5.6-12 NOTAPPLY

In as much as rapid draw-down of the water table would cause a sudden change in the stress field conditions within the mine, pumping groundwater for irrigation or other purposes is not recommended.

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE 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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 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 this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 10 SP - MM-5.11-2 NOTAPPLY

All construction equipment shall be required to minimize noise from construction activities. Equipment mufflers shall be maintained in proper operating order. All equipment shall be operated in the quietest manner feasible.

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10. GENERAL CONDITIONS

10.PLANNING. 11 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 fee shall be paid for each residential unit to be constructed within this land division. 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 SP - MM-5.11-3 NOTAPPLY

To the extent feasible, the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged periods of annoyance.

10.PLANNING. 12 SP - MM-5.11-4 NOTAPPLY

During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing sensitive receptors, when and where feasible.

10.PLANNING. 13 SP - MM-5.11-5 NOTAPPLY

To reduce noise impacts associated with noise-generating construction equipment, temporary diesel-or gasoline-powered generators, and where a portable diesel-or gasoline-powered generator is necessary, it shall have a maximum noise muffling capacity and be located as far as technically feasible placed from noise sensitive uses.

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PARCEL MAP Parcel Map #: PM36453

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10. GENERAL CONDITIONS

10.PLANNING. 14 SP - MM-5.11-6

NOTAPPLY

No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

10.PLANNING. 15 MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

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

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

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

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PARCEL MAP Parcel Map #: PM36453

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - MM-5.11-7

NOTAPPLY

All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

10.PLANNING. 16 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 16 SP - MM-5.11-8

NOTAPPLY

If blasting is required, blasts should be restricted to the hours of 8 a.m. to 4 p.m.

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PARCEL MAP Parcel Map #: PM36453

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10. GENERAL CONDITIONS

10.PLANNING. 17 SP - MM-5.16.3-5 NOTAPPLY

Gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.

10.PLANNING. 19 SP - HISTORICAL INFO DISPLAY NOTAPPLY

The Community Center in Planning Area 4B shall contain an informational display regarding the history of the site's use as a mine.

Note- This Condition was added by the Planning Commission.

10.PLANNING. 22 SP - NO RESIDENTIAL PA 6 and 7 NOTAPPLY

No residential or commercial development shall occur in Planning Area's 6 and 7.

10.PLANNING. 23 SP - VINYL FENCING NOTAPPLY

Vinyl fencing may be used between homes.

Note- This Condition was added by the Planning Commission.

10.PLANNING. 24 MAP - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) 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. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - MITIGATION RECOMMND

In the document entitled Determination of Biologically Equivalent or Superior Preservation TR36450 and Colinas Del Oro Specific Plan 364, it is stated that to mitigate the direct effects on 0.622 acres of onsite riparian/riverine areas, Lansing Industries Inc., proposes to purchase 0.622 acres of compensatory mitigation credits. This would be at a 1:1 ratio. The Environmental Programs Division will require mitigation credits to be purchased at a 2:1 ratio. The 2:1 ratio is the minimum standard for impacts to riparian/riverine areas.

10.PLANNING. 26 MAP - M/M PROGRAM (GENERAL) RECOMMND

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

10.PLANNING. 27 MAP - NON-IMPLEMENTING MAPS RECOMMND

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

10.PLANNING. 28 MAP - DURATION OF SP VALIDITY RECOMMND

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.][the

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10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - DURATION OF SP VALIDITY (cont.) RECOMMND

issuance of the 613th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

10.PLANNING. 29 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

"Five (5) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department 1 copy Transportation Department 1 copy County Planning Department in Riverside 1 copy Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

10.PLANNING. 30 MAP - ACOUSTICAL STUDY REQD RECOMMND

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

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10. GENERAL CONDITIONS

10.PLANNING. 31 MAP - EA REQUIRED

RECOMMND

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

10.PLANNING. 32 MAP - ADDENDUM EIR

RECOMMND

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

10.PLANNING. 33 MAP - SUPPLEMENT TO EIR

RECOMMND

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of

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10. GENERAL CONDITIONS

10.PLANNING. 33 MAP - SUPPLEMENT TO EIR (cont.) RECOMMND

significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

10.PLANNING. 34 MAP - SUBSEQUENT EIR RECOMMND

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

10.PLANNING. 35 MAP - COMPLETE CASE APPROVALS RECOMMND

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

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10. GENERAL CONDITIONS

10.PLANNING. 36 MAP - COMPLETE CASE APPROVALS RECOMMND

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

10.PLANNING. 37 MAP - AMENDMENT REQUIRED RECOMMND

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

10.PLANNING. 38 MAP - IF HUMAN REMAINS FOUND RECOMMND

The Project applicant(s) shall include the following wording on all construction contract documentation:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

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10. GENERAL CONDITIONS

10.PLANNING. 38 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the 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 descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 39 MAP - MM-5.3-3 RECOMMND

A construction activity management plan shall be prepared and implemented if any levels of heavy metals exist in the tailings piles that may be of concern if they become airborne. The plan will identify necessary stabilization measures to be undertaken and a monitoring program that verifies the effectiveness of those measures.

10.PLANNING. 40 MAP - MM-5.13.2-1 RECOMMND

To assure that the future project development incorporates defensible space concepts, the design of each tract shall be reviewed with the Sheriff Department prior to submittal of any tract maps, conditional use permits or other entitlements.

10.PLANNING. 41 MAP -LC LANDSCAPE CONCEPT PLAN RECOMMND

Provide two (2) sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859.2 (as adopted and any amendments thereto), and the Riverside County Guide to California

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10. GENERAL CONDITIONS

10.PLANNING. 41 MAP -LC LANDSCAPE CONCEPT PLAN (cont.) RECOMMND

Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

10.PLANNING. 42 MAP - NO GRADING PERMITTED RECOMMND

This map proposes a land division filed for the purposes of phasing or financing and shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.No grading shall be permitted.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461) (cont..) RECOMMND

tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 1 GEN - SP LANDSCAPING PLANS INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

10.TRANS. 2 MAP - 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.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

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20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) a noise study shall be required.

20.E HEALTH. 2 ENVIRONMENTAL CLEANUP PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the project applicant shall submit to the Department of Environmental Health, Environmental Cleanup Programs (ECP) an original copy of an Environmental Site Assessment (ESA), Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST NOTAPPLY

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1 SP - CONTAMINATED SOIL NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a grading permit, the applicant/developer shall provide a soils report addressing the site conditions including but not limited to the following:

1-Indicate all contaminates in the soil and provide remediation requirements to mitigate any hazardous conditions on the site.

2-Indicate whether any remediation efforts will be conducted as part of the grading permit process.

3-If remediation is required by any other department or agency provide documentation from those departments or agencies stating that the remediation efforts have been satisfied.

30.BS GRADE. 2 SP - MINE TAILINGS, SHAFTS NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a grading permit, the applicant/developer shall provide a soils report addressing the existing mine tailing and final sealing of the test excavation, shafts, and/or stopes and proper closure of the previous mine located onsite. The existing conditions shall be clearly delineated on the grading plan.

30.BS GRADE. 3 SP - SOIL REMEDIATION COMPL NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to issuance of any building permit, the applicant/developer shall provide documentation that the soil

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30. PRIOR TO ANY PROJECT APPROVAL

30.BS GRADE. 3 SP - SOIL REMEDIATION COMPL (cont.) NOTAPPLY

remediation has been completed and is safe for the intended use.

30.BS GRADE. 4 SP - MINE TAILINGS, SHAFTS NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to issuance of any building permit, the applicant/developer shall provide documentation that the existing mine tailings and final sealing of the test excavations, shafts, and/or slopes and proper closure of the previous mine located onsite has been completed. Provide documentation from any State Agencies indicating that remediation efforts have been completed.

EPD DEPARTMENT

30.EPD. 1 SP - 30 DAY BURROEING OWL NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively,

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - 30 DAY BURROEING OWL (cont.) NOTAPPLY

a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

30.EPD. 2 SP - MBTA SURVEY NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) 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. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

30.EPD. 3 SP - MITIGATION NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

In the document entitled Determination of Biologically Equivalent or Superior Preservation TR36450 and Colinas Del Oro Specific Plan 364, it is stated that to mitigate the direct effects on 0.622 acres of onsite riparian/riverine areas, Lansing Industries Inc., proposes to purchase 0.622

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3 SP - MITIGATION (cont.) NOTAPPLY

acres of compensatory mitigation credits. This would be at a 1:1 ratio. The Environmental Programs Division will require mitigation credits to be purchased at a 2:1 ratio. The 2:1 ratio is the minimum standard for impacts to riparian/riverine areas.

PARKS DEPARTMENT

30.PARKS. 1 SP - TRAIL MAINT NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application: "PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

30.PARKS. 2 SP - SP & TRACT MAP CONSIST NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application: "PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

The applicant shall submit a final map that indicates all trail(s) within the specific plan are consistent with the tract map to the Regional Park and Open-Space District for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) NOTAPPLY

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS MET

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.) NOTAPPLY

this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.][the issuance of the 613th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Five (5) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5 SP- PROJECT LOCATION EXHIBIT NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP- PROJECT LOCATION EXHIBIT (cont.) NOTAPPLY

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. [The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.]

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6 SP- ACOUSTICAL STUDY REQD NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12 SP - EA REQUIRED NOTAPPLY

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - EA REQUIRED (cont.)

NOTAPPLY

addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 13 SP - ADDENDUM EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 14 SP - SUPPLEMENT TO EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUPPLEMENT TO EIR (cont.) NOTAPPLY

EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15 SP - SUBSEQUENT EIR NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS (cont.) NOTAPPLY

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP- PARK AGENCY REQUIRED

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of a County Service Area, shall be annexed into the County Service Area or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. Should the CSA indicate a desire not to annex the area, this COA can be set to "NOT APPLY."

30.PLANNING. 20

SP- PA PROCEDURES

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP- CC&R RES PUB COMMON AREA

NOTAPPLY

rior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP- CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP- CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22 SP- CC&R RES PRI COMMON AREA NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners'

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP- CC&R RES PRI COMMON AREA (cont.) NOTAPPLY

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28

SP - SKR FEE CONDITION

NOTAPPLY

Prior to the approval of any implementing project the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 126.4 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 29

SP - POST GRADING REPORT

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30

SP- SCHOOL MITIGATION

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP- SCHOOL MITIGATION (cont.) NOTAPPLY

"PRIOR TO BUILDING PERMITS, impacts to the Perris and Perris Union High School District shall be mitigated in accordance with state law."

30.PLANNING. 32 SP - IF HUMAN REMAINS FOUND NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

The Project applicant(s) shall include the following wording on all construction contract documentation:

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 a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the 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 descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 34 SP *- ENTRY MONUMENTATION NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

- 1.An entry monument shall be shown on the Exhibit ____.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC

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30.PLANNING. 34 SP *- ENTRY MONUMENTATION (cont.) NOTAPPLY

PLAN, as shown on pages __ to __.

3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 35 SP - CULTURAL RESOURCE PRO NOTAPPLY

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

30.PLANNING. 36 SP - NATIVE AMERICAN MONITOR NOTAPPLY

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - NATIVE AMERICAN MONITOR (cont.)

NOTAPPLY

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - NATIVE AMERICAN MONITOR (cont.) (cont.) NOTAPPLY
responsible for all costs.

This agreement shall not modify any condition of approval
or mitigation measure.

30.PLANNING. 37 SP - MM-5.3-5 NOTAPPLY

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project:

Prior to issuance of building permits:

The project shall incorporate Energy Efficient Project
Design (consistent with Section II.J, Energy Efficiency, of
Specific Plan No. 364), which includes photovoltaic solar
roofs.

30.PLANNING. 38 SP -MM-5.3-3 NOTAPPLY

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project:

Prior to project approval:

A construction activity management plan shall be prepared
and implemented if any levels of heavy metals exist in the
tailings piles that may be of concern if they become
airborne. The plan will identify necessary stabilization
measures to be undertaken and a monitoring program that
verifies the effectiveness of those measures.

30.PLANNING. 39 SP - MM-5.4-1 NOTAPPLY

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project:

Prior to the issuance of a grading permit:

To mitigate the direct effects on 0.622 acres of onsite

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - MM-5.4-1 (cont.) NOTAPPLY

Riparian/Riverine Areas, the applicant shall purchase 1.244 acres (or at a ratio determined by the appropriate resource agency(s) of compensatory mitigation credits at a 2:1 ratio or ratio determined by the appropriate resource agency(s).

30.PLANNING. 40 SP - MM-5.4-2 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a grading permit:

A Waste Discharge Report (WDR) shall be required prior to impacting areas under the jurisdiction of the RWQCMB.

30.PLANNING. 41 SP - MM-5.4-3 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Vegetation removal should be planned outside the nesting season for raptors (February 1 to June 30) and outside the peak nesting season for birds (March 1 to June 30) if practicable. If vegetation removal would occur during those time periods, a pre-construction survey for active nests would be required. Restrictions may be placed on construction activities in the vicinity of any active nest observed until the nest is no longer active, as determined by a qualified Biologist.

30.PLANNING. 42 SP - MM-5.4-4 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of building permits:

Construction of the off-site water improvements will have

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - MM-5.4-4 (cont.)

NOTAPPLY

an unavoidable temporary impact on Riverine Areas. To reduce unavoidable temporary impacts to insignificant levels, the off-site water improvements will be confined to the area located within the disturbed streambed where the dam-like structure was constructed and native riparian resources were removed. Construction of the off-site water improvements will include normal trenching and backfill activities. Replacement of like materials and stabilization will occur immediately after the water line is placed in the trench. Removal of the dam-like structure will be an improvement to existing conditions. The channel and banks of the blue-line stream will be recontoured to correspond with existing conditions up- and downstream, thus restoring the natural flow regime in the blue-line stream.

30.PLANNING. 43 SP - MM-5.5-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Grading and other ground-disturbing construction activities be monitored for the presence of buried prehistoric or historic features and sites. Such resources might include one or more of the following: 1) prehistoric remains associated with the "Indian hut" noted on the 1880 GLO Plat map; 2) prehistoric features or sites buried under alluvium in the eastern part of the site; 3) buried historic trash deposits and/or privies associated with the Good Hope Mine site; and, 4) possible human remains/burials.

30.PLANNING. 44 SP - MM-5.5-2

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of a grading permit:

The Project applicant(s) shall include the following wording in all construction contract documentation:
If inadvertent discoveries of subsurface archaeological

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - MM-5.5-2 (cont.)

NOTAPPLY

resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the Developer, the project archaeologist and the Pechanga appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the County Planning Commission and/or Board of Supervisors. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, as defined by relevant state and local law, mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. (Revised per Planning Department).

30.PLANNING. 45 SP - MM-5.5-3

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

At least 30 days prior to issuance of a grading permit, the Project applicant(s) shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the adopted monitoring program to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or

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30.PLANNING. 45 SP - MM-5.5-3 (cont.) NOTAPPLY

requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

30.PLANNING. 46 SP - MM-5.6-1 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the grading permit final inspection approval:

Removal of all undocumented artificial fill, colluvium/topsoil, younger alluvial deposits, and the surficial weathered older alluvial-channel deposits and bedrock materials will be necessary prior to fill placement. On a preliminary basis, remedial grading is estimated to consist of the removal of the upper ~~2~~ to ~~20~~ feet, or greater, of undocumented artificial fill, potentially compressible native soils and/or weathered surficial older alluvium/bedrock materials, below existing grades.

30.PLANNING. 47 SP - MM-5.6-2 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Due to the potentially compressible, and collapsible nature of Quaternary Alluvium - Younger soils, they are considered unsuitable for support of structures and/or improvements in their existing state and therefore, will be need to be removed and recompactd, in areas proposed for development.

30.PLANNING. 48 SP - MM-5.6-3 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48 SP - MM-5.6-3 (cont.) NOTAPPLY

on the implementing project:

Prior to grading permit final inspection approval:

Topsoil/Colluvium soils shall be removed and recompactd,
if not removed by planned excavation, should settlement
sensitive improvements be proposed within their influence.

30.PLANNING. 49 SP - MM-5.6-4 NOTAPPLY

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project:

Prior to grading permit final inspection approval:

The weathered near surface (upper 2 to 3 feet) channel
deposits of Quaternary Very Old Alluvial-Channel Deposits
are unsuitable for support of settlement sensitive
improvements in their existing state, and will require
removal and recompaction, if not removed by planned
excavation.

30.PLANNING. 50 SP - MM-5.6-5 NOTAPPLY

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project:

Prior to grading permit final inspection approval:

The weathered near surface (upper 1 to 2 feet) of the
bedrock is unsuitable for support of settlement-sensitive
improvements, and will require removal and recompaction, if
not removed by planned excavation, should
settlement-sensitive improvements be proposed within their
influence.

30.PLANNING. 51 SP - MM-5.6-6 NOTAPPLY

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project:

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30.PLANNING. 51 SP - MM-5.6-6 (cont.)

NOTAPPLY

Prior to the issuance of a grading permit:

The Project site will be subject to strong seismic ground shaking and will expose people or structures to potential substantial adverse effects. The Project design and construction shall comply with the recommendations contained within the 2012 Geo Report, or the 2014 Geo Report, if applicable, as it pertains to strong seismic ground shaking.

30.PLANNING. 52 SP - MM-5.6-7

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a building permit:

The developer shall obtain a geotechnical study for the reservoir that addresses the maximum amount of acceleration forecast from the maximum credible earthquake; incorporate this information into the design of a new reservoir. The design must prevent a catastrophic tank failure, yet allow stored water to be released in a controlled manner that can be captured on the site and conveyed to a nearby stream channel or drainage facility.

30.PLANNING. 53 SP - MM-5.6-8

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Debris/impact walls and/or diversion devices should be constructed, where reentrant canyons intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated at the 40-scale plan stage, when design grades are semi-finalized or finalized. The effects of surface flooding should be evaluated by the design engineer at that time.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 54 SP - MM-5.6-9 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Due to the potential for the introduction of stormwater pollutants directly into the local groundwater table, stormwater basins will need to be sealed and lined.

30.PLANNING. 55 SP - MM-5.6-10 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

It shall be determined that stormwater basins are not located over the Good Hope and San Jacinto "Claim" line and/or large shaft opening areas, and/or at the toe of descending structural fill slopes.

30.PLANNING. 56 SP - MM-5.6-11 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to map recordation:

The CC&R's shall indicate the potential for perched groundwater conditions, and this shall be disclosed to all interested/affected parties, homeowners, and any homeowners association.

30.PLANNING. 57 SP - MM-5.6-13 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57 SP - MM-5.6-13 (cont.) NOTAPPLY

Prior to the issuance of grading permits:

The Project shall comply with the recommendations contained within the 2012 Geo Report for those areas identified on Figure 5.6-1, as it pertains to areal subsidence or ground fissures. The potential for areal subsidence or ground fissures is deemed low, except as indicated on Figure 5.6-1.

30.PLANNING. 58 SP - MM-5.6-14 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Should features such as perched boulders, core stones, etc. exist in natural or cut slopes above the proposed residential or commercial development, and not be removed by the proposed grading, then debris/impact walls and/or diversion devices should be constructed, where these features intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are finalized and following a supplemental review.

30.PLANNING. 59 SP - MM-5.6-15 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

Appropriate safety considerations for potential caving and sloughing, such as shoring or layback cuts, should be incorporated into the construction design details, which shall be submitted to, and approved by, the County, in order to assure stability.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 60

SP - MM-5.6-17

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final:

The Project will be developed in compliance with the "Fill Placement" and "Rock Placement Guidelines" contained in the 2012 Geo Report. Oversized materials exist on-site and will be generated during some bedrock excavations, which will require specialized placement techniques during grading. No oversized materials greater than 8 inches in diameter, should be placed within 10 feet of finish grade. This will necessitate the need for scraper/dozer pits and/or rockfill blankets if the oversized materials cannot be reduced in size, during grading. Additionally, proper disclosure to all interested/affected parties, homeowners, and any homeowners association, will be required regarding the potential for difficult excavation, hard rock, oversize materials and their hold-down distances from finish grade, etc. Local utility entities may require a more stringent backfill grain size restriction (i.e., less than 4 inches in maximum size), which may require impact or select grading during utility backfill.

30.PLANNING. 61

SP - MM-5.6-16

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the final grading permit:

In order to facilitate foundation construction and trenching of utilities, as well as to mitigate rock hardness, over excavation of cut pads in hard rock areas should be performed to a minimum depth of 3 feet below finish grade, or 2 feet below foundations, whichever is greater, and subsequently replaced with properly compacted fill.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 62

SP - MM-5.6-18

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Entire cut areas of affected lots should generally be over excavated to a minimum depth of 3 feet below finish grade, or 2 feet below the foundation, whichever is greater, and/or a maximum ratio of fill thickness on the lot of 3:1 (maximum: minimum), and replaced with compacted fill. The County of Riverside requires that the minimum fill thickness beneath a lot be at least half of the maximum fill thickness on the lot. Removal bottoms should be sloped toward the street, or other approved areas. In areas of hard rock, the over excavation should be performed such that a minimum 1 percent gradient is maintained toward the front of the lot in order to reduce the potential for the accumulation of water (from irrigation or rainfall) in the fill caps. A minimum of 2 feet of compacted fill is recommended below all foundations.

30.PLANNING. 63

SP - MM-5.6-19

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Fill slopes should be properly built and compacted to a minimum relative compaction of 90 percent throughout, including the slope surfaces. Any cut slopes proposed should be designed at gradients of 2:1 and should not exceed 30 feet in height, without a specific slope stability evaluation. While stabilization of such cut slopes is not currently anticipated, locally adverse geologic conditions (e.g., adverse joints and/or fractures, discontinuities, etc.) may be encountered which may require remedial grading or laying back of the slope to an angle flatter than the adverse geologic condition. In addition, existing natural slopes that remain outside areas of proposed development, may be prone surficial instability, as was noted during our previous investigation of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63 SP - MM-5.6-19 (cont.) NOTAPPLY

property (GSI, 2006). These natural slopes should have drainage directed away from their tops and bottoms, and will also require regular and periodic maintenance. General guidelines for slope construction are presented in Appendix E. At a minimum, the proposed slopes should be constructed in accordance with 2010 CBC (CBSC, 2010) requirements. Irrigation of natural slopes is not recommended.

30.PLANNING. 64 SP - MM-5.6-20 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The post-tensioned slab zone should be delineated or indicated on all grading plans. In addition, based on preliminary evaluation of the proposed finish grade elevations, and the relatively steep subsurface topography on portions of the site, post-tensioned foundations are also specifically recommended for proposed fill areas that equal or exceed about 25 feet in thickness, at the conclusion of grading. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

30.PLANNING. 65 SP - MM-5.6-21 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Based on engineering analyses, post-tensioned foundations will be recommended for engineered fills with low expansive materials. Expansion Index [E.I.] >21 and <51) exhibiting plasticity indices greater than 15, -200 >10% and medium to medium expansive soils (E.I.51 to 90). Additional E.I. and Plasticity Index (P.I.) testing should be performed during

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30.PLANNING. 65 SP - MM-5.6-21 (cont.) NOTAPPLY

site development to further evaluate the preliminary test results obtained.

30.PLANNING. 66 SP - MM-5.6-22 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The off-site Project components shall comply with the recommendations contained within the 2012 Geo Report, and 2014 Geo Report, where applicable. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

30.PLANNING. 67 SP - MM-5.7-1 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be

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30.PLANNING. 67 SP - MM-5.7-1 (cont.) NOTAPPLY

documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

30.PLANNING. 68 SP - MM-5.7-2 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection:

If an unknown contaminated area is exposed during construction, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

30.PLANNING. 69 SP - MM-5.7-3 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 69 SP - MM-5.7-3 (cont.)

NOTAPPLY

Prior to the issuance of grading permits:

The County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of SR 74 should an evacuation be needed. To the extent feasible, the length of time that construction activities occur within the SR 74 right-of-way shall be limited. To the extent that construction activities must occur within the SR 74 right-of-way, the Traffic Management Plan prepared for construction activities shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose.

30.PLANNING. 70 SP - MM-5.7-4

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The underground storage tank shall be removed from the site and the soil in the area be analyzed for possible contamination. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 71 SP - MM-5.7-5

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 72

SP - MM-5.7-6

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

30.PLANNING. 73

SP - MM-5.7-7

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Additional site characterization of the tailings shall be conducted to further determine if these wastes are considered hazardous to human health or the environment. All tailings will be specially handled. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 74

SP - MM-5.7-8

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

If any materials are discovered at the site during any future soil moving activities that may contain asbestos, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 75

SP - MM-5.7-9

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval :

If any materials are discovered at the site during any future soil moving activities that may contain lead, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 76

SP - MM-5.7-10

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Tailing deposits shall be transported to the proposed commercial area of the site and deposited in an engineered underground enclosure. This enclosure should be designed to accomplish the following parameters:

All pathways where surface or ground water can migrate into and through the tailing deposits will be eliminated. The top of the enclosure which will be entirely water proof will be designed to cause water entering the subsurface to be directed to the edges of the structure and away from the tailings. This will preclude any leaching of heavy metals into the native soils and groundwater;

All site utilities will be located above the top of the enclosure. This will preclude the need to expose the tailings in the event of a need to repair a utility. Thus, once deposited, there will be no reason for any future personnel to be exposed to the tailing deposits.

A deed restriction will be recorded that documents the existence of the enclosure.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - MM-5.7-11

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

A blasting report shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

Explosive handling

Chemical exposure

Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6.

The following shall be required:

The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.

Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.

No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.

Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.

When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be

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30.PLANNING. 77

SP - MM-5.7-11 (cont.)

NOTAPPLY

covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.

Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

1.The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.

2.The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA- NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.

3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless show blow deflectors, hold downs, mats, logs, or other material are placed over the charge to

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30.PLANNING. 77 SP - MM-5.7-11 (cont.) (cont.)

NOTAPPLY

confine the blast.

4. When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.

5. Before a blast is fired, the person in charge shall make certain the surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.

6. Tools used for the opening of containers of explosive materials shall be made on non-sparking materials.

7. Empty boxed and paper, plastic or fiber packaging material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.

8. Explosive materials shall not be abandoned.

9. Temporary storage for use in connection with approved blasting operations shall comply with NFFPA 495.

30.PLANNING. 78 SP - MM-5.8-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

With the exception of the area set aside for conservation, future development shall include the construction of all onsite and offsite drainage facilities as required by the County Flood Control and Water Conservation District as described in this Subchapter of the EIR.

30.PLANNING. 79 SP - MM-5.10-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

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30.PLANNING. 79 SP - MM-5.10-1 (cont.) NOTAPPLY

The open test shaft (approximately 15 feet in depth) should be located and temporarily fenced, prior to clean-out and proper backfill, to keep equipment and construction/field personnel away from the open test shaft, in accordance with CAL/OSHA (2011) requirements.

30.PLANNING. 80 SP - MM-5.10-2 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Any unidentified open test excavations, shafts, or stopes shall be identified and properly filled.

30.PLANNING. 81 SP - MM-5.10-3 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

For shafts, the anticipated remedial measure would consist of the removal of all near surface loose soil and rock within the shaft opening, the placement of a lean concrete slurry plug and/or concrete cap, in-turn capped with a minimum of 5 feet of compacted fill, and incorporating structural setbacks near the shaft opening. These recommendations assume that the shaft is poorly backfilled.

If the quality (relative compaction) of the shaft backfill is better than anticipated, these remedial recommendations may be modified somewhat, based on review and approval by the controlling authorities. The preliminary remedial measures for stope areas might consist of, but may not be limited to, backfilling the near surface workings with onsite materials, imported crushed rock, or a lean concrete slurry. All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements can be refined based on the requirements of the controlling authorities and conditions exposed in the field prior to

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30.PLANNING. 81 SP - MM-5.10-3 (cont.) NOTAPPLY

and/or during earthwork construction. If additional concealed mine workings or other subsurface structures are uncovered/revealed during grading, they will need to be further evaluated on a case-by-case basis to determine what, if any, remedial measures or recommendations, consistent with the Mitigation Measures, are considered warranted.

30.PLANNING. 82 SP - MM-5.10-4 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

Due to the potential for slope instability, potential problems with required keyway construction, and the potential to disturb proposed sealed shaft/stoped areas, descending slopes greater than 15 feet in vertical height should not toe-out on the Good Hope and San Jacinto "Claim" line and/or at large shaft opening areas. Descending slopes within these areas will need to be set-back from the Good Hope and San Jacinto "Claim" line (previously established setback lines) and/or large shaft opening areas by an approximate lateral distance of 40 feet.

30.PLANNING. 83 SP - MM-5.10-5 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

All proposed building pads (commercial and residential) will need to be located outside the "restricted zone." Based on the actual surveyed locations of the shaft/stoped areas encountered during the closure of the mine and sealing of the mine's test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 84 SP - MM-5.10-6

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

Due to the potential for settlement and associated distress within the areas where any Project roadways cross the "restricted zone" onsite, should be constructed at high angles in order to minimize the amount of damage should settlement occur. Appropriately located up- gradient and down-gradient cut-off valves for the utilities, to facilitate repair, should be incorporated into the design.

30.PLANNING. 85 SP - MM-5.11-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to building permit final inspection approval:

For high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors, small, portable noise barriers should be placed near the noise-producing equipment, between the noise source and the receptors. These barriers may be constructed from on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier.

30.PLANNING. 86 SP - MM-5.11-9

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 86 SP - MM-5.11-9 (cont.)

NOTAPPLY

The applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required. This plan shall include, at a minimum, the following aspects/information:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).
- 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all surrounding uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.
- 8.Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.
- 9.All necessary blasting permits.

30.PLANNING. 87 SP - MM-5.11-10

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

Future traffic noise levels for sensitive uses adjacent to SR 74 could result in exterior noise loading is greater than 65 dB CNEL. Mixed Use Planning Area 1 and residential Planning Area 2 are both adjacent to SR 74 and sensitive uses within these development areas may be exposed to high traffic noise levels. In order to meet the Riverside County exterior noise compatibility guideline at the closest Project lots under General Plan build-out traffic noise, one or more of the following mitigation measured will be required to ensure residential uses in PA 1 and PA 2 adjacent to the SR 74 are adequately protected from roadway noise sources:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 87 SP - MM-5.11-10 (cont.)

NOTAPPLY

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances indicated previously.

A 6-0 foot high perimeter wall or berm at homes backing up to or abutting SR-74 could provide up to 6 dB attenuation.

Mixed use area PA 1, adjacent to SR-74, could place commercial structures immediately adjacent to the roadway to acoustically shield interior residential uses. Such design strategies could eliminate any needed noise mitigation in PA 1.

Recreational space such as a noise protected community park or pool may be considered to meet noise protection standards such that individual residential balconies or patios would not require to be mitigated below the 65 dB CNEL threshold.

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances at least 50 feet from Project access roadways.

30.PLANNING. 88 SP - MM-5.11-11

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to building permit final inspection approval:

Interior noise levels can achieve the 45 dB CNEL building code standard with standard construction features such as dual paned windows and the ability to close windows. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards. This shall be reflected on the plans and inspected for compliance, prior to building final inspection.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 89 SP - MM-5.11-12

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of building permits:

Verification of code compliance for any future residential uses within PA 1 and PA 2 shall be provided to the Building Department.

30.PLANNING. 90 SP - MM-5.13.2-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To assure that the future project development incorporates defensible space concepts, the design of each tract shall be reviewed with the Sheriff Department prior to submittal of any tract maps, conditional use permits or other entitlements.

30.PLANNING. 91 SP - MM-5.16.3-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

The applicant shall provide evidence that the following has been addressed.

To utilize energy efficiently, all residential buildings, large public buildings (library, public community center, schools, and joint-use facilities), large private recreation buildings and large commercial buildings (retail and office) shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 35%. To meet this rating standard, combinations of the following energy efficiency design elements or future elements shall be used to achieve at least a 35% energy savings compared to the 2008 Building Energy Standards:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 91 SP - MM-5.16.3-1 (cont.)

NOTAPPLY

- i) Tankless water heaters
 - ii) High efficiency lighting
 - iii) Low energy HVAC systems with tighter HVAC ducts
 - iv) Improved drywall, insulation and sealing installation
 - v) "Cool roofs" reflect the sun's light back to the sky
 - vi) Heat-repelling radiant barrier roof foil reflect the sun's heat back to the sky
 - vii) Double-paned windows
 - viii) Dual-glazed, Lo E2 windows
 - ix) Other energy conservation measures developed between 2011 and 2017 when the propose project is envisioned to begin actual construction.
2. To utilize energy efficiently, homebuilders shall install Energy Star-rated model appliances, if the homebuilder chooses to install major appliances such as a dishwasher, washing machine, and refrigerator in the new residential units.
3. To utilize energy efficiently, major appliances installed in large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be Energy Star-rated .
4. To utilize energy efficiently, street lights shall be installed with energy-efficient lighting, such as approved LED lights the meet the requirements of County Ordinance No. 655.
5. To increase renewable energy sources and reduce greenhouse gas emissions, large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be installed with solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology.
6. To increase renewable energy sources and reduce greenhouse gas emissions, homebuilders shall offer to home buyers solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology as part of the homebuilder's option program.
7. Where professional management is available, such as an HOA, recycled water shall be used in residential front-yards and backyards, i.e. private common area, and in adjacent street parkways, subject to EVMWD and County approvals.
8. Where professional management is not available, grass turf (live not artificial) shall be limited to 33% of the landscaped area of a conventional single-family detached lot.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 92 SP - MM-5.16.3-2

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to recordation of a map:

The current or subsequent project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

30.PLANNING. 93 SP - MM-5.16.3-3

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

Tentative tract maps shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

30.PLANNING. 94 SP - MM-5.16.3-4

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

The contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 95 SP - MM-5.16.4-1

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

The project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program - Form B and Form C to ensure compliance. Form B - Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety, Form C - Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior building final inspection.

30.PLANNING. 96 SP - MM-5.16.4-2

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to recordation of a map:

The Homeowners Association established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC&Rs.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 97 SP - MM-5.16.4-3

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

To assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials, for any multi-unit residential, commercial or industrial facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with AB 1327 in terms of installation of recycling access areas at these facilities.

30.PLANNING. 98 SP - MM-5.5-6

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

The Project shall comply with the provisions and recommendations of the PRIMP in order to monitor, identify, and preserve any paleontological resources encountered during ground disturbance activities.

30.PLANNING. 99 SP - MM-5.5-5

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO GRADING PERMIT FINAL INSPECTION APPROVAL:

Prior to grading permit final, trenching and other ground-disturbing construction activities associated with the sewer and water line improvements along existing roadways shall be monitored for the presence of buried prehistoric or historic features and sites.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.100

SP - RIGHT TO FARM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be similar to the requirements of Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

TRANS DEPARTMENT

30.TRANS. 1

SP - LC LANDSCAPE CONCEPT PLAN

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859.2 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s)

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30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN (cont.) NOTAPPLY

should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 2 SP LC LNDSCP CMN AREA MNTNNC NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of

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30.TRANS. 2 SP LC LNDSCP CMN AREA MNTNNC (cont.) NOTAPPLY

approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859.2 (as adopted and any amendments thereto). Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). to, the following: Planning Area(s) Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). The project is required to connect to a reclaimed water system when available

30.TRANS. 4 SP - SP364/TS CONDITIONS NOTAPPLY

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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30.TRANS. 4 SP - SP364/TS CONDITIONS (cont.)

NOTAPPLY

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Central Avenue (NS) at:
Collier Avenue (EW) - #1

SR?74 (NS) at:
I?15 Freeway SB Ramps (EW) - #2
I?15 Freeway NB Ramps (EW) - #3
Dexter Avenue (EW) - #4
Cambern Avenue (EW) - #5
Rosetta Canyon Drive (EW) - #6
Riverside Street (EW) - #7
Greenwald Avenue (EW) - #8
River Road (EW) - #9
Richard Street/Project North Access (EW) - #10
Project North Access (EW) - #11
Ethanac Road (EW) - #12
Theda Street (EW) - #13
Ellis Avenue (EW) - #14

Perris Boulevard (NS) at:
SR?74 (EW) - #15

Redlands Avenue (NS) at:
SR?74 (EW) - #16

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

30.TRANS. 5 SP - SP364/IMPROVEMENTS

NOTAPPLY

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP364/WRCOG TUMF NOTAPPLY

Prior to the issuance of the certificates of occupancy of final building inspection (whichever occurs first), the developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with Ordinance No. 824. Fees may also be paid at the time application is made for building permit pursuant to Ord. 824.

30.TRANS. 7 SP - SP364/TS REQUIRED NOTAPPLY

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 364 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 8 SP - SP364/TS GEOMETRICS NOTAPPLY

The intersection of SR-74 (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes

Southbound: one left-turn lane, two through lanes, one right-turn lane

Eastbound: one right-turn lane

Westbound: one shared left-turn/right-turn lane

NOTE: The southbound right-turn lane may utilize the project frontage improvements on SR-74 to establish a right-turn lane if sufficient pavement is provided. The project access shall be restricted to right-in/right-out turning movements while maintaining the existing southbound left-in and westbound left-out at Richard Street. The project shall provide a raised median design that shall enforce these turning provisions.

The intersection of SR-74 (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes

Southbound: one left-turn lane, two through lanes, one right-turn lane

Eastbound: one left-turn lane, one shared through/right-turn lane

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30.TRANS. 8 SP - SP364/TS GEOMETRICS (cont.) NOTAPPLY

Westbound: N/A

NOTE: The southbound right-turn lane may utilize the project frontage improvements on SR-74 to establish a right-turn lane if sufficient pavement is provided. The northbound left-turn lane shall be a minimum of 200' and shall accommodate the deceleration transition from the adjacent through lane.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 9 SP - SP364/TS INSTALLATION NOTAPPLY

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of the traffic signal(s) at the following intersections or as approved by the Transportation Department:

Signals not eligible for fee credit:

SR-74 (NS) at Project North Access (EW)

30.TRANS. 10 SP - SP364/TS INTERCONNECT NOTAPPLY

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for traffic signal interconnect along the project frontage of SR-74.

or as approved by the Transportation Department.

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FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC, and will have a vertical clearance of 13' 6". Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4 MAP-#88-ECS-AUTO/MAN GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation.

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50.FIRE. 4 MAP-#88-ECS-AUTO/MAN GATES (cont.) RECOMMND

Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 7 MAP- QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County of Riverside Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 15 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped

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50.PLANNING. 15 MAP - ECS EXHIBIT (cont.) RECOMMND

and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 27 MAP- PA PROCEDURES NOTAPPLY

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of

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50.PLANNING. 27 MAP- PA PROCEDURES (cont.) NOTAPPLY
Supervisors."

50.PLANNING. 28 MAP- CC&R RES PUB COMMON AREA NOTAPPLY

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property

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50.PLANNING. 28

MAP- CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP- CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

50.PLANNING. 29 MAP- CC&R RES PRI COMMON AREA NOTAPPLY

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the

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50.PLANNING. 29 MAP- CC&R RES PRI COMMON AREA (cont.) NOTAPPLY

Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

50.PLANNING. 30 MAP- MM-5.6-11 NOTAPPLY

Prior to map recordation:

The CC&R's shall indicate the potential for perched groundwater conditions, and this shall be disclosed to all interested/affected parties, homeowners, and any homeowners association.

50.PLANNING. 31 MAP- MM-5.16.3-2 NOTAPPLY

Prior to recordation of a map:

The current or subsequent project applicant shall construct, or enter into an agreement and post security, in

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50.PLANNING. 31 MAP- MM-5.16.3-2 (cont.) NOTAPPLY

a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

50.PLANNING. 32 MAP- MM-5.16.4-2 NOTAPPLY

Prior to recordation of a map:

The Homeowners Association established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC&Rs.

50.PLANNING. 33 MAP- RIGHT TO FARM NOTAPPLY

PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be similar to the requirements of Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 34 MAP-LC LNDSCP CMN AREA MNTNNC NOTAPPLY

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

MAP-LC LNDSCP CMN AREA MNTNNC (cont.)

NOTAPPLY

organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859.2 (as adopted and any amendments thereto). Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). to, the following: Planning Area(s) Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). The project is required to connect to a reclaimed water system when available

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50. PRIOR TO MAP RECORDATION

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 1 MAP - CENTERLINE STUDY PROFIL RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on SH-74 and so noted on the final map.

50.TRANS. 3 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 4 MAP - R-O-W DEDICATED 1/SUR RECOMMND

Sufficient public street right-of-way along SH-74 shall be dedicated for public use to provide for a 92 foot half-width right-of-way per County Standard No. 83, Ordinance 641.

Sufficient public street right-of-way along street "A"/street "B" shall be dedicated for public use to provide for a 66 foot full-width right-of-way per County Standard No. 104, Ordinance 461.

Sufficient public street right-of-way along street "D and street "E" shall be conveyed for public use to provide for a 56 foot full-width right-of-way per County Standard No. 105, Section "A", Ordinance 461.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805,
Ordinance 461.

50.TRANS. 6 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus
or minus 5 degrees, with a minimum 50' tangent, measured
from flowline/curbface or as approved by the Transportation
Planning and Development Review Division Engineer.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 23 MAP- CONTAMINATED SOIL NOTAPPLY

Prior to the issuance of a grading permit, the applicant/
developer shall provide a soils report addressing the site
conditions including but not limited to the following:

1-Indicate all contaminates in the soil and provide
remediation requirements to mitigate any hazardous
conditions on the site.

2-Indicate whether any remediation efforts will be
conducted as part of the grading permit process.

3-If remediation is required by any other department or
agency provide documentation from those departments or
agencies stating that the remediation efforts have been
satisfied.

60.PLANNING. 24 MAP- MINE TAILINGS, SHAFTS NOTAPPLY

Prior to the issuance of a grading permit, the applicant/
developer shall provide a soils report addressing the
existing mine tailing and final sealing of the test
excavation, shafts, and/or stopes and proper closure of the
previous mine located onsite. The existing conditions shall
be clearly delineated on the grading plan.

60.PLANNING. 25 MAP- 30 DAY BURROWING OWL NOTAPPLY

Pursuant to Objective 6 and Objective 7 of the Species
Account for the Burrowing Owl included in the Western
Riverside County Multiple Species Habitat Conservation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

MAP- 30 DAY BURROWING OWL (cont.)

NOTAPPLY

Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.PLANNING. 26

MAP- SKR FEE CONDITION

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 126.4 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27

MAP- CULTURAL RESOURCE PRO

NOTAPPLY

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 28

MAP- NATIVE AMERICAN MONITOR

NOTAPPLY

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28

MAP- NATIVE AMERICAN MONITOR (cont.)

NOTAPPLY

with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE: 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process. 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. 4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 29

MAP- MM-5.4-1

NOTAPPLY

Prior to the issuance of a grading permit:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP- MM-5.4-1 (cont.)

NOTAPPLY

To mitigate the direct effects on 0.622 acres of onsite Riparian/Riverine Areas, the applicant shall purchase 1.244 acres (or at a ratio determined by the appropriate resource agency(s) of compensatory mitigation credits at a 2:1 ratio or ratio determined by the appropriate resource agency(s).

60.PLANNING. 30 MAP- MM-5.4-2

NOTAPPLY

Prior to the issuance of a grading permit:

A Waste Discharge Report (WDR) shall be required prior to impacting areas under the jurisdiction of the RWQCMB.

60.PLANNING. 31 MAP- MM-5.4-4

NOTAPPLY

Prior to the issuance of building permits:

Construction of the off-site water improvements will have an unavoidable temporary impact on Riverine Areas. To reduce unavoidable temporary impacts to insignificant levels, the off-site water improvements will be confined to the area located within the disturbed streambed where the dam-like structure was constructed and native riparian resources were removed. Construction of the off-site water improvements will include normal trenching and backfill activities. Replacement of like materials and stabilization will occur immediately after the water line is placed in the trench. Removal of the dam-like structure will be an improvement to existing conditions. The channel and banks of the blue line stream will be recontoured to correspond with existing conditions up- and downstream, thus restoring the natural flow regime in the blue line stream.

60.PLANNING. 32 MAP- MM-5.5-2

NOTAPPLY

Prior to issuance of a grading permit:

The Project applicant(s) shall include the following wording in all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the Developer, the project archaeologist and the Pechanga appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 MAP- MM-5.5-2 (cont.)

NOTAPPLY

Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the County Planning Commission and/or Board of Supervisors. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, as defined by relevant state and local law, mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. (Revised per Planning Department).

60.PLANNING. 33 MAP- MM-5.5-3

NOTAPPLY

Prior to the issuance of grading permits:

At least 30 days prior to issuance of a grading permit, the Project applicant(s) shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the adopted monitoring program to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

60.PLANNING. 34 MAP- MM-5.6-6

NOTAPPLY

Prior to the issuance of a grading permit:

The Project site will be subject to strong seismic ground

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 MAP- MM-5.6-6 (cont.) NOTAPPLY

shaking and will expose people or structures to potential substantial adverse effects. The Project design and construction shall comply with the recommendations contained within the 2012 Geo Report, or the 2014 Geo Report, if applicable, as it pertains to strong seismic ground shaking.

60.PLANNING. 35 MAP- MM-5.6-8 NOTAPPLY

Prior to the issuance of grading permits:

Debris/impact walls and/or diversion devices should be constructed, where reentrant canyons intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated at the 40-scale plan stage, when design grades are semi-finalized or finalized. The effects of surface flooding should be evaluated by the design engineer at that time.

60.PLANNING. 36 MAP- MM-5.6-10 NOTAPPLY

Prior to the issuance of grading permits:

It shall be determined that stormwater basins are not located over the Good Hope and San Jacinto "Claim" line and/or large shaft opening areas, and/or at the toe of descending structural fill slopes.

60.PLANNING. 37 MAP- MM-5.6-13 NOTAPPLY

Prior to the issuance of grading permits:

The Project shall comply with the recommendations contained within the 2012 Geo Report for those areas identified on Figure 5.6-1, as it pertains to areal subsidence or ground fissures. The potential for areal subsidence or ground fissures is deemed low, except as indicated on Figure 5.6-1.

60.PLANNING. 38 MAP- MM-5.6-14 NOTAPPLY

Prior to the issuance of grading permits:

Should features such as perched boulders, core stones, etc., exist in natural or cut slopes above the proposed residential or commercial development, and not be removed

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60.PLANNING. 38 MAP- MM-5.6-14 (cont.) NOTAPPLY

by the proposed grading, then debris/impact walls and/or diversion devices should be constructed, where these features intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are finalized and following a supplemental review.

60.PLANNING. 39 MAP- MM-5.6-15 NOTAPPLY

Prior to issuance of grading permits:

Appropriate safety considerations for potential caving and sloughing, such as shoring or layback cuts, should be incorporated into the construction design details, which shall be submitted to, and approved by, the County, in order to assure stability.

60.PLANNING. 40 MAP- MM-5.6-20 NOTAPPLY

Prior to the issuance of grading permits:

The post-tensioned slab zone should be delineated or indicated on all grading plans. In addition, based on preliminary evaluation of the proposed finish grade elevations, and the relatively steep subsurface topography on portions of the site, post-tensioned foundations are also specifically recommended for proposed fill areas that equal or exceed about 25 feet in thickness, at the conclusion of grading. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

60.PLANNING. 41 MAP- MM-5.6-21 NOTAPPLY

Prior to the issuance of grading permits:

Based on engineering analyses, post-tensioned foundations will be recommended for engineered fills with low expansive materials. Expansion Index [E.I.] >21 and <51) exhibiting plasticity indices greater than 15, -200 >10% and medium to medium expansive soils (E.I.51 to 90). Additional E.I. and Plasticity Index (P.I.) testing should be performed during site development to further evaluate the preliminary test results obtained.

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60.PLANNING. 42 MAP- MM-5.6-22 NOTAPPLY

Prior to the issuance of grading permits:

The off-site Project components shall comply with the recommendations contained within the 2012 Geo Report, and 2014 Geo Report, where applicable. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

60.PLANNING. 43 MAP- MM-5.7-3 NOTAPPLY

*** No Text Exists For This Condition ***

60.PLANNING. 44 MAP- MM-5.7-4 NOTAPPLY

Prior to the issuance of grading permits:

The underground storage tank shall be removed from the site and the soil in the area be analyzed for possible contamination. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

60.PLANNING. 45 MAP- MM-5.7-5 NOTAPPLY

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

60.PLANNING. 46 MAP- MM-5.7-6 NOTAPPLY

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 47

MAP- MM-5.7-7

NOTAPPLY

Prior to the issuance of grading permits:

Additional site characterization of the tailings shall be conducted to further determine if these wastes are considered hazardous to human health or the environment. All tailings will be specially handled. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

60.PLANNING. 48

MAP- MM-5.7-11

NOTAPPLY

Prior to issuance of grading permits:

A blasting report shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

Explosive handling

Chemical exposure

Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6.

The following shall be required:

The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.

Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.

No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.

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60.PLANNING. 48

MAP- MM-5.7-11 (cont.)

NOTAPPLY

Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.

When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.

Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include: 1.The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm. 2.The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA- NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting. 3.No electric blasting shall be done under overhead electric lines, or at such

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 48

MAP- MM-5.7-11 (cont.) (cont.)

NOTAPPLY

distance where it is possible for the blasting line to be blown in contract with any electric line unless the power in the energized line is shut-off or unless show blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast. 4. When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored. 5. Before a blast is fired, the person in charge shall make certain the surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded. 6. Tools used for the opening of containers of explosive materials shall be made on non-sparking materials. 7. Empty boxed and paper, plastic or fiber packaging material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner. 8. Explosive materials shall not be abandoned. 9. Temporary storage for use in connection with approved blasting operations shall comply with NFFPA 495.

60.PLANNING. 49

MAP- MM-5.10-1

NOTAPPLY

Prior to the issuance of grading permits:

The open test shaft (approximately 15 feet in depth) should be located and temporarily fenced, prior to clean-out and proper backfill, to keep equipment and construction/field personnel away from the open test shaft, in accordance with CAL/OSHA (2011) requirements.

60.PLANNING. 50

MAP- MM-5.10-4

NOTAPPLY

Prior to issuance of grading permits:

Due to the potential for slope instability, potential problems with required keyway construction, and the potential to disturb proposed sealed shaft/stoped areas, descending slopes greater than 15 feet in vertical height should not toe-out on the Good Hope and San Jacinto "Claim" line and/or at large shaft opening areas. Descending slopes within these areas will need to be set-back from the Good Hope and San Jacinto "Claim" line (previously established

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 50 MAP- MM-5.10-4 (cont.) NOTAPPLY

setback lines) and/or large shaft opening areas by an approximate lateral distance of 40 feet.

60.PLANNING. 51 MAP- MM-5.10-5 NOTAPPLY

Prior to issuance of grading permits:

All proposed building pads (commercial and residential) will need to be located outside the "restricted zone." Based on the actual surveyed locations of the shaft/stoped areas encountered during the closure of the mine and sealing of the mine's test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

60.PLANNING. 52 MAP- MM-5.10-6 NOTAPPLY

Prior to issuance of grading permits:

Due to the potential for settlement and associated distress within the areas where any Project roadways cross the "restricted zone" onsite, should be constructed at high angles in order to minimize the amount of damage should settlement occur. Appropriately located up- gradient and down-gradient cut-off valves for the utilities, to facilitate repair, should be incorporated into the design.

60.PLANNING. 53 MAP- MM-5.11-9 NOTAPPLY

Prior to the issuance of grading permits:

The applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required. This plan shall include, at a minimum, the following aspects/information: 1.Type of blasting media to be used (TNT, ANFO, etc.). 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc. 3.Amount of material expected to be produced per blast. 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound). 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all surrounding uses, including wildlife. 6.Monitoring plans for potential adverse effects

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 53 MAP- MM-5.11-9 (cont.) NOTAPPLY

caused by blasting relative to slope stability.
7.Monitoring plans for potential adverse effects caused by
blasting relative to the hydrologic characteristics of the
rock body. 8.Recommendations for minimizing any potential
drilling and blasting impacts, as appropriate. 9.All
necessary blasting permits.

60.PLANNING. 54 MAP- MM-5.16.3-3 NOTAPPLY

Prior to issuance of grading permits:

Tentative tract maps shall be conditioned to require that
all electrical service lines (excluding transmission lines)
serving development within the project will be installed
underground. This includes existing service facilities that
may have to be relocated temporarily during grading.

60.PLANNING. 55 MAP- MM-5.5-6 NOTAPPLY

Prior to issuance of grading permits:

The Project shall comply with the provisions and
recommendations of the PRIMP in order to monitor, identify,
and preserve any paleontological resources encountered during
ground disturbance activities.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 MAP- MM-5.6-1 NOTAPPLY

Prior to the grading permit final inspection approval:

Removal of all undocumented artificial fill,
colluvium/topsoil, younger alluvial deposits, and the
surficial weathered older alluvial-channel deposits and
bedrock materials will be necessary prior to fill
placement. On a preliminary basis, remedial grading is
estimated to consist of the removal of the upper 2 to 20
feet, or greater, of undocumented artificial fill,
potentially compressible native soils and/or weathered
surficial older alluvium/bedrock materials, below existing
grades.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 MAP- MM-5.6-3 NOTAPPLY

Prior to grading permit final inspection approval:

Topsoil/Colluvium soils shall be removed and recompacted, if not removed by planned excavation, should settlement sensitive improvements be proposed within their influence.

70.PLANNING. 5 MAP- MM-5.6-2 NOTAPPLY

Prior to grading permit final inspection approval:

Due to the potentially compressible, and collapsible nature of Quaternary Alluvium - Younger soils, they are considered unsuitable for support of structures and/or improvements in their existing state and therefore, will be need to be removed and recompacted, in areas proposed for development.

70.PLANNING. 6 MAP- MM-5.6-4 NOTAPPLY

Prior to grading permit final inspection approval:

The weathered near surface (upper 2 to 3 feet) channel deposits of Quaternary Very Old Alluvial-Channel Deposits are unsuitable for support of settlement sensitive improvements in their existing state, and will require removal and recompaction, if not removed by planned excavation.

70.PLANNING. 7 MAP- MM-5.6-9 NOTAPPLY

Prior to grading permit final inspection approval:

Due to the potential for the introduction of stormwater pollutants directly into the local groundwater table, stormwater basins will need to sealed and lined.

70.PLANNING. 8 MAP- MM-5.6-17 NOTAPPLY

Prior to grading permit final:

The Project will be developed in compliance with the "Fill Placement" and "Rock Placement Guidelines" contained in the 2012 Geo Report. Oversized materials exist on-site and will be generated during some bedrock excavations, which will require specialized placement techniques during grading. No oversized materials greater than 8 inches in diameter, should be placed within 10 feet of finish grade. This will

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 8

MAP- MM-5.6-17 (cont.)

NOTAPPLY

necessitate the need for scraper/dozer pits and/or rockfill blankets if the oversized materials cannot be reduced in size, during grading. Additionally, proper disclosure to all interested/affected parties, homeowners, and any homeowners association, will be required regarding the potential for difficult excavation, hard rock, oversize materials and their hold-down distances from finish grade, etc. Local utility entities may require a more stringent backfill grain size restriction (i.e., less than 4 inches in maximum size), which may require impact or select grading during utility backfill.

70.PLANNING. 9

MAP- MM-5.6-16

NOTAPPLY

Prior to the final grading permit:

In order to facilitate foundation construction and trenching of utilities, as well as to mitigate rock hardness, over excavation of cut pads in hard rock areas should be performed to a minimum depth of 3 feet below finish grade, or 2 feet below foundations, whichever is greater, and subsequently replaced with properly compacted fill.

70.PLANNING. 10

MAP- MM-5.6-18

NOTAPPLY

Prior to grading permit final inspection approval:

Entire cut areas of affected lots should generally be over excavated to a minimum depth of 3 feet below finish grade, or 2 feet below the foundation, whichever is greater, and/or a maximum ratio of fill thickness on the lot of 3:1 (maximum: minimum), and replaced with compacted fill. The County of Riverside requires that the minimum fill thickness beneath a lot be at least half of the maximum fill thickness on the lot. Removal bottoms should be sloped toward the street, or other approved areas. In areas of hard rock, the over excavation should be performed such that a minimum 1 percent gradient is maintained toward the front of the lot in order to reduce the potential for the accumulation of water (from irrigation or rainfall) in the fill caps. A minimum of 2 feet of compacted fill is recommended below all foundations.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 11 MAP- MM-5.6-19

NOTAPPLY

Prior to grading permit final inspection approval:

Fill slopes should be properly built and compacted to a minimum relative compaction of 90 percent throughout, including the slope surfaces. Any cut slopes proposed should be designed at gradients of 2:1 and should not exceed 30 feet in height, without a specific slope stability evaluation. While stabilization of such cut slopes is not currently anticipated, locally adverse geologic conditions (e.g., adverse joints and/or fractures, discontinuities, etc.) may be encountered which may require remedial grading or laying back of the slope to an angle flatter than the adverse geologic condition. In addition, existing natural slopes that remain outside areas of proposed development, may be prone surficial instability, as was noted during our previous investigation of the property (GSI, 2006). These natural slopes should have drainage directed away from their tops and bottoms, and will also require regular and periodic maintenance. General guidelines for slope construction are presented in Appendix E. At a minimum, the proposed slopes should be constructed in accordance with 2010 CBC (CBSC, 2010) requirements. Irrigation of natural slopes is not recommended.

70.PLANNING. 12 MAP- MM-5.7-1

NOTAPPLY

Prior to grading permit final inspection approval:

Should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 12 MAP- MM-5.7-1 (cont.) NOTAPPLY

made available to the appropriate regulatory agencies prior to closure of the contaminated area.

70.PLANNING. 13 MAP- MM-5.7-2 NOTAPPLY

Prior to grading permit final inspection:

If an unknown contaminated area is exposed during construction, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

70.PLANNING. 14 MAP- MM-5.7-8 NOTAPPLY

Prior to grading permit final inspection approval:

If any materials are discovered at the site during any future soil moving activities that may contain asbestos, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 15 MAP- MM-5.7-9 NOTAPPLY

Prior to grading permit final inspection approval :

If any materials are discovered at the site during any future soil moving activities that may contain lead, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

70.PLANNING. 16 MAP- MM-5.7-10 NOTAPPLY

Prior to grading permit final inspection approval:

Tailing deposits shall be transported to the proposed commercial area of the site and deposited in an engineered underground enclosure. This enclosure should be designed to accomplish the following parameters:

All pathways where surface or ground water can migrate into and through the tailing deposits will be eliminated. The top of the enclosure which will be entirely water proof will be designed to cause water entering the subsurface to be directed to the edges of the structure and away from the tailings. This will preclude any leaching of heavy metals into the native soils and groundwater;

All site utilities will be located above the top of the enclosure. This will preclude the need to expose the tailings in the event of a need to repair a utility. Thus, once deposited, there will be no reason for any future personnel to be exposed to the tailing deposits.

A deed restriction will be recorded that documents the existence of the enclosure.

70.PLANNING. 17 MAP- MM-5.8-1 NOTAPPLY

Prior to grading permit final inspection approval:

With the exception of the area set aside for conservation, future development shall include the construction of all onsite and offsite drainage facilities as required by the County Flood Control and Water Conservation District as described in this Subchapter of the EIR.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 18 MAP- MM-5.10-2

NOTAPPLY

Prior to grading permit final inspection approval:

Any unidentified open test excavations, shafts, or stopes shall be identified and properly filled.

70.PLANNING. 19 MAP- MM-5.10-3

NOTAPPLY

Prior to grading permit final inspection approval: For shafts, the anticipated remedial measure would consist of the removal of all near surface loose soil and rock within the shaft opening, the placement of a lean concrete slurry plug and/or concrete cap, in-turn capped with a minimum of 5 feet of compacted fill, and incorporating structural setbacks near the shaft opening. These recommendations assume that the shaft is poorly backfilled. If the quality (relative compaction) of the shaft backfill is better than anticipated, these remedial recommendations may be modified somewhat, based on review and approval by the controlling authorities. The preliminary remedial measures for stope areas might consist of, but may not be limited to, backfilling the near surface workings with onsite materials, imported crushed rock, or a lean concrete slurry. All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements can be refined based on the requirements of the controlling authorities and conditions exposed in the field prior to and/or during earthwork construction. If additional concealed mine workings or other subsurface structures are uncovered/revealed during grading, they will need to be further evaluated on a case-by-case basis to determine what, if any, remedial measures or recommendations, consistent with the Mitigation Measures, are considered warranted.

70.PLANNING. 20 MAP- MM-5.16.3-4

NOTAPPLY

Prior to grading permit final inspection approval:

The contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 21 MAP- MM-5.5-5 NOTAPPLY

PRIOR TO GRADING PERMIT FINAL INSPECTION APPROVAL:

Prior to grading permit final, trenching and other ground-disturbing construction activities associated with the sewer and water line improvements along existing roadways shall be monitored for the presence of buried prehistoric or historic features and sites.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 10 MAP- SOIL REMEDIATION COMPL NOTAPPLY

Prior to issuance of any building permit, the applicant/developer shall provide documentation that the soil remediation has been completed and is safe for the intended use.

80.PLANNING. 11 MAP- MINE TAILINGS, SHAFTS NOTAPPLY

Prior to issuance of any building permit, the applicant/developer shall provide documentation that the existing mine tailings and final sealing of the test excavations, shafts, and/or slopes and proper closure of the previous mine located onsite has been completed. Provide documentation from any State Agencies indicating that remediation efforts have been completed.

80.PLANNING. 12 MAP- POST GRADING REPORT NOTAPPLY

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

80.PLANNING. 13 MAP- SCHOOL MITIGATION NOTAPPLY

"PRIOR TO BUILDING PERMITS, impacts to the Perris and Perris Union High School District shall be mitigated in accordance with state law."

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP- ENTRY MONUMENTATION NOTAPPLY

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

- 1.An entry monument shall be shown on the Exhibit ____.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

80.PLANNING. 15 MAP- MM-5.3-3 NOTAPPLY

The project shall incorporate Energy Efficient Project Design (consistent with Section II.J, Energy Efficiency, of Specific Plan No. 364), which includes photovoltaic solar roofs.

80.PLANNING. 16 MAP- MM-5.6-7 NOTAPPLY

Prior to the issuance of a building permit:

The developer shall obtain a geotechnical study for the reservoir that addresses the maximum amount of acceleration forecast from the maximum credible earthquake; incorporate this information into the design of a new reservoir. The design must prevent a catastrophic tank failure, yet allow stored water to be released in a controlled manner that can be captured on the site and conveyed to a nearby stream channel or drainage facility.

80.PLANNING. 17 MAP- MM-5.11-10 NOTAPPLY

Prior to issuance of building permits:

Future traffic noise levels for sensitive uses adjacent to SR 74 could result in exterior noise loading is greater than 65 dB CNEL. Mixed Use Planning Area 1 and residential Planning Area 2 are both adjacent to SR 74 and sensitive uses within these development areas may be exposed to high traffic noise levels. In order to meet the Riverside County exterior noise compatibility guideline at the closest Project lots under General Plan build-out traffic noise, one or more of the following mitigation measured will be required to ensure residential uses in PA 1 and PA 2

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PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP- MM-5.11-10 (cont.) NOTAPPLY

adjacent to the SR 74 are adequately protected from roadway noise sources:

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances indicated previously.

A 6-0 foot high perimeter wall or berm at homes backing up to or abutting SR-74 could provide up to 6 dB attenuation.

Mixed use area PA 1, adjacent to SR-74, could place commercial structures immediately adjacent to the roadway to acoustically shield interior residential uses. Such design strategies could eliminate any needed noise mitigation in PA 1.

Recreational space such as a noise protected community park or pool may be considered to meet noise protection standards such that individual residential balconies or patios would not require to be mitigated below the 65 dB CNEL threshold.

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances at least 50 feet from Project access roadways.

80.PLANNING. 18 MAP- MM-5.11-12 NOTAPPLY

Prior to the issuance of building permits:

Verification of code compliance for any future residential uses within PA 1 and PA 2 shall be provided to the Building Department.

80.PLANNING. 19 MAP- MM-5.16.3-1 NOTAPPLY

Prior to issuance of building permits:

The applicant shall provide evidence that the following has been addressed.

To utilize energy efficiently, all residential buildings, large public buildings (library, public community center, schools, and joint-use facilities), large private recreation buildings and large commercial buildings (retail

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP- MM-5.16.3-1 (cont.)

NOTAPPLY

and office) shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 35%. To meet this rating standard, combinations of the following energy efficiency design elements or future elements shall be used to achieve at least a 35% energy savings compared to the 2008 Building Energy Standards: i) Tankless water heaters ii) High efficiency lighting iii) Low energy HVAC systems with tighter HVAC ducts iv) Improved drywall, insulation and sealing installation v) "Cool roofs" reflect the sun's light back to the sky vi) Heat-repelling radiant barrier roof foil reflect the sun's heat back to the sky vii) Double-paned windows viii) Dual-glazed, Lo E2 windows ix) Other energy conservation measures developed between 2011 and 2017 when the propose project is envisioned to begin actual construction. 2. To utilize energy efficiently, homebuilders shall install Energy Star-rated model appliances, if the homebuilder chooses to install major appliances such as a dishwasher, washing machine, and refrigerator in the new residential units. 3. To utilize energy efficiently, major appliances installed in large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be Energy Star-rated . 4. To utilize energy efficiently, street lights shall be installed with energy-efficient lighting, such as approved LED lights the meet the requirements of County Ordinance No. 655. 5. To increase renewable energy sources and reduce greenhouse gas emissions, large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be installed with solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology. 6. To increase renewable energy sources and reduce greenhouse gas emissions, homebuilders shall offer to home buyers solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology as part of the homebuilder's option program. 7. Where professional management is available, such as an HOA, recycled water shall be used in residential front-yards and backyards, i.e. private common area, and in adjacent street parkways, subject to EVMWD and County approvals. 8. Where professional management is not available, grass turf (live not artificial) shall be limited to 33% of the landscaped area of a conventional single-family detached lot.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP- MM-5.16.4-1

NOTAPPLY

Prior to issuance of building permits:

The project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program - Form B and Form C to ensure compliance. Form B - Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety, Form C - Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior building final inspection.

80.PLANNING. 21 MAP- MM-5.16.4-3

NOTAPPLY

Prior to issuance of building permits:

To assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials, for any multi-unit residential, commercial or industrial facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with AB 1327 in terms of installation of recycling access areas at these facilities.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 4 MAP- QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Recreation and Park District.

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

MAP- MM-5.11-1

NOTAPPLY

Prior to building permit final inspection approval: For high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors, small, portable noise barriers should be placed near the noise-producing equipment, between the noise source and the receptors. These barriers may be constructed from on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier.

90.PLANNING. 7

MAP- MM-5.11-11

NOTAPPLY

Prior to building permit final inspection approval:

Interior noise levels can achieve the 45 dB CNEL building code standard with standard construction features such as dual paned windows and the ability to close windows. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards. This shall be reflected on the plans and inspected for compliance, prior to building final inspection.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 2

SP - COUNT RES BUILD PERMITS

NOTAPPLY

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 490 residential building permits to be issued within the SPECIFIC PLAN.

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PARCEL MAP Parcel Map #: PM36453

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA4A PLANS REQUIRED(1)

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1st Building Permit within the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the portion of the park site designated within Planning Area 4A, specifically the portion that is on top of the hill between Planning Areas 3 and 5, such that a park is available with a tot lot and grass area for the first residents of the SPECIFIC PLAN. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 4 and with the requirements of the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA4A PARK CONST(1)

NOTAPPLY

PRIOR TO THE 25th BUILDING PERMIT within the SPECIFIC PLAN, the portion of the park site designated within Planning Area 4A, specifically the portion that is on top of the hill between Planning Areas 3 and 5, such that a park is available with a tot lot and grass area for the first residents of the SPECIFIC PLAN, shall be constructed and operational; or to the satisfaction of the Planning Director.

100.PLANNING. 5 SP - PA4A PLANS REQUIRED(2)

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 196th Building Permit within the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the remainder of the park site designated within Planning Area 4A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 4A and with the requirements of the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PA4A PLANS REQUIRED(2) (cont.) NOTAPPLY

amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA4A PARK CONST(2) NOTAPPLY

PRIOR TO THE 294th BUILDING PERMIT within the SPECIFIC PLAN, the remainder of the park site designated within Planning Area 4A, shall be constructed and operational; or to the satisfaction of the Planning Director.

100.PLANNING. 7 SP - PA4B LAND DEDICATION NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 294th Building Permit within the SPECIFIC PLAN, the land for a Community Center shall be dedicated to a public agency.

100.PLANNING. 9 SP - PA6 TRAIL PLANS NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 100th Building Permit within the SPECIFIC PLAN, detailed trail plans shall be submitted to the Planning Department, Regional Parks and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the trails designated within Planning Area 6. The detailed trail plans shall conform with the design criteria in the specific plan document for Planning Area 6 and with the requirements of the Regional Parks , CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the trail and its facilities.

100.PLANNING. 10 SP - PA6 TRAIL CONST NOTAPPLY

The trails in Planning Area 6 shall be constructed and operational prior to the 300th Building Permit within the

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP - PA6 TRAIL CONST (cont.) NOTAPPLY

SPECIFIC PLAN or to the satisfaction of the Planning Director.

100.PLANNING. 11 SP - COMMUNITY CENTER PLANS NOTAPPLY

Improvement plans for the Community Center located within Planning area 4B shall be submitted by the applicant or successor in interest to the Planning Department for review and approval prior to the first building permit. The Community Center improvement plans shall include a detailed site plan, floor plans and elevations for the construction and maintenance of the community center. More specifically the plans shall show at least 3,000 square feet total. At least 1,200 square feet of the structure shall be dedicated as a community center before any residential are sold, and the remainder of the structure may be used for home sales. At which time the sales office is not required the remainder of the building will also become community center, and shall include parking, a meeting room, two offices, restroom(s), and a kitchen including appliances. The improvement plans shall be submitted as a plot plan. The design of the community center shall be coordinated with Riverside County EDA and Regional Parks Department.

Note- This Condition was added by the Planning Commission.

100.PLANNING. 12 USE - OPERATE COMMUNITY CENTER NOTAPPLY

Prior the approval of any implementing project with the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

Prior to the 30th residential certificate of occupancy the Community Center within Planning Area 4B in Specific Plan No. 364 shall be constructed.

Note- This Condition was added by the Planning Commission.

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

DATE: January 26, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
1st District Supervisor

1st District Planning Commissioner
Perris Valley MAC c/o 1st Dist. Supv.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

TENTATIVE PARCEL MAP NO. 36453 - EA40120 – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadow Brook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres – Zoning: Rural Residential (R-R) - **REQUEST:** The **Tentative Parcel Map** proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) – APN: 345-190-016 and 345-200-013 – Concurrent Cases: EIR No. 530 – SP No. 00364 – GPA No. 00743 – CZ No. 007143 and GEO No. 001730. Note: A Specific Plan is being processed on this site. SP 364 is not yet approved.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 26, 2015.** 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 **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@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.

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

DATE: April 16, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. 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 Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

TENTATIVE PARCEL MAP NO. 36453 AMENDED NO. 1 – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadow Brook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The **Tentative Parcel Map** proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) – APN: 345-190-016 and 345-200-013 Note: A Specific Plan is being processed on this site. SP 364 is not yet approved.

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on May 7, 2015.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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 **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@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.



Board of Directors

President

Randy A. Record

Directors

Joseph J. Kuebler, CPA
Philip E. Paule
David J. Slawson
Ronald W. Sullivan

General Manager

Paul D. Jones II, P.E.

Treasurer

Joseph J. Kuebler, CPA

***Chairman of the Board,
The Metropolitan Water
District of So. Calif.***
Randy A. Record

Legal Counsel

Lemicux & O'Neill

February 23, 2015

Riverside County Planning Department – Riverside
P.O. Box 1409
Riverside, Ca 92502-1409

Attention: Matt Straite

Gentlemen:

Subject: Tentative Parcel Map No. 36453 – EA40120. Meadow Brook Area Zoning District – Located West side of Highway 74 between Richard Street to the south and Festus Circle to the north. APN: 345-190-016 and 345-200-013.

Upon review of the referenced project location, we determined that the project is located within EVMWD and outside of EMWD's service area. Please forward public notifications to the appropriate agency having jurisdiction in the project area.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

ME:pn

Attachment: none



County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 6, 2015

Attention: Planning

Subject: Tract Map No. 36711 (APN461-050-12, 461-020-039 & -049)

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

**Southern California Edison Company
2131 Walnut Grove Ave., GO3, 2nd Fl., 270J
Rosemead, CA 91770**

Attention: Steven D. Lowry

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

cc: Joe Schaefer

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

DATE: January 26, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
1st District Supervisor

1st District Planning Commissioner
Perris Valley MAC c/o 1st Dist. Supv.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

TENTATIVE PARCEL MAP NO. 36453 - EA40120 - Applicant: Colinas Del Oro Land Co. - Engineer/Representative: United Engineering Group - First Supervisorial District - Meadow Brook Area Zoning District - Rural Village Study Area - Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) - Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north - 126.32 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The **Tentative Parcel Map** proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) - APN: 345-190-016 and 345-200-013 - Concurrent Cases: EIR No. 530 - SP No. 00364 - GPA No. 00743 - CZ No. 007143 and GEO No. 001730. Note: A Specific Plan is being processed on this site. SP 364 is not yet approved.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 26, 2015.** 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 **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@rctlma.org / **MAILSTOP# 1070.**

COMMENTS: NO CORRECTIONS NEEDED.

DATE: 2/17/15 SIGNATURE: [Signature]
PLEASE PRINT NAME AND TITLE: SGT. Raul NAVA #242
TELEPHONE: (951) 245-3300

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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Colinas Del Oro Land Company, LLC, a Delaware Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as 345-190-016 and 345-200-013 ("PROPERTY"); and,

WHEREAS, on November 19, 2014, PROPERTY OWNER filed an application for Parcel Map No. 36453 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by APPLICANT to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Colinas Del Oro Land Company, LLC
Attn: Gregory Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

With a copy to:
Colinas Del Oro Land Company, LLC
Attn: Mark M. Clairmont, Esq.
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 9/9/15

PROPERTY OWNER:
COLINAS DEL ORO LAND COMPANY, LLC, a Delaware Limited Liability Company

By: Regal Opportunities, LLC, a California Limited Liability Company
Its Administrative Member

By: Gregory P. Lansing
Gregory P. Lansing
Managing Member

Dated: 9/2/15

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of San Diego)

On September 2, 2015, before me, KENDRA S. BOGLE,
Notary Public, personally appeared Gregory P. Lansing, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

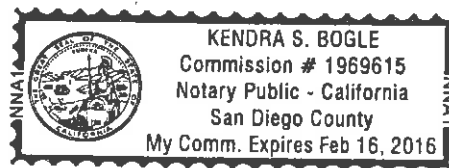
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

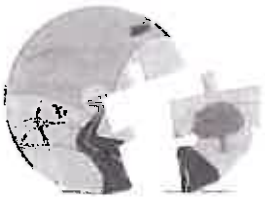
WITNESS my hand and official seal.

Signature _____

(Affirm Seal)

(Affix Seal)





Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC 003057

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 36453

DATE SUBMITTED: 11-19-14

APPLICATION INFORMATION

Applicant's Name: Colinas Del Oro Land Co. E-Mail: mike@mikenaggar.com

Mailing Address: 12671 High Bluff Drive, Suite 150

	<small>Street</small>	
<u>San Diego</u>	<u>CA</u>	<u>92130</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 657-8594 Fax No: ()

Engineer/Representative's Name: United Engineering Group E-Mail: cmorgan@unitedeng.com

Mailing Address: 10602 Trademark Pkwy, Suite 509

	<small>Street</small>	
<u>Rancho Cucamonga</u>	<u>CA</u>	<u>91730</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 466-9240 x103 Fax No: ()

Property Owner's Name: Same as Applicant E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150

	<small>Street</small>	
<u>San Diego</u>	<u>CA</u>	<u>92130</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (858) 523-0719 Fax No: ()

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.

Greg Lansing

PRINTED NAME OF APPLICANT

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.

Greg Lansing

PRINTED NAME OF PROPERTY OWNER(S)

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): 345-190-016 & 345-200-013

Section: 15 Township: 5 South Range: 4 West

Approximate Gross Acreage: 126.32 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Richard Street, South of
Ethanac Road, East of Open Space, West of Highway 74

Thomas Brothers map, edition year, page number, and coordinates: 2010; Pg 836, J2 & J3; Pg 837, A2 & A3

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):

Tentative Parcel Map containing 4 parcels, all over 20 acres.

Related cases filed in conjunction with this request:

GPA 743; SP 364; CZ 7143; TR36450; EA40120; EIR 530

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

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

E.A. No. (if known) EA40120 E.I.R. No. (if applicable): EIR 530

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: EIR being prepared by Matt Fagan Consulting

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) 1.5 Miles

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

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1.5 Miles

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: _____

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **Riverside County** Director's Hearing to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36453 – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadow Brook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Tentative Parcel Map proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres).

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 26, 2015
PLACE OF HEARING: County Administrative Center
1st Floor, Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@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 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. The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/25/2015,

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

APN (s) or case numbers Pm 36453 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.

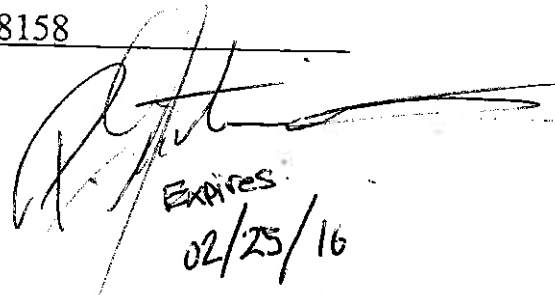
NAME: Vinnie Nguyen

TITLE GIS Analyst

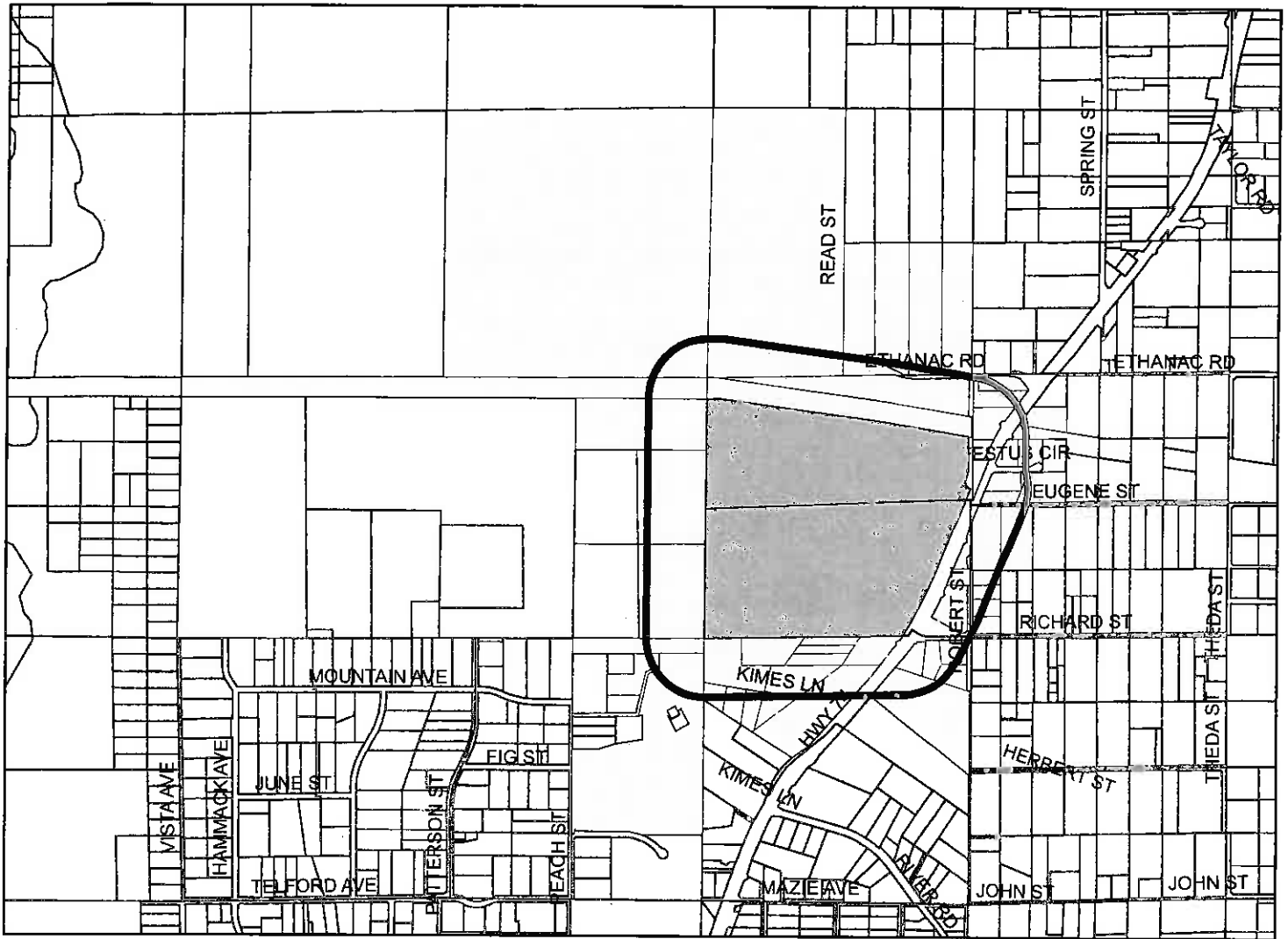
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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


Expires 02/25/16

PM36453 (600 feet buffer)



Selected Parcels

345-210-013	345-150-030	345-210-027	345-210-031	345-210-022	345-210-023	345-210-024	345-210-025	345-190-016	345-200-013
345-150-032	345-150-036	346-240-034	345-210-030	345-210-026	345-200-014	345-210-019	345-150-033	345-150-034	345-160-061
345-160-059	345-210-017	345-020-016	345-020-019	345-020-018	345-150-035	345-200-011	346-240-027	346-240-037	345-210-029
345-160-047	345-160-063	345-160-058	346-090-006	345-160-060	345-150-005	345-150-029	345-150-008	345-150-023	345-190-014
345-210-005	345-210-015	345-210-016	345-150-038	345-150-039	345-150-040	345-190-002	346-200-001	346-200-013	346-200-015
346-240-001	345-210-032	345-020-011	345-020-017	345-210-014	345-150-041	346-200-011	345-200-012		



1,800 900 0 1,800 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: 345020011, APN: 345020011
THEO HOLDINGS
8251 WESTMINSTER STE 205
WESTMINSTER CA 92683

ASMT: 345150030, APN: 345150030
ESTELLA PENA, ETAL
21630 FESTUS CIR
PERRIS, CA. 92570

ASMT: 345020017, APN: 345020017
TRAM HUYNH
10562 BEACON AVE
GARDEN GROVE CA 92843

ASMT: 345150032, APN: 345150032
MALA SHETH, ETAL
1905 VIA CORONEL
PALOS VERDES EST CA 90274

ASMT: 345020018, APN: 345020018
LETICIA NAVARRO, ETAL
1502 E CREST LN
ANAHEIM CA 92805

ASMT: 345150033, APN: 345150033
JOHN MARRELLI
3160 LIONSHEAD AVE NO 1
CARLSBAD CA 92010

ASMT: 345020019, APN: 345020019
JUAN ABREU
2519 HOPE ST
HUNTINGTON BEACH CA 90255

ASMT: 345150034, APN: 345150034
ANTONIA GARCIA, ETAL
2733 WEBSTER AVE
LONG BEACH CA 90810

ASMT: 345150008, APN: 345150008
RONALD ALLEN
53013 CLIMBER CT
LAKE ELSINORE CA 92532

ASMT: 345150036, APN: 345150036
RAPHAEL LIZARRAGA, ETAL
13179 BALBOA LN
MORENO VALLEY CA 92553

ASMT: 345150023, APN: 345150023
ROSA CASTRO
881 E HEATHER DR
QUEEN CREEK AZ 85140

ASMT: 345150041, APN: 345150041
VALERIE GERSCH
9780 KIWI MEADOW LN
ESCONDIDO CA 92026

ASMT: 345150029, APN: 345150029
RIVERSIDE COUNTY TRANSPORTATION COM
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 345160058, APN: 345160058
ODILON CHAVEZ
26689 SPRING ST
PERRIS CA 92570

ASMT: 345160059, APN: 345160059
MARIA NUNEZ, ETAL
26420 ROBERT ST
PERRIS, CA. 92570

ASMT: 345160060, APN: 345160060
QUN LIN
4991 ALTA COLINA RD
CAMARILLO CA 93012

ASMT: 345160061, APN: 345160061
MARGARITA CENTENO, ETAL
1076 CHRISTOBAL LN
COLTON CA 92324

ASMT: 345160063, APN: 345160063
LYNN GRITTON, ETAL
C/O LYNN R GRITTON
27245 HIGHWAY 74
PERRIS CA 92570

ASMT: 345190002, APN: 345190002
SOUTHERN CALIFORNIA EDISON CO
2ND FLOOR
2131 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 345190014, APN: 345190014
SANDRA BRETTO
21451 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345200011, APN: 345200011
DARRYL SNYDER, ETAL
1126 N GRAND AVE STE A
COVINA CA 91724

ASMT: 345200012, APN: 345200012
GRACE GIVENS, ETAL
27105 JARVIS ST
PERRIS CA 92570

ASMT: 345200013, APN: 345200013
COLINAS DEL ORO LAND CO
C/O RIO BRAVO DEV CO
P O BOX 540
SANTA BARBARA CA 93102

ASMT: 345200014, APN: 345200014
YOUNG PARK, ETAL
1216 LAKESHORE DR
BEAVER DAM WI 53916

ASMT: 345210013, APN: 345210013
CATHY HERNANDEZ, ETAL
21145 KIMES LN
PERRIS, CA. 92570

ASMT: 345210014, APN: 345210014
HOANG NGUYEN, ETAL
25269 NOBLE CANYON ST
CORONA CA 92883

ASMT: 345210016, APN: 345210016
PATRICIA KIMES, ETAL
2112 LA COLINA DR
SANTA ANA CA 92705

ASMT: 345210017, APN: 345210017
JOSEPH GUIBERSON
21105 KIMES LN
PERRIS, CA. 92570

ASMT: 345210019, APN: 345210019
BONNIE BECK, ETAL
11801 LOARA ST
GARDEN GROVE CA 92840

ASMT: 345210025, APN: 345210025
TOSSIE GREEN, ETAL
C/O EDDIE FRANKLIN
P O BOX 2054
PERRIS CA 92570

ASMT: 345210026, APN: 345210026
GENARO DOMINGUEZ
26513 LIDO DR
MURRIETA CA 92563

ASMT: 345210029, APN: 345210029
SANDRA MULLINS, ETAL
27800 GREENWALD AVE
PERRIS CA 92570

ASMT: 345210030, APN: 345210030
ISABELL FONTENOT, ETAL
410 N BOWEN
COMPTON CA 90221

ASMT: 345210031, APN: 345210031
HAE YEONG LEE, ETAL
2501 REATA PL
DIAMOND BAR CA 91765

ASMT: 345210032, APN: 345210032
SUNG PAIK
3133 STEVENS ST
LA CRESCENTA CA 91214

ASMT: 346090006, APN: 346090006
RAYLEN GRITTON, ETAL
C/O NORMAN D GRITTON
4272 SUNNYSIDE DR
RIVERSIDE CA 92506

ASMT: 346200001, APN: 346200001
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 346200011, APN: 346200011
HENRY TIEN, ETAL
C/O VINCENT J TIEN
23531 ESTELLE MOUNTAIN RD
PERRIS CA 92570

ASMT: 346240001, APN: 346240001
SARIE MADOLORA, ETAL
40055 LOS ALTOS RD
HEMET CA 92544

ASMT: 346240027, APN: 346240027
DONNA CUNNINGHAM, ETAL
20121 CORONA ST
CORONA CA 92881

ASMT: 346240034, APN: 346240034
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 346240037, APN: 346240037
LOW CAL INC
26734 PEACH ST
PERRIS CA 92570

9/21/2015 PM36453

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

1st Supervisor District
Kevin Jefferies, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

Planning Commission, Riverside
County"
ATTN: Charissa Leach
c/o Mary Stark, Planning Commission
Secretary"
Mail Stop 1070

Perris Valley MAC
c/o Kevin Jefferies, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris CA 92570

Verizon Engineering
9 South 4th St.
Redlands, CA 92373



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Parcel Map No. 36453

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Colinas Del Oro Land Co.

Project Applicant

12671 HIGH BLUFF DRIVE, STE 150, SAN DIEGO CA 92130

Address

The project is located along the west side of State Highway 74 between Richard Street to the south and Festus Circle to the north.

Project Location

PARCEL MAP NO. 36453 is a proposal for a Class I subdivision of 126.32 gross acres into four (4) parcels for future planned residential development and with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1509881

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: RIO BRAVO DEVELOPMENT LLC \$50.00
paid by: CK 2589
paid towards: CFG06205 CALIF FISH & GAME: DOC FEE
EA40120 SCHEDULE 1 FOR PM36453
at parcel #:
appl type: CFG3

By _____ Aug 31, 2015 16:55
MGARDNER posting date Aug 31, 2015


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

Agenda Item No.: 3.3
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisory District: First
Project Planner: Damaris Abraham
Directors Hearing: October 26, 2015

Plot Plan No. 20247
Environmental Assessment No. 40031
Applicant: Don Krall
Engineer/Representative: ARE Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a self-storage (a mini-warehouse) facility and RV and Boat parking facility with seven (7) buildings (Building A: 13,550 sq. ft., Building B: 10,305 sq. ft., Building C: 8,253 sq. ft., Building D: 11,760 sq. ft., Building E: 19,537 sq. ft., Building F: 9,163 sq. ft., and Building G: 4,517 sq. ft.), and 29 parking spaces and landscaping. In addition to storage areas, Building A and B include areas designated for offices.

The project is located at the northeasterly corner of Highway 74 and Crater Drive.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north, east, and west
City of Lake Elsinore to the south |
| 3. Existing Zoning: | Manufacturing – Service Commercial (M-SC) |
| 4. Surrounding Zoning: | Manufacturing – Service Commercial (M-SC) to the north, east, and west
City of Lake Elsinore to the south |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Mostly vacant land with a metal fabrication facility to the west and a small business to the north. |
| 7. Project Data: | Total Acreage: 5.84
Total Number of Buildings: 7
Total sq. ft. of Buildings: 77,085
Total Number of Parking Spaces: 29 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40031**, 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,

APPROVE PLOT PLAN NO. 20247, 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 in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) on the Elsinore Area Plan.
2. The Light Industrial land use designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The project is for a self-storage (a mini-warehouse) facility and RV and Boat parking facility. The Floor Area Ratio for the project is 0.30 and is within the range for Light Industrial land use designation.
3. The project site is surrounded by properties which are located in the City of Lake Elsinore to the south and designated Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north, east, and west.
4. The zoning for the subject site is Manufacturing – Service Commercial (M-SC).
5. The proposed use, a self-storage (a mini-warehouse) facility and RV and Boat parking facility, is a permitted use, subject to approval of a plot plan in the M-SC zone, in accordance with Sections 11.2.b.1.k.(7) and (8), 11.2.b.2.f, and 11.2.b.1.m.(5) of Ordinance No. 348.
6. The proposed use, a self-storage (a mini-warehouse) facility and RV and Boat parking facility, is consistent with the development standards set forth in the Manufacturing – Service Commercial (M-SC) zone:
 - a. The lot size is 5.84 acres which exceeds the required 10,000 sq. ft. minimum lot size requirement.
 - b. The buildings are setback at least 25 ft. from the street.
 - c. The buildings are 15 ft. in height and do not exceed 50 feet.
 - d. A minimum of 10 percent of the site proposed for development will be landscaped and irrigated.
 - e. A minimum 10 ft. strip adjacent to street right-of-way will be landscaped and maintained.
 - f. Automobile parking areas meet Section 18.12 requirements of Ordinance No. 348. (Mini-Warehouses/Self-Storage: 2 spaces per 3 employees and offices: 1 space per 2 employees)
 - g. Parking and trash enclosures are screened by structures and landscaping.
 - h. Utilities will be installed underground.
 - i. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
7. The proposed self-storage facility (a mini-warehouse) as designed and conditioned is consistent with the development standards set forth in Section 18.46.D. of Ordinance No. 348:
 - a. The maximum individual storage space is 375 sq. ft. and does not exceed the maximum 500 sq. ft.
 - b. The rear and the sides of the buildings are used for the required wall.
 - c. All surfaces are to be color coated in coordinated color.

- d. Roofing materials are compatible with the area.
 - e. All lighting will be indirect, hooded, and positioned so as not to reflect onto adjoining property and shall comply with the Mt. Palomar special Lighting area.
 - f. All gates are metal type painted to coordinate with rest of the mini-warehouse development.
 - g. Parking is provided in accordance with Section 18.12 (Mini-Warehouses/Self-Storage: 2 spaces per 3 employees and offices: 1 space per 2 employees).
 - h. All street setbacks are landscaped.
 - i. No building, structure or wall is located closer than 20 feet from the streets.
8. The project site is surrounded by properties which are located in the City of Lake Elsinore to the south and zoned Manufacturing – Service Commercial (M-SC) to the north, east, and west.
 9. A metal fabrication facility to the west and a small business to the north have been constructed and are operating in the project vicinity.
 10. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group X, Criteria Cell Number 4076. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property.
 11. The project is located within the City Sphere of Influence of Lake Elsinore. The project has been transmitted to the City of Lake Elsinore for review. No response has been received.
 12. Environmental Assessment No. 40031 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing – Service Commercial (M-SC) 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
1. The project site is not located within:
 - a. A fault zone;
 - b. An Airport Influence Area; or,
 - c. A high fire area.
2. The project site is located within:
 - a. Areas of flooding sensitivity;
 - b. An area susceptible to subsidence;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The boundaries of the Lake Elsinore Unified School District;
 - e. The City of Lake Elsinore Sphere of Influence; and,
 - f. An area with moderate liquefaction potential.
3. The subject site is currently designated as Assessor's Parcel Number 347-100-018.

DA:da

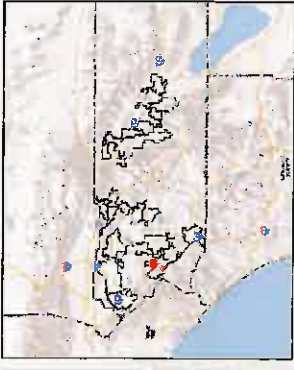
Y:\Planning Case Files-Riverside office\PP20247\DH-PC-BOS Hearings\DH-PC\PP20247.Staff Report.docx

Date Revised: 10/15/15

PP20247



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



Notes

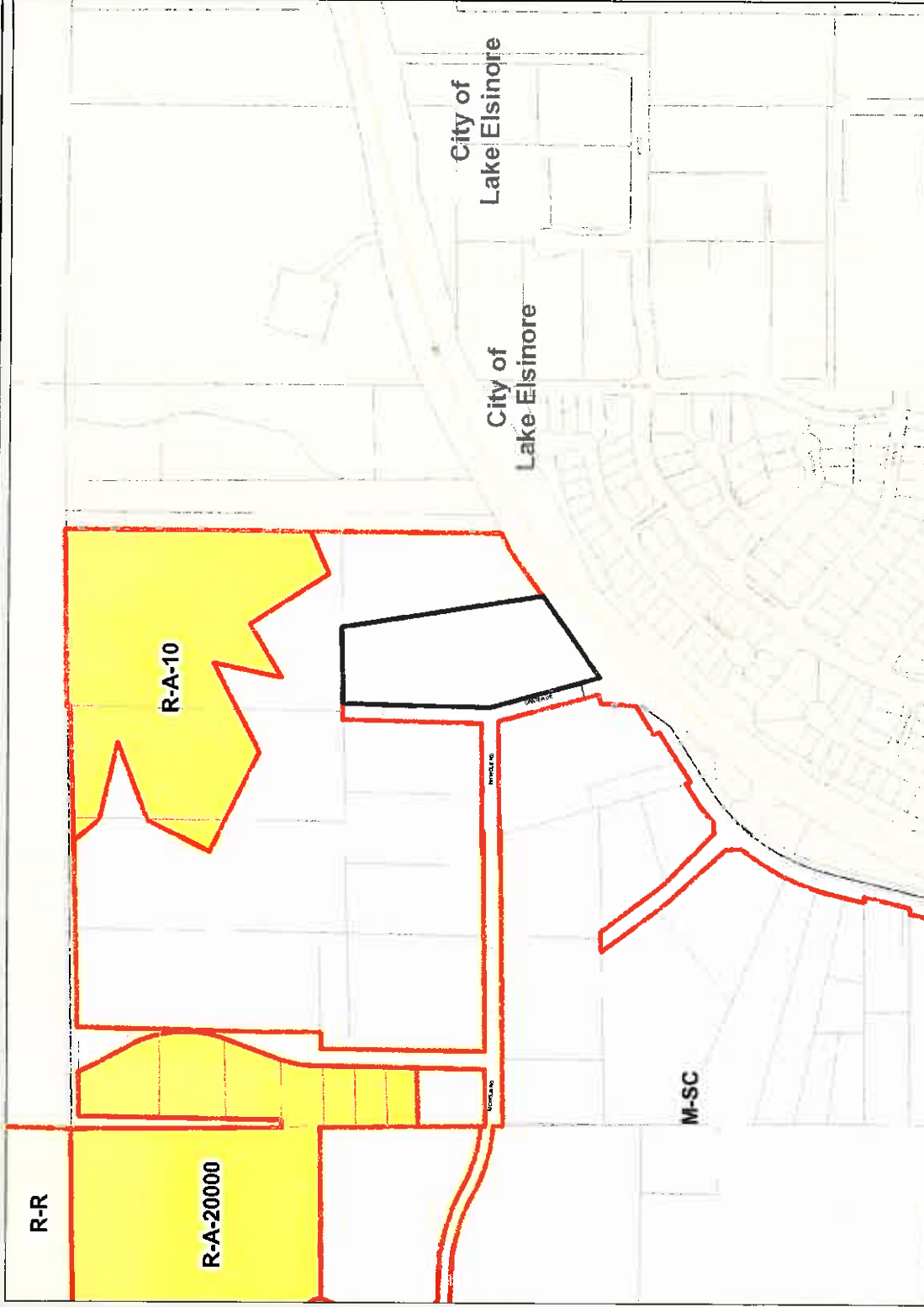
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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PP20247



- Legend**
- ☐ RCLIS Parcels
 - Zoning**
 - <all other values>
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 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
 - A-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
 - A-2-20
 - A-2-5
 - A-D
 - A-P
 - A-P-10

Notes

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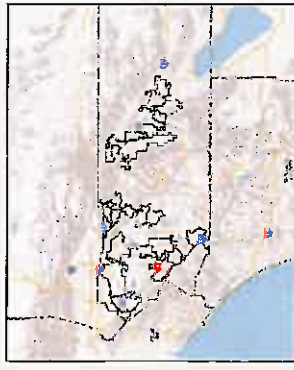
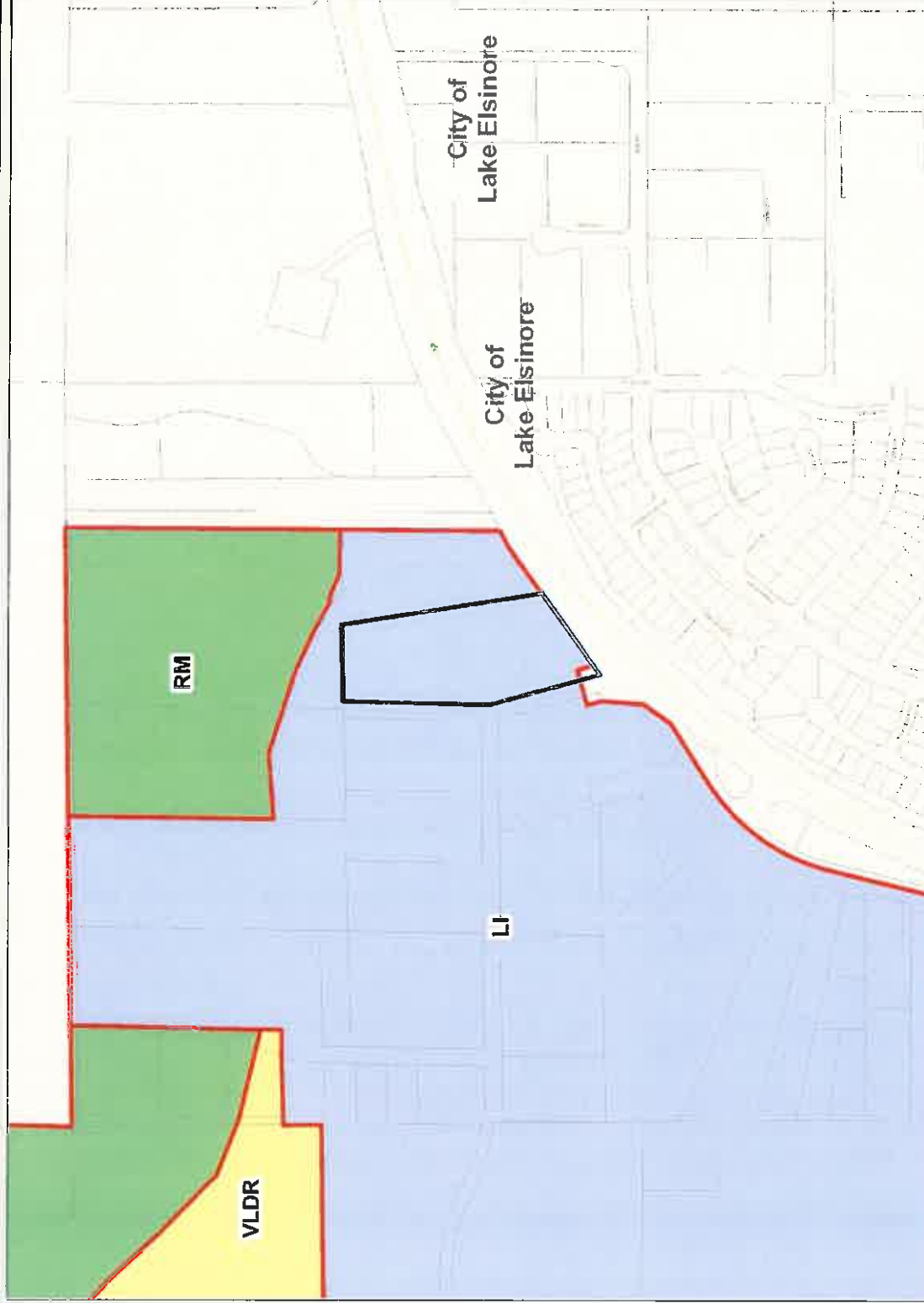
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PP20247



- Legend**
- ☐ RCLIS Parcels
 - Landuse**
 - <all other values>
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 - BP
 - CC
 - CO
 - CR
 - CT
 - City
 - EDR
 - EDR-RC
 - Freeway
 - HDR
 - HHDR
 - HI
 - IND
 - LDR
 - LDR-RC
 - LI
 - MDR
 - MHDR
 - MUPA
 - OS-C
 - OS-CH
 - OS-MIN
 - OS-R

Notes

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0 656 1,313 Feet

1,313 Feet



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© Riverside County TLMA GIS

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PLOT PLAN NUMBER 20247

ARE Associates
Architecture Real Estate

254/22 Trabuco Road
Lake Forest, California
v. 949.505.4152
www.arenetwork.com

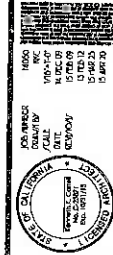
June 100-4
576300-7896
(949.505.4103
ken@arenetwork.com

CASE: PP20247, AMD.#4
EXHIBIT: 8
DATE: 06/17/15
PLANNER: D. ABRAHAM

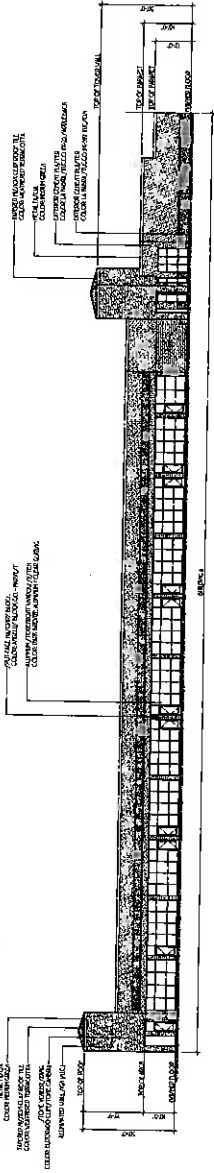


3
EXTERIOR ELEVATIONS
HIGHWAY 74 RV AND SELF STORAGE
28497 HIGHWAY 74, LAKE ELMORE, CALIFORNIA

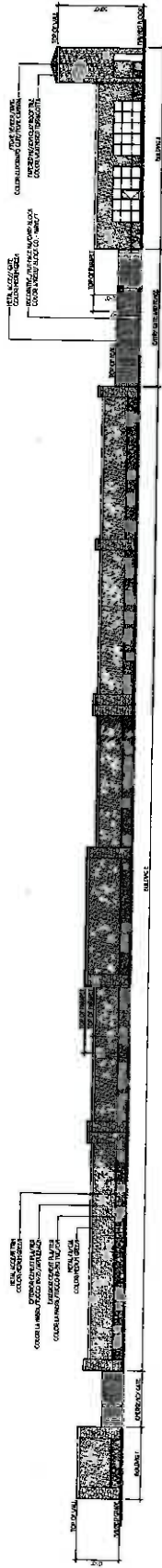
PLOT PLAN NUMBER 20247



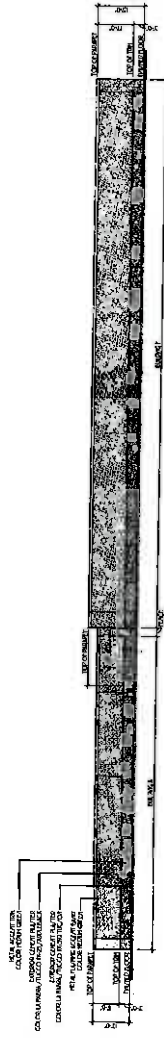
ARE Associates
Architecture Real Estate
75422 Timberline Road
Lake Forest, California
V. 949.503.4752
www.AREAssociates.com
/ext. 105-A
526.30-2950
* 949.503.4103
Kerry M. ARE Associates, Inc.



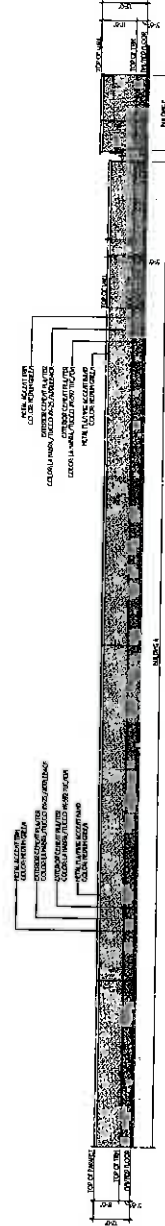
SOUTH ELEVATION (VIEW FROM HIGHWAY 74)



WEST ELEVATION, NEW FROM MERMACK ROAD,



NORTH ELEVATION (VIEW FROM REAR OF PROJECT)



EAST ELEVATION VIEW FROM ADJACENT PROPERTY

ARE Associates
 Architecture Real Estate
 2827 Torrey Road
 Torrey Pines, CA 90230
 310.205.1335
 www.areassociates.com

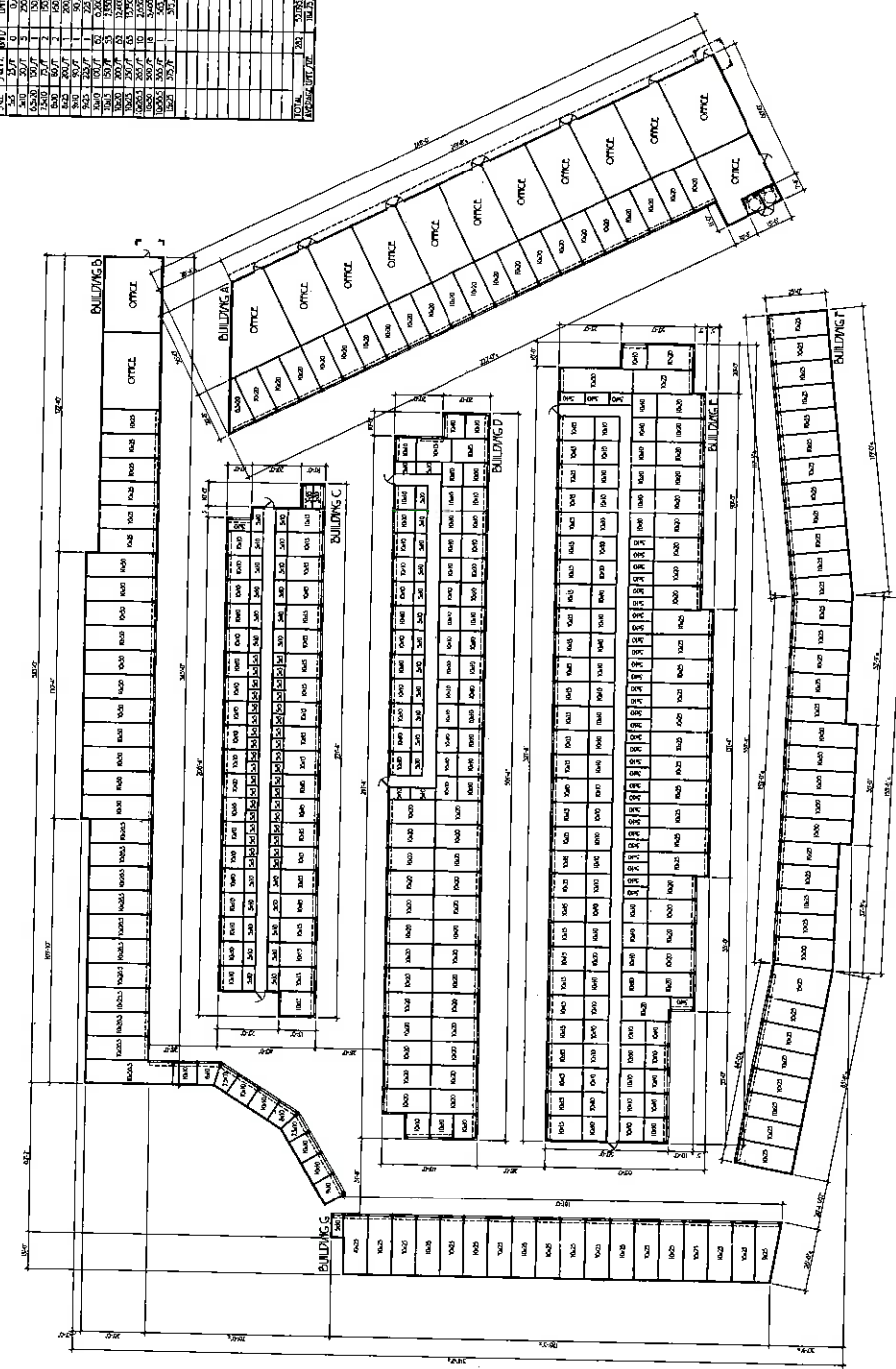


CONTRACT NO. 10000
 PROJECT NO. 10000
 DATE 12/31/2024
 EXPIRATION DATE 12/31/2024

PLOT PLAN NUMBER 20247

GROUND LEVEL FLOOR PLAN HIGHWAY 74 RV AND SELF STORAGE

28497 HIGHWAY 74, LAKE ELMORE, CALIFORNIA



UNIT MIX - OVERALL

UNIT TYPE	UNIT COUNT	TOTAL SQ. FT.	TOTAL SQ. YD.
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300	300	30000	30000
400	400	40000	40000
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10000	10000	1000000	1000000

CASE: PP20247, AMD #4
 EXHIBIT C
 DATE: 06/17/15
 PLANNER: D. ABRAHAM

[illegible]

1. The following are the main types of business organisations:
 - a. Sole proprietorship
 - b. Partnership
 - c. Joint venture
 - d. Limited liability partnership (LLP)
 - e. Private limited company (Pvt. Ltd.)
 - f. Public limited company (Pub. Ltd.)
 - g. Franchise
 - h. Joint stock company
 - i. Co-operative society
 - j. Non-profit organisation
2. Sole proprietorship is a business owned and managed by a single individual. It is the simplest form of business organisation. The owner has complete control over the business and is responsible for all its debts and liabilities. The profits and losses are also borne by the owner alone.
3. Partnership is a business owned and managed by two or more individuals. The partners share the profits and losses of the business. The partnership can be formed by a written agreement or by an oral agreement. The partners have equal rights in the management of the business.
4. Joint venture is a business formed by two or more individuals for a specific purpose. The joint venturers share the profits and losses of the business. The joint venture is usually formed for a limited period of time.
5. Limited liability partnership (LLP) is a business owned and managed by two or more individuals. The partners have limited liability for the debts and liabilities of the business. The LLP is a separate legal entity from its partners.
6. Private limited company (Pvt. Ltd.) is a business owned and managed by two or more individuals. The company has a separate legal identity from its owners. The owners have limited liability for the debts and liabilities of the company. The company can raise funds from the public by issuing shares.
7. Public limited company (Pub. Ltd.) is a business owned and managed by two or more individuals. The company has a separate legal identity from its owners. The owners have limited liability for the debts and liabilities of the company. The company can raise funds from the public by issuing shares.
8. Franchise is a business where the owner allows others to use his name and logo to sell his products or services. The franchisee pays a fee to the owner for the right to use the name and logo. The franchisee is responsible for the day-to-day operations of the business.
9. Joint stock company is a business owned and managed by two or more individuals. The company has a separate legal identity from its owners. The owners have limited liability for the debts and liabilities of the company. The company can raise funds from the public by issuing shares.
10. Co-operative society is a business owned and managed by two or more individuals. The members of the society share the profits and losses of the business. The co-operative society is usually formed for the benefit of its members.
11. Non-profit organisation is a business owned and managed by two or more individuals. The organisation is formed for a specific purpose and does not have any owners. The profits and losses of the organisation are used for the benefit of the community.

EXERCISES

1. Define sole proprietorship. What are its features?
2. Define partnership. What are its features?
3. Define joint venture. What are its features?
4. Define limited liability partnership (LLP). What are its features?
5. Define private limited company (Pvt. Ltd.). What are its features?
6. Define public limited company (Pub. Ltd.). What are its features?
7. Define franchise. What are its features?
8. Define joint stock company. What are its features?
9. Define co-operative society. What are its features?
10. Define non-profit organisation. What are its features?

ASSIGNMENT

Write a short note on each of the following:

1. Sole proprietorship
2. Partnership
3. Joint venture
4. Limited liability partnership (LLP)
5. Private limited company (Pvt. Ltd.)
6. Public limited company (Pub. Ltd.)
7. Franchise
8. Joint stock company
9. Co-operative society
10. Non-profit organisation

EXERCISES

1. Define sole proprietorship. What are its features?
2. Define partnership. What are its features?
3. Define joint venture. What are its features?
4. Define limited liability partnership (LLP). What are its features?
5. Define private limited company (Pvt. Ltd.). What are its features?
6. Define public limited company (Pub. Ltd.). What are its features?
7. Define franchise. What are its features?
8. Define joint stock company. What are its features?
9. Define co-operative society. What are its features?
10. Define non-profit organisation. What are its features?

ASSIGNMENT

Write a short note on each of the following:

1. Sole proprietorship
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3. Joint venture
4. Limited liability partnership (LLP)
5. Private limited company (Pvt. Ltd.)
6. Public limited company (Pub. Ltd.)
7. Franchise
8. Joint stock company
9. Co-operative society
10. Non-profit organisation

[illegible]

PLOT PLAN NUMBER 20247

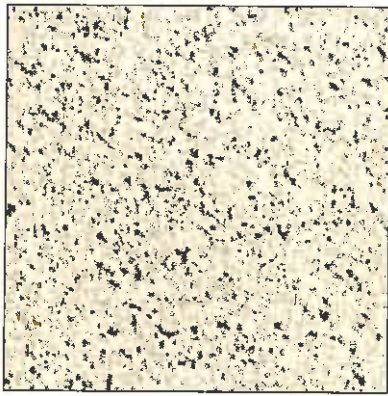
ARE Associates
Architecture Real Estate

25422 Tribune Road
Suite 200
Oakville, Ontario
L6M 4V5
Canada
Tel: 905.335.2200
Fax: 905.335.2201
www.areassociates.com

100% US-A
905.555.3796
1-800-361-2200
kennel@areassociates.com

James C. Kenney
P.E., LEED AP
Res. LEED AP

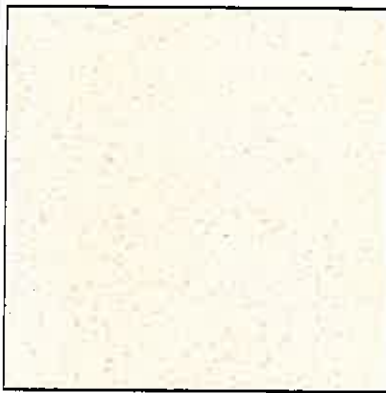
200 W. 10th St.
Suite 200
Ottawa, ON
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EXHIBIT: M
DATE: 06/17/15
PLANNER: D. ABRAHAM



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40031
Project Case Type (s) and Number(s): Plot Plan No. 20247
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: 951-955-5719
Applicant's Name: Don Krall
Applicant's Address: 522 E. Avenida San Juan, San Clemente, CA 92672

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a self-storage (a mini-warehouse) facility and RV and Boat parking facility with seven (7) buildings (Building A: 13,550 sq. ft., Building B: 10,305 sq. ft., Building C: 8,253 sq. ft., Building D: 11,760 sq. ft., Building E: 19,537 sq. ft., Building F: 9,163 sq. ft., and Building G: 4,517 sq. ft.), and 29 parking spaces and landscaping. In addition to storage areas Building A and B include areas designated for offices.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 5.84

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 5.84	Lots:	Sq. Ft. of Bldg. Area: 77,085	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 347-100-018

E. Street References: Northerly of State Highway 74 and easterly of Carter Drive

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 29, Township 5 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and it is surrounded by mostly vacant land with a metal fabrication facility to the west and a small business to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.
- 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 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group X, Criteria Cell Number 4076. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including a high fire hazard area, fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project proposes a self-storage (a mini-warehouse) facility and RV and Boat parking facility with seven (7) buildings. There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

A. General Plan Area Plan(s): Elsinore

B. Foundation Component(s): Community Development

C. Land Use Designation(s): and Community Development: Light Industrial (CD:LI)

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

E. Policy Area(s), if any: Warm Springs Policy Area

F. Adjacent and Surrounding:

1. **Area Plan(s):** Elsinore

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

3. **Land Use Designation(s):** Community Development: Light Industrial (CD: LI) to the north, east, and west; the City of Lake Elsinore to the south.

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

5. **Policy Area(s), if any:** Warm Springs Policy Area

G. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

H. Existing Zoning: Manufacturing-Service Commercial (M-SC)

I. Proposed Zoning, if any: N/A

J. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC)

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 checked="" 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 checked="" 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

September 23, 2015

Date

Damaris Abraham

Printed Name

For Steve Weiss, AICP 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: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project is located adjacent to Highway 74, which is a State Eligible Scenic Highway. The proposed project will install new landscaping along the freeway that will provide a soft buffer between the public view and proposed storage facility. Therefore, the project will not have a substantial impact upon the scenic highway corridor. The project will have less than significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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 located 35.82 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.31) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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: On-site Inspection, Project Application Description

a) The proposed project will create a new source of light; however this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.7) This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.7) In addition, the proposed project will comply with Ordinance No. 655 which limits light pollution emissions, thus reducing the amount of light that may interfere with the adjacent residential uses to the west. Therefore, the impact is 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 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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project is located on land designated as "Grazing Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agricultural 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 (A-1, A-2, A-P, A-D, and C/V). 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.

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 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 proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Elsinore Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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 include residences, which are considered sensitive receptors; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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

☐ ☐ ☒ ☐

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review, Habitat Evaluation and Acquisition Negotiation Strategy (HANS) No. 964, PDB06121 – Biological Resources Survey Report for the Highway 74 Storage Project, Riverside County prepared April 20, 2015 by Vincent N. Scheidt

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 located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group X, Criteria Cell Numbers 4076. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS00964) and a Joint Project Review (JPR) was completed and concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant

b-c) According to the Biological Resources Survey Report, no burrowing owls or evidence of current occupation was observed during focused surveys, however because the project site is located in an Additional Survey Needs and Procedures Area for Burrowing Owl, 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e-f) According to the Biological Resources Survey Report for the Highway 74 Storage Project, the project site has a drainage that traverses the site and the project will avoid the drainage on site. No fairy shrimp or fairy shrimp habitat was observed. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, the impact is considered less than significant.

Mitigation: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.2)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

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, County Archaeologist Review (PDA) No. 4893

Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, "no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA". (COA 10.PLANNING.2) If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.4) Therefore, the impact is considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review (PDA) No. 4893

Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, "no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA". If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist and Native American representative to discuss the significance of the find. (COA 10.PLANNING.4) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or sacred uses within the potential impact area. Therefore, there is no significant impact.

e) In compliance with AB 52, notices regarding this project were mailed to all requesting Tribes on July 13, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. At the time of staff report preparation, the County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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received no requests from the Tribes for formal AB 52 consultation on this project. Therefore, the project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

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?

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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
3. The paleontologist shall determine the significance of the encountered fossil remains.
4. 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.
5. 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.
6. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is 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 adverse effects, including the risk of loss, injury, or death?

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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, County Geologic Report (GEO) No. 2407 - "Preliminary Engineering Geologic and Geotechnical Exploration Report Project: Hwy. 74 RV and Self Storage 28497 Highway 74 Lake Elsinore, CA APN 347100018" dated November 11, 2014 and "Addendum to Preliminary Engineering Geologic and Geotechnical Exploration Report, Hwy. 74 RV and Self-Storage, APN 347100018, 28497 Highway 74, Lake Elsinore, CA" dated March 25, 2015

Findings of Fact:

a-b) According to GEO02407, no known surface traces of active faults traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is 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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2407 - "Preliminary Engineering Geologic and Geotechnical Exploration Report Project: Hwy. 74 RV and Self Storage 28497 Highway 74 Lake Elsinore, CA APN 347100018" dated November 11, 2014 and "Addendum to Preliminary Engineering Geologic and Geotechnical Exploration Report, Hwy. 74 RV and Self-Storage, APN 347100018, 28497 Highway 74, Lake Elsinore, CA" dated March 25, 2015

Findings of Fact:

a) According to GEO02407, "Liquefaction is not expected to occur at the site during the lifespan of the project". In addition, "The risk for seismically induced settlement, lateral spreading and ground effects phenomena such as sandboils, ground fissures, etc., is considered to be nil". Therefore, the impact is considered less than significant.

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), County Geologic Report (GEO) No. 2407 - "Preliminary Engineering Geologic and Geotechnical Exploration Report Project: Hwy. 74 RV and Self Storage 28497 Highway 74 Lake Elsinore, CA APN 347100018" dated November 11, 2014 and "Addendum to Preliminary Engineering Geologic and Geotechnical Exploration Report, Hwy. 74 RV and Self-Storage, APN 347100018, 28497 Highway 74, Lake Elsinore, CA" dated March 25, 2015

Findings of Fact:

a) According to GEO02407, no known surface traces of active faults traverse the site and the site is not located within an Alquist Priolo Earthquake Fault Zone. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered 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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2407 - "Preliminary Engineering Geologic and Geotechnical Exploration Report Project: Hwy. 74 RV and Self Storage 28497 Highway 74 Lake Elsinore, CA APN 347100018" dated November 11, 2014 and "Addendum to Preliminary Engineering Geologic and Geotechnical Exploration Report, Hwy. 74 RV and Self-Storage, APN 347100018, 28497 Highway 74, Lake Elsinore, CA" dated March 25, 2015

Findings of Fact:

a) According to GEO02407, no geologic evidence of current or historic surficial slope failures, slumping or mudflow was observed and subsurface excavations did not reveal evidence of landsliding or deep-seated slope failure. The project will have less than significant 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", County Geologic Report (GEO) No. 2407 - "Preliminary Engineering Geologic and Geotechnical Exploration Report Project: Hwy. 74 RV and Self Storage 28497 Highway 74 Lake Elsinore, CA APN 347100018" dated November 11, 2014 and "Addendum to Preliminary Engineering Geologic and Geotechnical Exploration Report, Hwy. 74 RV and Self-Storage, APN 347100018, 28497 Highway 74, Lake Elsinore, CA" dated March 25, 2015

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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, County Geologic Report (GEO) No. 2407 - "Preliminary Engineering Geologic and Geotechnical Exploration Report Project: Hwy. 74 RV and Self Storage 28497 Highway 74 Lake Elsinore, CA APN 347100018" dated November 11, 2014 and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"Addendum to Preliminary Engineering Geologic and Geotechnical Exploration Report, Hwy. 74 RV and Self-Storage, APN 347100018, 28497 Highway 74, Lake Elsinore, CA" dated March 25, 2015

Findings of Fact:

a) According to GEO02407, no geologic evidence of current or historic surficial slope failures, slumping or mudflow was observed. The potential for impact should a tsunami event reach the southern California coastline is considered negligible. The potential for seiches to impact the proposed development is negligible. The project will have no significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will not significantly change 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.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project does not 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 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	<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
waste water?				

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County Geologic Reports GEO No. 2407

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) According to GEO02407, soils on the site are generally granular and have a medium expansion potential. The California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is proposing Elsinore Valley Municipal Water District (EVMWD) water and sewer service. Therefore, the project will have no impact.

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?

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☐

b) Result in any increase in water erosion either on or off site?

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☐
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Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GHG Impact Study: Highway 74 RV & Self-Storage (December 30, 2014).

Findings of Fact:

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) greenhouse gas emissions for any project. Analysis in the GHG Study found that the project's average annual GHG emissions would be about 230 metric tons per year (MTCO₂e) per year. Therefore impacts would be less than significant.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant 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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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:

a-b) The project is proposing to operate a storage facility and no hazardous materials shall be used and/or stored on site. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project is not located within one-quarter mile of an existing school. The project will have no significant impact.

e) The 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, as a result, would it create a significant hazard to the public or the environment.

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 the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- 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?	<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) According to the General Plan, the project site is not located in a high fire area. The project will have no significant impact.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review

Findings of Fact:

a) The Riverside County Flood Control District Flood Hazard Report indicates that a natural watercourse with a tributary drainage area of approximately 380 acres traverses the northern portion of the site. Another smaller natural watercourse with a tributary drainage area of approximately 35 acres traverses the southern portion of the site. Both watercourses enter the site from the east,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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traverse the property in an east-to-west direction and exit the site into separate culverts under Mermack Road. The two watercourses confluence together further downstream and form the upper east end of Arroyo Del Toro Creek.

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 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. (COA 10.TRANS.14 and COA 60.TRANS. 6) Therefore, the impact is considered less than significant with mitigation incorporated.

b) In order to mitigate for water quality impacts the project shall provide a project specific Final WQMP, improvement plans, grading plans, final map, 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. (COA 60.TRANS. 6) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project is located within the boundaries of the Elsinore Valley Municipal Water District. At this time, the District has not indicated that the proposed project would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) 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 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. (COA 10.TRANS.14 and COA 60.TRANS. 6) Therefore, the impact is considered less than significant with mitigation incorporated.

e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted for review. (COA 60. BS GRADE. 13) Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. 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 shall be constructed and installed in conformance with approved plans and specifications. (COA 10.TRANS.14, 60.BS GRADE.11, 60.BS GRADE.13, 60.TRANS.6, 60.TRANS.7, 70.TRANS.1, 90.BS GRADE.1, 90.BS GRADE.2, 90.TRANS.29, 90.TRANS.30)

Monitoring: Monitoring shall be conducted by the Transportation Department and by the Department of Building and Safety during the plan check process

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, County Geologic Reports GEO No. 2407 (November 11, 2014)

Findings of Fact:

a-b) 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 of the development. The final design

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual. (COA 10.TRANS.14 and COA 60.TRANS. 6) Therefore, the impact is considered less than significant with mitigation incorporated.

c) 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.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. 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 shall be constructed and installed in conformance with approved plans and specifications. (COA 10.TRANS.14, 60.BS GRADE.11, 60.BS GRADE.13, 60.TRANS.6, 60.TRANS.7, 70.TRANS.1, 90.BS GRADE.1, 90.BS GRADE.2, 90.TRANS.29, 90.TRANS.30)

Monitoring: Monitoring shall be conducted by the Transportation Department and by the Department of Building and Safety during the plan check process

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

a) The project proposes a self-storage (a mini-warehouse) facility. The project site is currently designated Community Development: Light Industrial (CD: LI) on the Elsinore Area Plan. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.

b) The project is located within the City of Lake Elsinore sphere of influence. The project has been transmitted to the City of Lake Elsinore. No information provided suggested that the proposed project would affect land uses within Corona or adjacent city or county boundaries. Therefore, impacts are 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 checked="" type="checkbox"/>	<input 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 site's existing zoning of Manufacturing - Service Commercial (M-SC). The proposed use, self-storage (a mini-warehouse), is a permitted use, subject to approval of a plot plan in the Manufacturing-Service Commercial (M-SC).

b) The surrounding zoning is Manufacturing – Service Commercial (M-SC) to the north, east, and west. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Light Industrial (CD: LI) and surrounding properties are designated Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north, east, and west. The project site is surrounded by mostly vacant land with a metal fabrication facility to the west and a small business to the north. The project is proposing a self-storage (a mini-warehouse). Therefore, the project is compatible with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will 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. 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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not 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 project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

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 ☒ A ☐ B ☐ C ☐ D ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to State Route 74. However, the project is for a self-storage (a mini-warehouse) that does not create a noise sensitive use. The existing highway noise will have no significant impact on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input 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) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause 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.

d) Persons might be exposed to ground-borne vibration or ground-borne 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.

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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POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant 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. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) Development of the project site will have a less than significant impact on inducing 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).

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. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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 not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools ☐ ☐ ☒ ☐

Source: Lake Elsinore Unified School District correspondence, GIS database

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

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Lake Elsinore Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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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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?

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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?

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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)?

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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. The project will have no significant impact.

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. The project will have no significant impact.

c) The project is not located within County Service Area and this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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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: The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.4). The impact is less than significant.

b) The project will not 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. The project will have no significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not 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. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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Source: Riverside County General Plan

Findings of Fact: The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

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?

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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?

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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from Elsinore Valley Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review, (COA 80. E HEALTH. 1)

Findings of Fact:

a-b) The project is proposing Elsinore Valley Municipal Water District (EVMWD) water and sewer service. A "Will-Serve" letter is required from the appropriate water and sewer agency (COA 80. E HEALTH. 1). Therefore, impacts will be 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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Application Material

Findings of Fact:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 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: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

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 for a self-storage (a mini-warehouse) facility and RV and Boat parking facility with seven (7) buildings (Building A: 13,550 sq. ft., Building B: 10,305 sq. ft., Building C: 8,253 sq. ft., Building D: 11,760 sq. ft., Building E: 19,537 sq. ft., Building F: 9,163 sq. ft., and Building G: 4,517 sq. ft.), and 29 parking spaces and landscaping. In addition to storage areas, Building A and B include areas designated for offices.

In accordance with Section 18.46.C. Ord. No. 348, mini-warehouse facilities shall be designed and operated for the storage of goods in individual compartment or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation.

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

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.

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. 20247 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 20247, Exhibit A, Site Plan, Amended No. 4 dated June 17, 2015.

APPROVED EXHIBIT B = Plot Plan No. 20247, Exhibit B, Elevations, Amended No. 4 dated June 17, 2015.

APPROVED EXHIBIT C = Plot Plan No. 20247, Exhibit C, Floor Plan, Amended No. 4 dated June 17, 2015.

APPROVED EXHIBIT G = Plot Plan No. 20247, Exhibit G, Conceptual Grading Plan, Amended No. 4 dated June 17, 2015.

APPROVED EXHIBIT L = Plot Plan No. 20247, Exhibit L, Landscape Plan, Amended No. 4 dated June 17, 2015.

APPROVED EXHIBIT M = Plot Plan No. 20247, Exhibit M, Materials, Amended No. 4 dated June 17, 2015.

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.

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10. GENERAL CONDITIONS

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.

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

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10. GENERAL CONDITIONS

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

RECOMMND

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 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

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. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

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10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES

RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -CODE/ORDINANCE REQ

RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

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

Additional accessible requirements within the structure shall be reviewed during the building plan review.

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

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD WATER AND SEWER SERVICE

RECOMMND

Plot Plan#20247 is proposing Elsinore Valley Municipal Water District (EVMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EVMWD, as well as, all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 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 IIB construction per the 2013 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#19-ON/OFF LOOPED HYD

RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x2 1/2"x2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building and within 250 feet of any R.V. space as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#25-GATE ENTRANCES

RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#88A-AUTO GATES RECOMMND

Gate(s) shall be automatic operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

10.FIRE. 8 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 9 USE-#89-RAPID ENTRY BOX RECOMMND

Rapid entry 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 343-664-681
Plot Plan 20247 is a proposal to construct a mini-storage and r/v storage in the Meadowbrook area. The 6-acre site is located at the northeast corner of Crater Drive and Highway 74.

Our review indicates that a natural watercourse with a tributary drainage area of approximately 380 acres traverses the northern portion of the site. Another smaller natural watercourse with a tributary drainage area of approximately 35 acres traverses the southern portion of the site. Both watercourses enter the site from the east, traverse the property in an east-to-west direction and exit the site into separate culverts under Mermack Road. The two watercourses confluence together further downstream and form the upper east end of Arroyo Del Toro Creek.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The following comments refer to the amended number 4 exhibit dated December 14, 2014 by the Planning Department and received by the District on January 9, 2015:

The exhibit shows the larger watercourse is left natural with rock riprap slope protection with 3 to 1 side slopes to contain the storm flows. Calculations to support the appropriate 100-year floodplain limits for the natural watercourse have not been submitted to the District to determine if there is adequate flow area is provided. This slope protection is adjacent to the "filtration basin" and should be designed according to the embankment criteria with attention to the exterior/interior side slopes and top width. The smaller watercourse is collected within a 3-foot v-ditch paralleling the eastern property line. Offsite ponding may occur if the ditch is not designed appropriately and an adequate setback from the property line is not incorporated into the site layout. The offsite runoff turns a sharp corner and parallels the southern property line in a linear infiltration basin designed with a masonry wall on the property line. The landscape plan indicates that trees and shrubs are to be planted within this infiltration basin, which may reduce its capacity. It is assumed that the proposed basins will mitigate increased runoff as well as water quality impacts associated with this proposed development project.

This project does not involve any existing or proposed District maintained facilities, therefore the review and approval of the preliminary and final Water Quality Management Plan (WQMP), plus any associated drainage and grading plans, will be processed by the Transportation Department.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - 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 for paleontological resources. However, should fossil

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

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

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

4.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.

5.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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.) (cont.) RECOMMND

scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 2 USE - PDA04893 RECOMMND

County Archaeological Report (PDA) No 4893, submitted for this project (PP20247) was prepared by Robert S. White, of Archaeological Associates and is entitled: "A Phase I Cultural resources Assessment of a 5.95 acre Parcel located at 28497 Highway 74, East of Crater Drive, Lake Elsinore, Unincorporated Riverside County," dated December 2014. According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
i) A County Official is contacted.
ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

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

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

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

10.PLANNING. 4 USE - UNANTICIPATED RESOURCES RECOMMND

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

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

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance,

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

etc) for the cultural resource.

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

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.

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. 8 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 9 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

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10. GENERAL CONDITIONS

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) Mini-warehouses, self storage: 2 spaces per 3 employees and offices: 1 space per 2 employees

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.

10.PLANNING. 19 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 23 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. 24 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 26 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. 27 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. 29 USE - MINI-WAREHOUSE LIMITS RECOMMND

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in

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10.PLANNING. 29 USE - MINI-WAREHOUSE LIMITS (cont.) RECOMMND

individual storage units.

2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

10.PLANNING. 31 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 33 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 18.43.B and D (Substantial Conformance-Uncirculated) of Ordinance No. 348.

10.PLANNING. 36 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - BUSINESS LICENSING (cont.) RECOMMND

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. 38 USE - GEO02407 RECOMMND

County Geologic Reports GEO No. 2407, submitted for the project PP20247 was prepared by Independent Solutions, and is titled: "Preliminary Engineering Geologic and Geotechnical Exploration Report Project: Hwy. 74 RV and Self Storage 28497 Highway 74 Lake Elsinore, CA APN 347100018" dated November 11, 2014.

In addition, Independent Solutions submitted "Addendum to Preliminary Engineering Geologic and Geotechnical Exploration Report, Hwy. 74 RV and Self-Storage, APN 347100018, 28497 Highway 74, Lake Elsinore, CA" dated March 25, 2015.

This document is herein incorporated as part of GEO02407. GEO02407 concluded:

- 1.No known surface traces of active faults traverse the site and the site is not located within an Alquist Priolo Earthquake Fault Zone.
- 2.Liquefaction is not expected to occur at the site during the lifespan of the project.
- 3.The risk for seismically induced settlement, lateral spreading and ground effects phenomena such as sandboils, ground fissures, etc., is considered to be nil.
- 4.No geologic evidence of current or historic surficial slope failures, slumping or mudflow was observed.
- 5.No groundwater was encountered.
- 6.Subsurface excavations did not reveal evidence of landsliding or deep-seated slope failure.
- 7.Neither sufficient offsite gradients nor perched rock conditions occur at or near the site to pose a rockfall hazard.
- 8.Soils on the site are generally granular and have a medium expansion potential.

GEO02407 recommended:

- 1.All surface vegetation and debris shall be removed from the site during the initial phases of grading.
- 2.All existing uncompacted fill, loose soils and alluvium within the canyon where fill is to be placed shall be cleaned out, exposing firm bedrock, prior to placing any

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - GEO02407 (cont.)

RECOMMND

compacted fill.

3.Selective grading is recommended such that granular soils are blended with the clayey soils to reduce the potential of expansivity.

4.In order to minimize sloughing on slope faces, it is recommended that a slope maintenance program be implemented as soon as possible.

GEO No. 2407 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2407 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 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:

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.TRANS. 2 USE - LC LANDSCAPE SCREENING RECOMMND

Landscape screening along the perimeter of the project shall be designed to ensure full, opaque, coverage up to a minimum height of ten (10) feet at maturity except that planting within twenty (20) feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within twenty (20) feet of driveways, alleys, or street intersections. Tree Screening shall be at no greater than 20 feet on center (O.C.).

10.TRANS. 3 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.

10.TRANS. 4 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 10 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the

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10. GENERAL CONDITIONS

10.TRANS. 10 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 11 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. 12 USE - 100 YEAR 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

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10. GENERAL CONDITIONS

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

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 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 - ONSITE ESMNT 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. 16 USE - OFFSITE ESMNT 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.

10.TRANS. 17 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. 18 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new

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10. GENERAL CONDITIONS

10.TRANS. 18 USE - SUBMIT FINAL WQMP (cont.)

RECOMMND

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 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 A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed 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 measures.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

(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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

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
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. 9 USE - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage
facilities on adjacent offsite property, the owner/
applicant shall provide a copy of the recorded drainage
easement.

60.BS GRADE. 10 USE - ALTERNATIVE PVMT RECOMMND

In instances where the grading plan involves the use of
porous or pervious pavements as an alternative to asphalt
and concrete surfaces, prior to the issuance of a grading
permit, approval shall be obtained from the Building and
Safety Department.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA CLEARANCE 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 September 15th). If habitat must be cleared during

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - MBTA CLEARANCE (cont.)

RECOMMND

the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD).

60.EPD. 2

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PLANNING DEPARTMENT

60.PLANNING. 7 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.84 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 20247, 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. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

60.TRANS. 3 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 4 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.14 and 90.TRANS.20.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

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

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - SUBMIT GRADING PLAN (cont.)

RECOMMND

payment of the processing fee.

Otherwise, please submit required grading plan to the
Transportation Department, Plan Check Section, 8th Floor,
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 6 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.

Special Project Conditions:

1. In the first submittal of the Final WQMP, the applicant shall submit a project-specific document that is in general conformance with the approved Preliminary WQMP.
2. In the first submittal of the Final WQMP, the applicant shall define the complete limits of the proposed project, including off-site roadway improvements and ensure that all respective tributary drainage areas are addressed within the proposed LID BMPS.
3. In the first submittal of the Final WQMP, the applicant shall coordinate all project improvement plans to ensure that all are consistent in the design of all proposed LID BMPS (i.e. hydrology maps, grading plans, WQMP site plan, etc.)
4. In the first submittal of the Final WQMP, the applicant shall provide LID BMP design cross-sections and details showing that the proposed LID BMPS are in compliance with the Riverside County LID BMP Design Handbook and that the captured volume of water will drain, via infiltration, within 72 hours.
5. In the first submittal of the Final WQMP, the applicant

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - SUBMIT WQMP AND PLANS (cont.) RECOMMND

shall clarify desing of the proposed self-retaining ara
and demonstrate its compliance with the Riverside
County LID BMP Design Handbook.

6. In the first submittal of the Final WQMP, the applicant shall submit a landscape plan detailing all plant species and/or grasses proposed within all LID BMPs. The proposed species shall be consistent for use with any slopes or media depths proposed within the LID BMP facilities. Proposed landscaping shall be in compliance with APPendix C of the Riverside County LID BMP Design Handbook.
7. In the first submittal of the Final WQMP, the applicant shall submit a copy of the project's utility plan to verify that no proposed utilities or light structures, if applicable, will be located within the proposed LID BMPs.
8. Embankments used in basin design shall provide 4:1 side slopes.

60.TRANS. 7 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. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT 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 September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey

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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 1 EPD - MBTA REPORT (cont.)

RECOMMND

shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD).

TRANS DEPARTMENT

70.TRANS. 1 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 project-specific WQMP are available for the future owners/occupants.

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP* GREEN BLDG CODE WASTE RED. INEFFECT

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
 2. Determines if materials will be sorted on site or mixed.
 3. Identifies diversion facilities where material collected will be taken.
 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER&SEWER WILL SERVE RECOMMND

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

80.E HEALTH. 2 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. 4 USE - HAZMAT WASH RACKS RECOMMND

Vehicle wash racks are allowed only if discharging to a sewer or if there is a closed loop water filtration system installed. Vehicle wash racks are not permitted to discharge to a septic system or the soil.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 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. 17 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 20247, 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. 2 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 Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a

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80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 3 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 Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

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

80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- 1.Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- 2.Project shall prepare water use calculations as outlined in Ord 589.3.
- 3.Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
- 4.Trees shall be hydrozoned separately.
- 5.Landscape improvements located within Caltrans ROW along SR74 shall be annexed and design/installed per LLMD 89-1-C standards.
- 6.Hydroseeding may not be permitted in all stormwater BMP areas, container stock may be required.
- 7.Project shall use County standard details for which the application is available in County Standard Detail Format.
- 8.Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
- 9.Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

80.TRANS. 8 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Crater Drive shall be conveyed for public use to provide for a 39 foot

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - R-O-W DEDICATION 1 (cont.) RECOMMND

half-width right-of-way.

Sufficient public street right-of-way along SR-74 shall be conveyed for public use to provide for a 110 foot half-width right-of-way.

80.TRANS. 10 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 14 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

(1) Street sweeping.

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

80.TRANS. 18 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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 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)

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90. PRIOR TO BLDG FINAL INSPECTION

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

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 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.

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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-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 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.

90.FIRE. 4 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The

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90.FIRE. 4 USE-#66-DISPLAY BOARDS (cont.) RECOMMND

minimum size shall be no less than 4 feet x 4 feet.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of 29 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.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking space[s] 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. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING (cont.) RECOMMND
approval.

90.PLANNING. 12 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. 19 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.84 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other

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90.PLANNING. 24 USE - CONDITION COMPLIANCE (cont.)

RECOMMND

preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE- ORD 810 O S FEE

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. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 20247 is calculated to be 5.84 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 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 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. 20247 has been calculated to be 5.84 net acres.

10/16/15
13:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PLOT PLAN:TRANSMITTED Case #: PP20247

Parcel: 347-100-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 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 the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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

10/16/15
13:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 47

PLOT PLAN:TRANSMITTED Case #: PP20247

Parcel: 347-100-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.TRANS. 8 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 12 USE - DEDICATION SL1 RECOMMND

Crater Drive shall be improved with 24 foot AC pavement and 4' graded shoulders on both sides within the 69' full-width dedicated right-of-way (30' existing on the west side and 39' on the project side) in accordance with County Standard No. 111. (24'/69') modified for reduced pavement width.

NOTE: A 6' sidewalk shall be constructed to provide access between the RV storage and mini warehouse storage. The primary purpose of the sidewalk is to comply with ADA regulations. If the sidewalk is determined to not be required for ADA purposes, the is shall not be a requirement of the project.

10/16/15
13:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 48

PLOT PLAN:TRANSMITTED Case #: PP20247

Parcel: 347-100-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 20 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Street sweeping

90.TRANS. 22 USE - IMP PLANS

RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 27 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 28 USE - FACILITY COMPLETION

RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

10/16/15
13:14

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP20247

Parcel: 347-100-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 29 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 project-specific WQMP are available for the future owners/occupants.

90.TRANS. 30 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.

LAND DEVELOPMENT COMMITTEE
6th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 7, 2015

TO

P.D. Landscaping Section-Mark Hughes

PLOT PLAN NO. 20247, AMENDED NO. 4 – EA40031 – Applicant: Don Krall – Engineer/Representative: ARE Associates - First Supervisorial District - Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of State Highway 74 and easterly of Carter Drive – 5.84 – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a self-storage (a mini-warehouse) facility and RV parking facility with five (5) storage buildings (Building A: 13,076 sq. ft., Building B: 8,798 sq. ft., Building C: 12,255 sq. ft., Building D: 21,135 sq. ft., and Building E: 14,545 sq. ft.), one (1) 9,206 sq. ft. incubator building with a 1,592 sq. ft. office, and 28 parking spaces and landscaping. – APN: 347-100-018

Please review the attached exhibits for the above-described project by April 28, 2015. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@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.

LAND DEVELOPMENT COMMITTEE
6th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 19, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Fire Dept.

P.D. Landscaping Section-Mark Hughes

1st District Supervisor

PLOT PLAN NO. 20247, AMENDED NO. 4 – EA40031 – Applicant: Don Krall – Engineer/Representative: ARE Associates - First Supervisorial District - Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of State Highway 74 and easterly of Carter Drive – 5.84 – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a self-storage (a mini-warehouse) facility and RV parking facility with five (5) storage buildings (Building A: 13,076 sq. ft., Building B: 8,798 sq. ft., Building C: 12,255 sq. ft., Building D: 21,135 sq. ft., and Building E: 14,545 sq. ft.), one (1) 9,206 sq. ft. incubator building with a 1,592 sq. ft. office, and 28 parking spaces and landscaping. – APN: 347-100-018

Please review the attached exhibits for the above-described project by March 12, 2015. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@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.

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 9, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. 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 Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes

P.D. Archaeology Section-Heather Thomson
City of Lake Elsinore
CALTRANS Dist. #8

PLOT PLAN NO. 20247, AMENDED NO. 4 – EA40031 – Applicant: Don Krall – Engineer/Representative: ARE Associates – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of State Highway 74 and easterly of Carter Drive – 5.84 – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: The Plot Plan proposes a self-storage (a mini-warehouse) facility with five (5) storage buildings (Building A: 13,076 sq. ft., Building B: 8,798 sq. ft., Building C: 12,255 sq. ft., Building D: 21,135 sq. ft., and Building E: 14,545 sq. ft.), one (1) 9,206 sq. ft. incubator building with a 1,592 sq. ft. office, and 28 parking spaces and landscaping. – APN: 347-100-018

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on January 29, 2015.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Fire, Building & Safety – Grading & Plancheck, EPD, Geology, Archaeo., Parks, Landscape, Env. Health

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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

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
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 5, 2009

TO

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

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo

PLOT PLAN NO. 20247 AMENDED NO. 3 - EA40031 – Applicant: Elsinore Storage, LLC – Engineer/Representative: Hall & Foreman, Inc - Fifth Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Light Industrial (LI) – Location: northerly of State Highway 74 and easterly of Carter Drive- 5.84 Acres - Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** The Plot Plan proposes to construct 5 storage buildings (Building A: 13,916 sq. ft., Building B: 7,978 sq. ft., Building C: 17,142 sq. ft., Building D: 9,362 sq. ft., Building E: 7,972 sq. ft.), 1 incubator building totaling 7,446 sq. ft., 46 parking spaces, 3,680 sq. ft. manger's residence and office and project landscaping . APN: 347-100-018 - Related Cases: N/A - Concurrent Cases: N/A **NOTE: The project has been substantially revised and therefore will necessity a full review**

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 **July 9, 2009 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 **Adam Rush**, Project Planner (951) 955-6646, or e-mail at arush@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.

COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 6, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
County Geologist
Environmental Programs Dept.
Regional Parks & Open Space

PLOT PLAN NO. 20247, AMENDED NO. 2 - EA40031 - Applicant: ARE Associates - Engineer/Representative: ARE Associates - Fifth Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Light Industrial (LI) - Location: North of SH-74, east of Crater Drive - 5.84 Acres - Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** Plot Plan No. 20247 proposes to construct 5 storage buildings (Building A: 9,997 sq. ft., Building B: 9,128 sq. ft., Building C: 41,524 sq. ft., Building D: 25,750 sq. ft., Building E: 11,471 sq. ft.), 2 incubator buildings (Incubator 1: 12,580 sq. ft., Incubator 2: 2,500 sq. ft.), RV parking areas, 3,700 sq. ft. car wash, 3,700 sq. ft. building/ apartment and a total of 28,984 sq. ft. of landscape. The project site also proposes a total of 39 standard parking stalls, 2 covered stalls, and 3 handicapped stalls. APN: 347-100-018 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 1, 2007 CPR 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 **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at jphithay@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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Planning Department

DATE: November 18, 2005

TO: Transportation
Environmental Health
Flood Dept.
Geologist
Fire Dept.
Building & Safety – Grading
EPD
Andrew Huneck
Regional Parks & Open Space
Caltrans #8

RE: PLOT PLAN NO. 20247, AMENDED NO. 1

PLOT PLAN NO. 20247 - EA40031 – Applicant: ARE Associates –
Engineer/Representative: ARE Associates - Fifth Supervisorial District -
Meadowbrook Zoning Area - Elsinore Area Plan: Light Industrial (LI) – Location:
North of SH-74, east of Crater Drive - 5.84 Acres - Zoning: Manufacturing - Service
Commercial (M-SC) - **REQUEST:** Plot Plan No. 20247 proposes to construct 6
storage and 4 RV storage buildings, a storage facility manager's building, a car wash
facility, and a fast food facility. The project also proposes 43 parking spaces and
36,600 square feet of landscaping - APN: 347-100-018 - Related Cases: N/A -
Concurrent Cases: N/A

Please review the attached exhibit for the above mentioned case. Please send all
comments and or questions by **December 15, 2005**. Thank You.

Should you have any questions regarding this item, please do not hesitate to contact
Vanessa Ng at 5-5133.

COMMENTS:

DATE: _____ **SIGNATURE**

PLEASE print name and title



VN:ar
11/18/05

COMPREHENSIVE PROJECT REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 7, 2005

Transportation
Environmental Health
Flood Control District
Fire Department
Building & Safety (Grading)
Building & Safety – Mark Berg
Regional Parks & Open Space
Geologist
EPD
Donna Duron
Sheriff's Dept
Riv. Co. Waste
CSA # 152

Supervisor Ashley
Commissioner Zuppardo
Riverside Transit Agency
City of Lake Elsinore
Elsinore Unified School Dist
Elsinore Valley Municipal Water
So. Calif. Edison
So. Cal Gas
Caltrans #8
EIC(Attachment "A")
Warm Springs Community of Interest
Pachanga Band of Indians

Plot Plan No. 20247 - EA No. 40031 - Applicant: Ken Carrell - Engineer/Rep.: Ken Carrell - Fifth Supervisorial District - Area Plan: Elsinore - Located on the east side of Crater Drive, north of Highway 74 – 6.03 gross acres – Manufacturing- Service Commercial (M-SC) Zone - REQUEST: Plot Plan No. 20247 proposes to construct six (6) self-storage buildings, four (4) RV parking areas, an office/caretaker unit, a fast-food restaurant, and car wash on 6.02 gross acres. – Schedule: N/A - APNs: 347-100-018 - Concurrent Cases: CFG03487 - Related Cases: N/A – 1st Comment Transmittal

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on May 5, 2005** . **All County Agencies and Departments, please have draft conditions in the Land Management System by the above date.** If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact, **Vanessa Ng** , Project Planner, at **(909) 955-5133**.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you

DEPARTMENT OF TRANSPORTATION**DISTRICT 8****PLANNING (MS 722)**464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

February 17, 2015

County of Riverside
Planning Department
Damaris Abraham
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

Mr. Abraham:

Plot Plan No. 20247 / Highway 74 RV and Self Storage (RIV-74 PM 18.72)

We have received the Case Transmittal for the above referenced project, located north of State Route-74 right-of-way, at (near) the intersection of SR-74 and Cater Drive. Proposal of a self-storage (a mini-warehouse) facility with five (5) storage buildings including 28 parking spaces and landscaping.

Your project does not appear to have impacts to the State Highway system. However, the California Department of Transportation reserves the right to comment on any future revisions to this project.

Should this proposal be later modified please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impact to SR-74.

Review and approval of street, grading and drainage construction plans will be necessary prior to permit issuance. Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Encroachment Permits
Department of Transportation
464 West 4th Street, 6th Floor, MS-619
San Bernardino, CA 92401-1400
(909) 383-4526

Mr. Abraham
February 17, 2015
Page 2

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts". The signature is fluid and cursive, with the first name "Mark" and last name "Roberts" clearly distinguishable.

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 8, 2015

David Schneider
1801 Avenida Salvador
San Clemente, CA 92672

Dear Mr. Schneider:

Re: JPR 15-05-11-01 Determination Letter – No Conservation
HANS No. 964
Case No. Plot Plan No. 20247
Assessor's Parcel Number(s): 347-100-018

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Division of the Planning Department at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Harry Sandoval
Ecological Resources Specialist

HS:ms

xc: Karin Watts-Bazan, Deputy County Counsel
David Jones, Chief Engineering Geologist
Brian Beck, RCA
Stephanie Standerfer, Dudek
Don Krall, Owner

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

Desert Office • 75855 El Duan Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



RCA Joint Project Review (JPR)

JPR #: 15-05-11-01

Date: 5/26/15

Project Information

Permittee: Riverside County
Case Information: HANS 964
Site Acreage: 5.99 acres
Portion of Site Proposed for
MSHCP Conservation Area: 0 acres

Criteria Consistency Review

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

Data:

Applicable Core/Linkage: Proposed Core 1

Area Plan: Elsinore

APN	Sub-Unit	Cell Group	Cell
347-100-018	SU 5 - Ramsgate	X	4076

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, "Proposed Core 1 is located approximately in the east-central region of the Plan Area. This Core Area consists largely of private lands in the Alberhill area but also contains small pieces of Public/Quasi-Public Lands. The Core exists in two blocks, one east and one west of I-15. Connections are made from the Core to Proposed Linkage 1, Proposed Linkage 2 (Alberhill Creek), Proposed Linkage 3, and Existing Core C (Lake Mathews/Estelle Mountain). The Core provides Habitat for species and also provides for movement of species. Key populations of coastal California gnatcatcher, Munz's onion, many-stemmed dudleya, cactus wren, tricolored blackbird, and yellow warbler are supported in this Core Area. The Core likely provides for movement of common mammals such as bobcat."
- b. The project site is located in Cell Group X. As stated in Section 3.3.15 of the MSHCP, "Conservation within this Cell Group will contribute to assembly of Proposed Core 1. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group M to the north and to coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group Z to the south and in Cell 4178 to the east. Conservation within this Cell Group will range from 30% to 40% of the Cell Group, focusing in the northeastern portion of the Cell Group."



RCA Joint Project Review (JPR)

JPR #: 15-05-11-01

Date: 5/26/15

- c. **Rough Step:** The proposed project is within Rough Step Unit 8. Rough Step Unit 8 encompasses 50,408 acres within the west-central region of western Riverside County and includes the cities of Lake Elsinore and Canyon Lake, the Alberhill Area, San Jacinto River Horsethief Canyon and Temescal Wash. Rough Step Unit 8 is bounded by the Santa Ana Mountains to the west, I-215 to the east, Bundy Canyon Road to the south, and Rough Step Unit 7 to the north. Within Rough Step Unit 8, there are 22,690 acres within the Criteria Area. Key vegetation communities within Rough Step 8 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. Based on the 2012 MSHCP Annual Report, all vegetation categories are “in” rough step, except grasslands, which is “out” of Rough Step by 205 acres. Based on the Vegetation Map (Exhibit B), the project site supports coastal sage scrub, grasslands and disturbed habitat. Although this Rough Step Unit is out of step” for grasslands, the 0.4 acres of impacts to grasslands on the site are no longer present due to grading and disturbance on the site and are not in the area described for Conservation. The development of the project is not considered to result in substantially affecting the status of Rough Step for grasslands in this Unit. It should be noted that the RCA is working towards improving the Rough Step status for grasslands in Unit 8. In February 2005, the City of Lake Elsinore worked with the County of Riverside, California Department of Fish and Game, and US Fish and Wildlife Service to develop an agreed-upon modification to the MSHCP Cell Criteria within Existing Core 3 of the MSHCP, specifically within the Lake Elsinore Back Basin and East Lake Specific Plan. The agreement, known at that time as the Vandermost Agreement and/or the Back Basin Plan, was to ensure that the City of Lake Elsinore set aside 770 acres of preservation area in the Back Basin. The Back Basin Plan has been formalized by the California Department of Fish and Wildlife in a letter dated October 17, 2013. Although the subject parcel is not within the Back Basin area, the lands to be set aside under this agreement, totaling 770 acres, will help rectify the lack of Conserved grasslands in Rough Step Unit 8. Specifically, currently there is approximately 139 acres of lands that are in the process of having conservation easements being recorded, all of which are considered grasslands. Therefore, although the proposed project will result in impacts to grasslands that were mapped at one time, the grasslands are no longer present on site and are not in the area focused for Conservation per the Cell Criteria, and the RCA and City of Lake Elsinore are making progress in conserving additional grasslands in Rough Step Unit 8, therefore the project will not significantly affect Rough Step status.
- d. **Project information** was provided by the Permittee in the JPR application and MSHCP Compliance Review Worksheet dated May 5, 2015. The JPR package also contains a letter report prepared by Vincent N. Scheidt dated April 20, 2015. The proposed project is reportedly a storage facility which would include parking lots and permanent buildings. The site has reportedly been tilled and is mostly disturbed.
- e. **Reserve Assembly:** The project site is located in the western portion of Cell Group X, which comprises three Cells, of which the northeastern portion of the Cell Group is called out for Conservation. The project site location is not near any of the existing Conservation areas in this Cell Group, nor will it preclude the ability of the Criteria being met for this Cell Group. Based on the above, the project does not affect the Reserve Assembly goals of the MSHCP.



RCA Joint Project Review (JPR)

JPR #: 15-05-11-01

Date: 5/26/15

Other Plan Requirements

Data:

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

Yes. There are riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

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

No The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located within a Criteria Area Species Survey Area (CASSA). The project site is located in an Additional Survey Needs and Procedures Area for Burrowing Owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is not located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: According to Vincent Scheidt, the project site has a drainage that traverses the site. This drainage is unvegetated according to Mr. Scheidt and conveys water from offsite properties through the site. No riparian vegetation is reported on site, therefore no focused surveys for riparian birds is necessary. Based on Figure 4 of the biological letter report prepared by Mr. Scheidt, the project will avoid the drainage on site. The Permittee shall ensure that no grading or indirect or direct impacts occur to this drainage feature. Should impacts need to occur, the project will submit a Determination of Biological Equivalency or Superior Preservation (DBESP) to the RCA in the form of an amended JPR. The project site does not support clay soils or soils that would contribute to vernal pools; no signs of depressions of low-lying areas that would pond were reported by Mr. Scheidt. Additionally, conditions were not suitable for fairy shrimp habitat. As long as the project completely avoids the drainage on site, the project demonstrates consistency with Section 6.1.2 of the MSHCP.
- b. Section 6.1.3: The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).
- c. Section 6.3.2: The project site is not located within a Criteria Area Species Survey Area (CASSA). The project site is located in an Additional Survey Needs and Procedures Area for Burrowing Owl. Vincent Scheidt concluded that there was no suitable habitat on site for Burrowing Owls because there were no suitable burrows (none sufficiently large enough for owls), nor any sign of owl activity (pellets, whitewash). The site is reported to be heavily used by trucks and due to this human activity, makes it



RCA Joint Project Review (JPR)

JPR #: 15-05-11-01

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less likely to support burrowing owls. Because no suitable habitat was identified on site, focused surveys were not conducted. Based on the lack of suitable habitat for burrowing owl, the project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: The project site is not near any existing or proposed Conservation for which the Urban Wildlands Interface Guidelines would apply.

SNS



Board of Directors

Chairman
Scott Miller
City of San Jacinto

Vice Chairman
John Tavaglione
County of Riverside

Kevin Bash
City of Norco

Ben Benoit
City of Wildomar

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City of Corona

Harry Ramos
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Adam Rush
City of Eastvale

Jeff Stone
County of Riverside

Jerry Westholder
City of Banning

Mark Yarbrough
City of Perris

Executive Staff

Charles Landry
Executive Director

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org

May 26, 2015

Harry Sandoval
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Dear Mr. Sandoval:

Please find the following JPR attached:

JPR 15-05-11-01. Permittee: Riverside County, HANS 00964. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with MSHCP Soils and Project Location
- County-Provided Intake Map
- Regional Map.

Thank you,

Stephanie Standerfer
Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather A. Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764

RECEIVED
Environmental Programs

JUN 01 2015



RCA Joint Project Review (JPR)

JPR #: 15-05-11-01

Date: 5/26/15

Project Information

Permittee: Riverside County

Case Information: HANS 964

Site Acreage: 5.99 acres

Portion of Site Proposed for

MSHCP Conservation Area: 0 acres

Criteria Consistency Review

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

Data:

Applicable Core/Linkage: Proposed Core 1

Area Plan: Elsinore

APN	Sub-Unit	Cell Group	Cell
347-100-018	SU 5 – Ramsgate	X	4076

Criteria and Project Information

Criteria Comments:

- As stated in Section 3.2.3 of the MSHCP, "Proposed Core 1 is located approximately in the east-central region of the Plan Area. This Core Area consists largely of private lands in the Alberhill area but also contains small pieces of Public/Quasi-Public Lands. The Core exists in two blocks, one east and one west of I-15. Connections are made from the Core to Proposed Linkage 1, Proposed Linkage 2 (Alberhill Creek), Proposed Linkage 3, and Existing Core C (Lake Mathews/Estelle Mountain). The Core provides Habitat for species and also provides for movement of species. Key populations of coastal California gnatcatcher, Munz's onion, many-stemmed dudleya, cactus wren, tricolored blackbird, and yellow warbler are supported in this Core Area. The Core likely provides for movement of common mammals such as bobcat."
- The project site is located in Cell Group X. As stated in Section 3.3.15 of the MSHCP, "Conservation within this Cell Group will contribute to assembly of Proposed Core 1. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group M to the north and to coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group Z to the south and in Cell 4178 to the east. Conservation within this Cell Group will range from 30% to 40% of the Cell Group, focusing in the northeastern portion of the Cell Group."



RCA Joint Project Review (JPR)

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- c. Rough Step: The proposed project is within Rough Step Unit 8. Rough Step Unit 8 encompasses 50,408 acres within the west-central region of western Riverside County and includes the cities of Lake Elsinore and Canyon Lake, the Alberhill Area, San Jacinto River Horsethief Canyon and Temescal Wash. Rough Step Unit 8 is bounded by the Santa Ana Mountains to the west, I-215 to the east, Bundy Canyon Road to the south, and Rough Step Unit 7 to the north. Within Rough Step Unit 8, there are 22,690 acres within the Criteria Area. Key vegetation communities within Rough Step 8 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. Based on the 2012 MSHCP Annual Report, all vegetation categories are “in” rough step, except grasslands, which is “out” of Rough Step by 205 acres. Based on the Vegetation Map (Exhibit B), the project site supports coastal sage scrub, grasslands and disturbed habitat. Although this Rough Step Unit is out of step” for grasslands, the 0.4 acres of impacts to grasslands on the site are no longer present due to grading and disturbance on the site and are not in the area described for Conservation. The development of the project is not considered to result in substantially affecting the status of Rough Step for grasslands in this Unit. It should be noted that the RCA is working towards improving the Rough Step status for grasslands in Unit 8. In February 2005, the City of Lake Elsinore worked with the County of Riverside, California Department of Fish and Game, and US Fish and Wildlife Service to develop an agreed-upon modification to the MSHCP Cell Criteria within Existing Core 3 of the MSHCP, specifically within the Lake Elsinore Back Basin and East Lake Specific Plan. The agreement, known at that time as the Vandermost Agreement and/or the Back Basin Plan, was to ensure that the City of Lake Elsinore set aside 770 acres of preservation area in the Back Basin. The Back Basin Plan has been formalized by the California Department of Fish and Wildlife in a letter dated October 17, 2013. Although the subject parcel is not within the Back Basin area, the lands to be set aside under this agreement, totaling 770 acres, will help rectify the lack of Conserved grasslands in Rough Step Unit 8. Specifically, currently there is approximately 139 acres of lands that are in the process of having conservation easements being recorded, all of which are considered grasslands. Therefore, although the proposed project will result in impacts to grasslands that were mapped at one time, the grasslands are no longer present on site and are not in the area focused for Conservation per the Cell Criteria, and the RCA and City of Lake Elsinore are making progress in conserving additional grasslands in Rough Step Unit 8, therefore the project will not significantly affect Rough Step status.
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RCA Joint Project Review (JPR)

JPR #: 15-05-11-01

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RCA Joint Project Review (JPR)

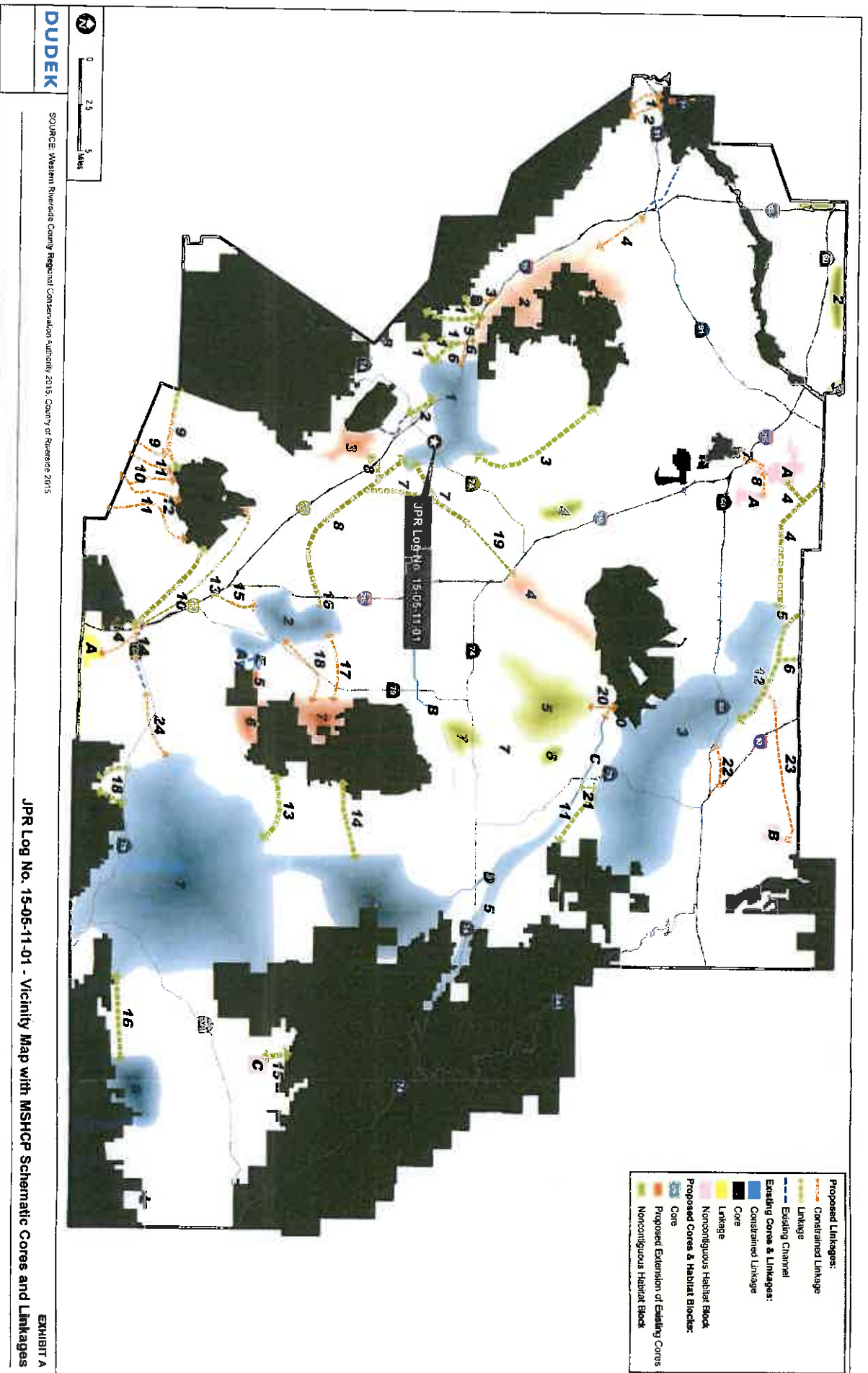
JPR #: 15-05-11-01

Date: 5/26/15

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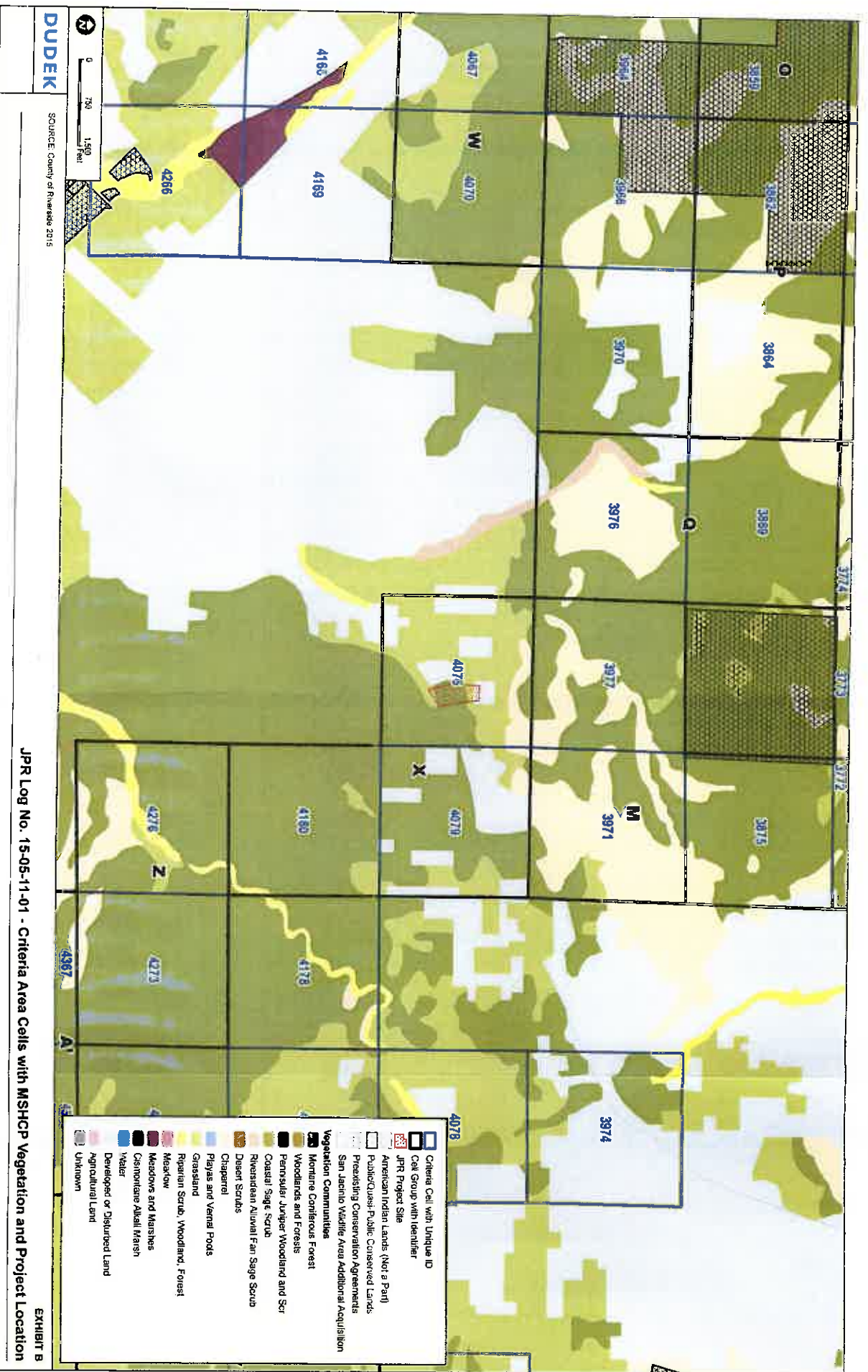
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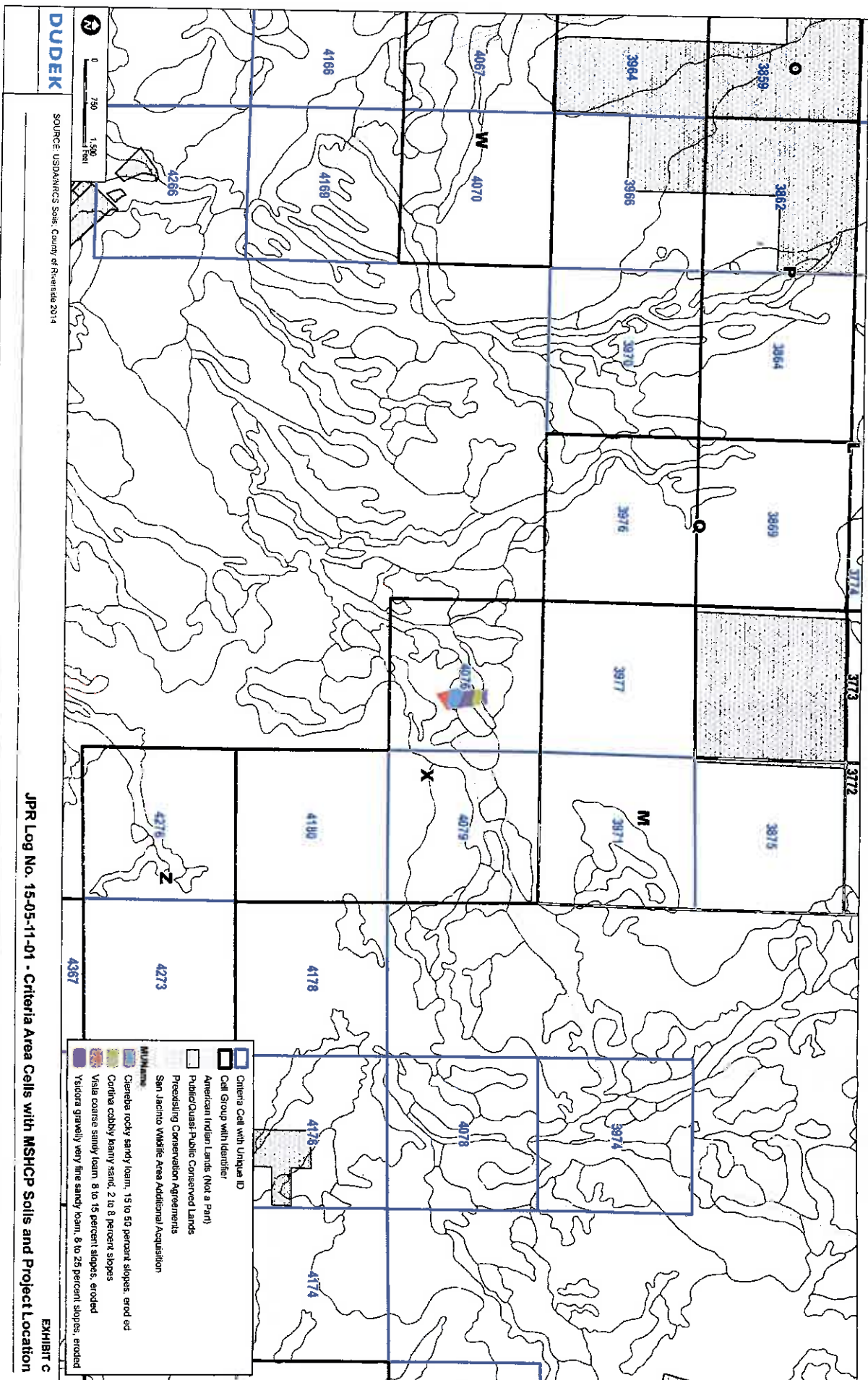


DUDEK

SOURCE: Western Riverside County Regional Conservation Authority 2015, County of Riverside 2015

EXHIBIT A
JPR Log No. 15-05-11-01 - Vicinity Map with MSHCP Schematic Cores and Linkages





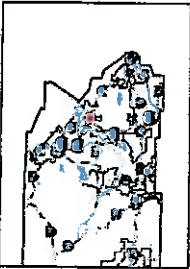


Lake Elsinore Quadrangle

- Parcel
- Critics Cells
- Roads
- Intake, Boundaries
- MAHS Designations
- Development
- Pending
- Proposed MSHCP Conservation Area

FINAL

Date: 3-30-2005



The County of Riverside assumes no warranty or legal responsibility for the accuracy or completeness of the data and information represented on this map. Data and information 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 reuse this map.



Map by ZONOSIS WAINSWORTH, Project/Map/Date/01-10001 Lake Elsinore Quadrangle, 2005, 964.mxd



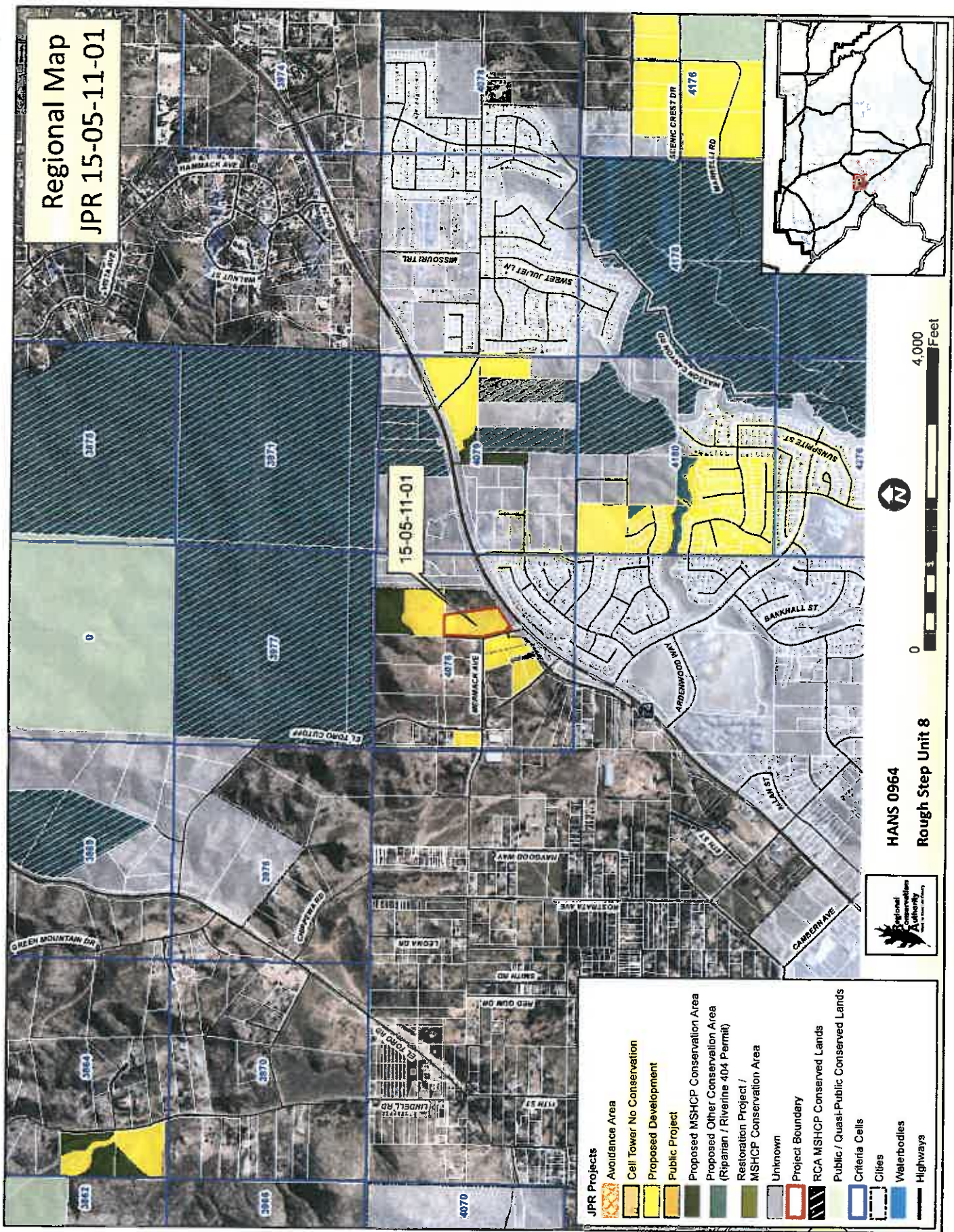
107-7227W

MSHCP HANS - PP20247 - Intake 964

JPR 15-05-11-01

107-7227W

Regional Map JPR 15-05-11-01



HANS 0964
Rough Step Unit 8





COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

APPLICATION FOR LAND USE
AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CHANGE OF ZONE

CONDITIONAL USE PERMIT

VARIANCE

PLOT PLAN

PUBLIC USE PERMIT

COMMERCIAL WECS PERMIT

REVISED PERMIT

TEMPORARY USE PERMIT

SECOND UNIT PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP20247

A. APPLICATION INFORMATION

1. Applicant's Name: Ken Carren Email: KEN CARREASSOCIATES.COM
Mailing Address: 25422 TRABUCO RD. #105-A Fax: 949.716.0118
LAKE FOREST STREET CA 92630
CITY STATE ZIP
Telephone No.: (949) 716.0114 (8am - 5pm)
2. Owner's Name: Don Kraus Email: _____
Mailing Address: 522 E. AVENIDA SAN JUAN Fax: _____
SAN CLEMENTE STREET CA 92672
CITY STATE ZIP
Telephone No.: (949) 366.5298 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Ken Carren
Mailing Address: 25422 TRABUCO RD. #105-A Email: KEN CARREASSOCIATES.COM
Telephone No.: (949) 716.0114 Fax: 949.716.0118 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

Main Office
4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3200 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

5. Is sewer service available at the site? ☒ Yes ☐ No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

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

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 19000 Amount of fill = cubic yards 20000

8. Does the project need to import or export dirt? ☒ Import ☐ Export ☐ Neither

9. How many truck loads? _____ truck loads.

10. What is the source/destination of the import/export? Robertson's

11. What is the square footage of the usable pad area? (Area excluding all slopes) 127250 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
Yes ☐ No ☒

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land ☐ Pay Fees ☐ Combination of Both ☐

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
☒ Yes ☐ No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

- | | |
|----------------------|--------------------------|
| a. Santa Ana River | c. Santa Margarita River |
| b. San Jacinto River | d. Colorado River |

RIVERSIDE COUNTY PLANNING DEPARTMENT

CASE SUBMITTAL PACKAGES

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

*ALL CASES WILL CONTAIN THE FOLLOWING ITEMS IN THE QUANTITY INDICATED

1. Completed and signed application
2. Panoramic photographs (color prints) clearly showing the whole project site, or a 200' = one inch scale aerial photo of the site. If color photographs are utilized, include a map identifying:
 - a. The position from which each photograph was taken
 - b. The area of coverage of each photograph
3. Two 8.5" X 11" photocopies of the U.S. Geological Survey quadrangle map delineating the boundaries of the site. The photocopies must indicate the quadrangle name, section, township and range for the site.
4. Eight (8) typed sets of self-sticking labels of the applicant, owner, engineer/representative, and school district with their mailing addresses as they appear on the application. Do not include duplicate sets where applicant and owner, etc. are the same. These are to be in a legal size envelope.
5. One (1) copy of a 400 scale ortho-photo with the site boundaries delineated. The following types of exhibits are acceptable: a) 400-scale orthophotograph-air photo with topographic lines shown and site boundaries delineated, or b) 400-scale line topography with site boundaries delineated

*THE FOLLOWING ITEMS WILL BE SUBMITTED IN THE QUANTITY INDICATED FOR EACH "TYPE" CASE

CHANGE OF ZONE

1. Change of Zone Fee and Environmental Assessment Fee.
2. 40 copies of complete and accurate site plan (See Information checklist under "Change of Zone"). Exhibits must be folded no larger than 8.5"x 14" in size.
3. One copy of Assessor's Map showing parcel (if not used for plot plan).
4. Two copies of property's legal description as recorded in the Office of the County Recorder.
5. Subsequent requirements after change of zone approval:
 - A drawing of the property clearly depicting the new boundaries with complete legal description on a 18" x 26" mylar formatted as attached samples FORMAT A or FORMAT B (depending on case location in either a zoning district or a zoning area). For final map drawings, please see attached standard requirements on the back of this application. The mylar will be requested after the blue line has been received and approved, and a date of adoption has been set as well as a map and ordinance number.
 - A blue line of mylar described above for review and/or corrections.
 - A typed legal description of the property as described in drawing submitted. Distances and bearings required. Section lines may be used in place of bearings whenever zoning boundaries are exactly followed.
 - A computer disk with a digital copy of the submitted final map created using ARC/INFO.

For further information and assistance in drawing your change of zone final map, you may contact us by phone, mail, or in person at the addresses and phone numbers listed below:

Main Office
4080 Lemon Street, 9th Floor, P.O. Box 1409
Riverside, CA 92502-1409
(909) 955-3200 Fax (909) 955-3157
Attn: Stella Spadafora (909) 955-3288

NOTICE - All planning submittals shall include 40 copies of a scale-drawn site plan folded to a size not greater than 8.5"x14"

PLOT PLANS/SECOND UNIT PERMITS

1. Plot Plan Fee and Environmental Assessment fee if necessary.
2. One copy of a clearance letter from the Riverside County Health Department (2nd Unit permit only).
3. 40 copies of complete and accurate site plan (see Information Checklist under Plot Plan column) The maps must be folded to a size no greater than 8.5" X 14". See sample of Second Unit Permit Exhibit.
4. Six (6) copies (9 if submitted at the Indio Planning Office) of building floor plans and elevations, folded no larger than 8.5" x 14" (as indicated on the bottom of Primary Exhibit Requirements on page 11).

VARIANCE

1. Variance Fee and Environmental Assessment Fee
2. 40 copies of complete and accurate site plan.. The maps must be folded to a size no greater than 8.5" X 14".
3. One copy of Assessor's Map showing parcel.
4. Six (6) copies (9 if submitted at the Indio Planning Office) of building floor plans and elevations as indicated on the bottom of Primary Exhibit Requirements on page 11.
5. Two (2) copies of property's legal description as recorded in the Office of the County Recorder.

TEMPORARY USE PERMIT

1. Temporary Use Permit Fee and Environmental Assessment Fee.
2. Ten (10) copies (25 if submitted at the Indio Planning Office) of complete and accurate site plan (See Information Checklist under Plot Plan column). The maps must be folded to a size no greater than 8.5" X 14".
3. One copy of Assessor's Map showing parcel.
4. Two copies of property's legal description as recorded in the Office of the County Recorder.

COMMERCIAL WECS PERMIT

1. WECS Permit Fee and Environmental Assessment Fee.
2. 40 copies of complete and accurate site plan (the maps must be folded to a size no greater than 8.5" x 14")
3. 40 copies of complete and accurate site disturbance plan (the maps must be folded to a size no greater than 8.5" x 14")
4. One photograph of detailed drawing of each WECS model indicating tower and foundation. This may be placed on project site plan. Indicate total height, tower height, rotor diameter, manufacturer and model type.
5. One visual analysis using photographic simulation showing the site fully developed with WECS and accessory structures.
6. 4 copies of site specific geotechnical report.
7. 1 copy of written notification to the local electric utility of the proposed interconnection.
8. 1 copy of microwave communications link owners notification form and required attachments.
9. 1 copy of dust control summarization sheet and required attachments.
10. 1 copy of written report documenting off-site construction and operation access routes.
11. 1 copy of a map adequately locating all residences within 2 miles of project boundary. Identify any residences which are not served by cable television.

NOTE: FAILURE TO PROVIDE THE INFORMATION REQUIRED BY ANY OF THE APPLICABLE ITEMS ON THIS LIST MAY RESULT IN THE REJECTION OF YOUR APPLICATION.

If you have any questions concerning your application, feel free to contact the Planning Department at the appropriate office listed on the front of this application.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 20247 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Don Krall – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northeasterly corner of Highway 74 and Crater Drive – 5.95 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The plot plan proposes a self-storage (a mini-warehouse) facility and RV and Boat parking facility with seven (7) buildings (Building A: 13,550 sq. ft., Building B: 10,305 sq. ft., Building C: 8,253 sq. ft., Building D: 11,760 sq. ft., Building E: 19,537 sq. ft., Building F: 9,163 sq. ft., and Building G: 4,517 sq. ft.), and 29 parking spaces and landscaping. In addition to storage areas Building A and B include areas designated for offices.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 October 26, 2015
 RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
 4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration 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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/24/2015

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

APN (s) or case numbers PP 20247 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: Vinnie Nguyen

TITLE GIS Analyst

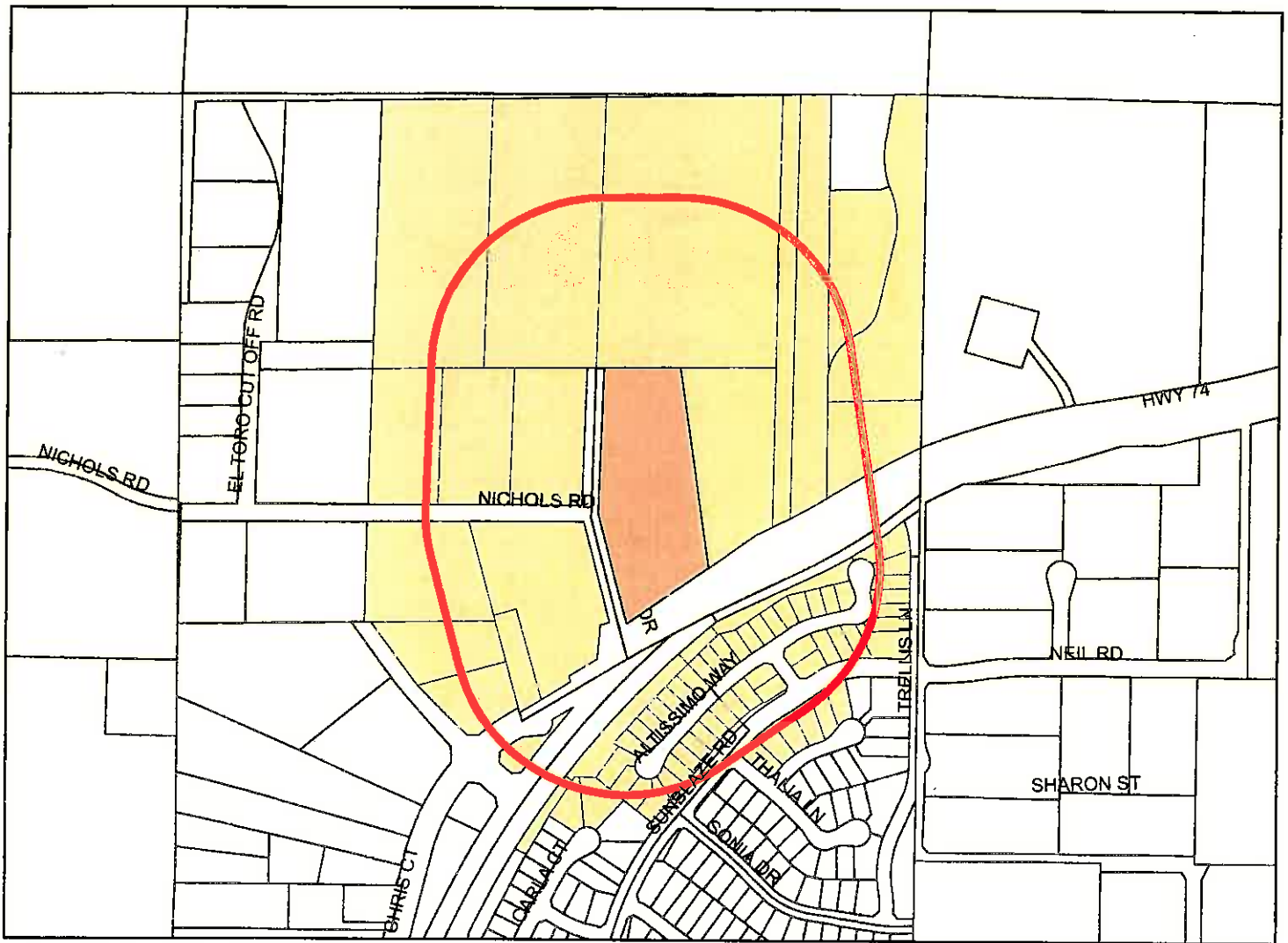
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Expires
03/24/16
[Signature]

PP20247 (600 feet buffer)



Selected Parcels

347-440-016	347-470-039	347-472-001	347-440-013	347-090-004	347-090-006	347-470-038	347-471-009	347-472-003	347-440-006
347-440-015	347-100-001	347-090-014	347-471-023	347-440-017	347-471-001	347-440-011	347-130-024	347-130-025	347-440-012
347-471-012	347-440-005	347-440-027	347-440-010	347-471-024	347-100-018	347-471-005	347-471-010	347-471-013	347-090-003
347-090-007	347-470-035	347-471-019	347-471-021	347-440-002	347-471-004	347-472-004	347-471-017	347-471-011	347-471-016
347-471-003	347-440-007	347-471-008	347-470-040	347-440-026	347-440-003	347-471-020	347-440-014	347-471-015	347-472-002
347-440-001	347-100-014	347-100-015	347-100-020	347-100-021	347-100-022	347-100-017	347-090-046	347-090-045	347-471-014
347-440-053	347-440-055	347-440-056	347-470-042	347-471-025	347-471-026	347-472-005	347-471-002	347-130-035	347-440-004
347-470-037	347-440-018	347-471-022	347-471-007	347-090-005	347-471-018	347-471-006	347-440-009	347-470-036	347-440-008

Ex.



525 262.5 0 525 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: 347090004, APN: 347090004
AMALI GRAHAM
20220 JEFFERSON ST
PERRIS CA 92570

ASMT: 347100001, APN: 347100001
LOIS STAFFORD, ETAL
28585 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 347090005, APN: 347090005
TURBOSCAPE INC
1738 SNOW CANYON DR
SANTA CLARA UT 84765

ASMT: 347100017, APN: 347100017
ANNE FLECK, ETAL
361 HALE AVE
ESCONDIDO CA 92025

ASMT: 347090006, APN: 347090006
AMALI GRAHAM
19069 VAN BUREN BLVD
NO 114 128
RIVERSIDE CA 92508

ASMT: 347100018, APN: 347100018
DONALD KRALL, ETAL
922 FOUNTAIN SPRINGS
GLENDDORA CA 91741

ASMT: 347090007, APN: 347090007
M CORONADO, ETAL
10403 COUSER WAY
VALLEY CENTER CA 92082

ASMT: 347100022, APN: 347100022
RACHEL SCHWENN
2635 E OCEAN BLV
LONG BEACH CA 90803

ASMT: 347090014, APN: 347090014
ANNETTE ARMSTRONG, ETAL
2426 RANCHO DR
RIVERSIDE CA 92507

ASMT: 347130025, APN: 347130025
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

ASMT: 347090045, APN: 347090045
KARLA EDMONDSON, ETAL
22065 GRAND AVE
WILDOMAR CA 92595

ASMT: 347130035, APN: 347130035
SPT LAKE ELSINORE HOLDING CO
C/O SHOPOFF GRP
2 PARK PLAZA STE 700
IRVINE CA 92614

ASMT: 347090046, APN: 347090046
NADINE HUFFMAN, ETAL
25260 BUNDY CANYON RD
MENIFEE CA 92584

ASMT: 347440001, APN: 347440001
SANDRA RODRIGUEZ, ETAL
1709 W WEST AVE
FULLERTON CA 92833



ASMT: 347440002, APN: 347440002
DEANNA SORIANO, ETAL
45015 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440009, APN: 347440009
TAL MIZRACHI, ETAL
45001 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440003, APN: 347440003
LYNDA GALLARDO
45013 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440010, APN: 347440010
HUILI LIU
26215 GOLADA
MISSION VIEJO CA 92692

ASMT: 347440004, APN: 347440004
STEPHEN MELLINGER
45011 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440011, APN: 347440011
ELTON WHITE
45004 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440005, APN: 347440005
BOON KIM, ETAL
19431 AMETHYST CT NO C
CERRITOS CA 90703

ASMT: 347440012, APN: 347440012
CASIMIRO LOPEZ, ETAL
45006 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440006, APN: 347440006
JUAN BAUTISTA, ETAL
45007 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440013, APN: 347440013
TEODOCIA LUMBAN, ETAL
45008 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440007, APN: 347440007
JULIETA FRANKLIN
45005 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440014, APN: 347440014
INES GURROLA, ETAL
45010 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440008, APN: 347440008
YU LAN
45003 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440015, APN: 347440015
CRAIG ELLIS
45012 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440016, APN: 347440016
2014 2 IH BORROWER
C/O INVITATION HOMES
901 MAIN ST NO 4700
DALLAS TX 75202

ASMT: 347440017, APN: 347440017
MARIGAIL JUNIO, ETAL
45016 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347440026, APN: 347440026
LYDIA BARAJAS
45035 CARLA CT
LAKE ELSINORE, CA. 92532

ASMT: 347440027, APN: 347440027
HON YAU
45033 CARLA CT
LAKE ELSINORE, CA. 92532

ASMT: 347440053, APN: 347440053
ROSETTA CANYON COMMUNITY ASSN
C/O TRANSPACIFIC MTG SVC
1451 RIMPAU AVE STE 107
CORONA CA 92879

ASMT: 347470035, APN: 347470035
DALILA MACIAS, ETAL
45012 DORTMUND CT
LAKE ELSINORE, CA. 92532

ASMT: 347470036, APN: 347470036
YING CAI
11052 SWEETGUM ST
CORONA CA 92883

ASMT: 347470037, APN: 347470037
TAMMERA BORJON
45008 DORTMUND CT
LAKE ELSINORE, CA. 92532

ASMT: 347470038, APN: 347470038
JACQUELYNN DOSSLAND, ETAL
45006 DORTMUND CT
LAKE ELSINORE, CA. 92532

ASMT: 347470039, APN: 347470039
GRISELDA CABRERA, ETAL
45004 DORTMUND CT
LAKE ELSINORE, CA. 92532

ASMT: 347470040, APN: 347470040
LORENZO CAMACHO, ETAL
45002 DORTMUND CT
LAKE ELSINORE, CA. 92532

ASMT: 347470042, APN: 347470042
ROSETTA CANYON COMMUNITY ASSN
C/O TRANSPACIFIC MGT SVC
1451 RIMPAU AVE NO 107
CORONA CA 92879

ASMT: 347471001, APN: 347471001
HORACIO GONZALEZ, ETAL
45004 EVENING STAR RD
LAKE ELSINORE, CA. 92532

ASMT: 347471002, APN: 347471002
SAUL MONTANEZ
45002 EVENING STAR RD
LAKE ELSINORE, CA. 92532



ASMT: 347471003, APN: 347471003
ANGELA DIAZ, ETAL
45024 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471010, APN: 347471010
PALLAVI VYAS, ETAL
4168 CROOKED STICK LN
CORONA CA 92883

ASMT: 347471004, APN: 347471004
ROSA CAMARGO, ETAL
45026 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471011, APN: 347471011
KARINA MENDOZA, ETAL
45040 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471005, APN: 347471005
JARROD MEISSEN
45028 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471012, APN: 347471012
MARIA MEDINA, ETAL
45042 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471006, APN: 347471006
ANGEL GARCIA, ETAL
45030 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471013, APN: 347471013
CLAUDIA GONZALEZ, ETAL
45041 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471007, APN: 347471007
CAROL NGUYEN, ETAL
45032 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471014, APN: 347471014
YESENIA BUENROSTRO, ETAL
45039 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471008, APN: 347471008
KEVIN CALDWELL
931 E WALNUT ST NO 312
PASADENA CA 91106

ASMT: 347471015, APN: 347471015
CINTHIA ORTEGA, ETAL
45037 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471009, APN: 347471009
CARLOS SOZA
45036 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471016, APN: 347471016
ANTONIA REYES, ETAL
45035 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532



ASMT: 347471017, APN: 347471017
MARY AGUILAR, ETAL
45033 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471024, APN: 347471024
IH3 PROP WEST
C/O ALTUS GROUP US INC
21001 N TATUM BLVD
PHOENIX AZ 85050

ASMT: 347471018, APN: 347471018
UBALDO MENDEZ
160 E 21ST ST APT C
COSTA MESA CA 92627

ASMT: 347471026, APN: 347471026
ROSETTA CANYON COMMUNITY ASSN
C/O CENTEX HOMES ATTN: ELLEN HARRISON
2280 WARDLOW CIR STE 150
CORONA CA 92880

ASMT: 347471019, APN: 347471019
NADINE DONALDSON, ETAL
1411 S RIMPAU AVE NO 205
CORONA CA 92879

ASMT: 347472001, APN: 347472001
JENNIFER DANTONI, ETAL
45020 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471020, APN: 347471020
MARGARET PHILLIPS
45027 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347472002, APN: 347472002
ALMA SIMMONDS, ETAL
45022 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347471021, APN: 347471021
RAYZA MILLER, ETAL
45025 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347472003, APN: 347472003
CARLOS VICENTE
45001 EVENING STAR RD
LAKE ELSINORE, CA. 92532

ASMT: 347471022, APN: 347471022
TINA TORRES
45023 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347472004, APN: 347472004
JOSE IVARRIA
45003 EVENING STAR RD
LAKE ELSINORE, CA. 92532

ASMT: 347471023, APN: 347471023
DRAKE BAERRESEN
45021 ALTISSIMO WAY
LAKE ELSINORE, CA. 92532

ASMT: 347472005, APN: 347472005
ROSETTA CANYON COMMUNITY ASSN
C/O ELLEN HARRISON
2280 WARDLOW CIR SE 150
CORONA CA 92880

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

City of Lake Elsinore
130 Main Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School District
545 Chaney Street
Lake Elsinore, CA 92530

Elsinore Valley Municipal Water District
31315 Chaney Street
P.O. Box 3000
Elsinore, CA 92531

Caltrans District #8
ATTN: Dan Kopulsky
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401

Applicant:
Don Krall
522 E. Avenida San Juan
San Clemente, CA 92672

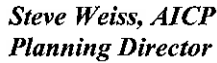
Engineer:
ARE Associates
25422 Trabucco Road, Suite 105-A
Lake Forrest, CA 92630

David Schneider
1801 Avenida Salvador
San Clemente, CA 92672

Applicant:
Don Krall
522 E. Avenida San Juan
San Clemente, CA 92672

Engineer:
ARE Associates
25422 Trabucco Road, Suite 105-A
Lake Forrest, CA 92630

David Schneider
1801 Avenida Salvador
San Clemente, CA 92672



MITIGATED NEGATIVE DECLARATION

FOR COUNTY CLERK'S USE ONLY

--

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0502789

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: KRALL DON \$64.00
paid by: CK 410871308
EA40031 PP20247
paid towards: CFG03487 CALIF FISH & GAME: DOC FEE
at parcel: 28497 HIGHWAY 74 LELS
appl type: CFG3

By _____ Feb 28, 2005 15:24
WCHEN posting date Feb 28, 2005

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

S* REPRINTED * R1506007

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: KRALL DON \$2,210.00
paid by: CK 285
EA40031 PP20247
paid towards: CFG03487 CALIF FISH & GAME: DOC FEE
at parcel: 28497 HIGHWAY 74 LELS
appl type: CFG3


By _____ May 28, 2015 12:31
MGARDNER posting date May 28, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Agenda Item No.: 3.4
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: October 26, 2015

PLOT PLAN NO. 25616
CEQA Exempt
Applicant: Denny Tsai and Wenty Ha
Engineer/Representative: Hector Zubieta


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to convert an existing 1,826 sq. ft. building (previously used as a bar and a sales office) into a commercial office. The project also provides 10 parking spaces.

The project is located southwesterly corner of Grand Avenue and Tettersington Street, more specifically 17717 Grand Avenue in the unincorporated Riverside County in Lake Elsinore.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, and west
Community Development: Medium Density Residential (2-5 Dwelling Units per Acre) to the south |
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | General Commercial (C-1/C-P) to the north, east, and west
General Residential (R-3) to the south |
| 5. Existing Land Use: | Commercial use |
| 6. Surrounding Land Use: | Commercial uses and residences |
| 7. Project Data: | Total Acreage: 0.27
Total Building Square Footage: 1,826
Total Parking: 10 spaces |
| 8. Environmental Concerns: | CEQA Exempt per Section 15303 |

RECOMMENDATIONS:

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

APPROVE PLOT PLAN NO. 25616, 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 (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Elsinore Area Plan.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project is proposing to convert an existing building to a commercial office. The Floor Area Ratio for the building is 0.20 and is within the range for Commercial Retail land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, and west and Community Development: Medium Density Residential (2-5 Dwelling Units per Acre) to the south.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed office is a permitted use, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.a. 58. of Ordinance No. 348.
6. The proposed project is consistent with the development standards (for lot size, setbacks, height requirements, parking areas, and screening) set forth in the C-1/C-P zone.
 - a. There is no minimum lot area requirement for C-1/C-P zone.
 - b. The existing 1,826 sq. ft. building is 13'-10" high. The building does not exceed 50 feet in height.
 - c. Since the building does not exceed 35 feet in height, there are no yard requirements.
 - d. Parking areas meet Section 18.12 requirements of Ordinance No. 348. One Space per 200 sq. ft. of net leasable floor area is provided. A six-foot high wall is being proposed to screen views from the adjacent residential zoned property to the south.
 - e. All roof mounted mechanical equipment will be screened from ground elevation view to minimum sight distance of 1,320 feet.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north, east, and west and General Residential (R-3) to the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. The project is located within the City Sphere of Influence of Lake Elsinore. The project has been transmitted to the City of Lake Elsinore for review. No response has been received.

11. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This Section includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
 - a. This project is proposing to convert an existing 1,826 sq. ft. building (previously used as a bar and a sales office permitted by Building Permit No. 095746 in 1985) into a commercial office.
 - b. Only minor modifications are proposed to be made to the exterior of the structure to improve the building's aesthetic appearance.
 - c. The 1,826 sq. ft. building is the only structure existing on the property and it does not exceed 2,500 sq. ft. in size.
 - d. The proposed conversion to an office will not result in significant amount of hazardous substances.
 - e. No exception to the exemption exists per Section 15300.2. as the project is not located in a particularly sensitive environment.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

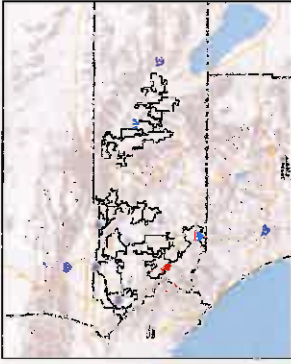
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence area;
 - b. A Flood Zone;
 - c. A High Fire area; or,
 - d. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:

- a. A County Fault Zone;
 - b. An area susceptible Subsidence;
 - c. The City of Lake Elsinore Sphere of Influence;
 - d. An area with moderate liquefaction potential; and,
 - e. The Boundaries of the Lake Elsinore Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 383-124-003, 383-124-004, and 383-124-005.

DA:da
Y:\Planning Case Files-Riverside office\PP25616\DH-PC-BOS Hearings\DH-PC\PP25616.Staff Report.docx
Date Prepared: 08/26/14
Date Revised: 10/15/15

PP25616



- Legend**
- RCLIS Parcels
 - City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



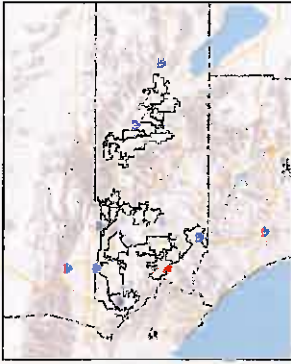
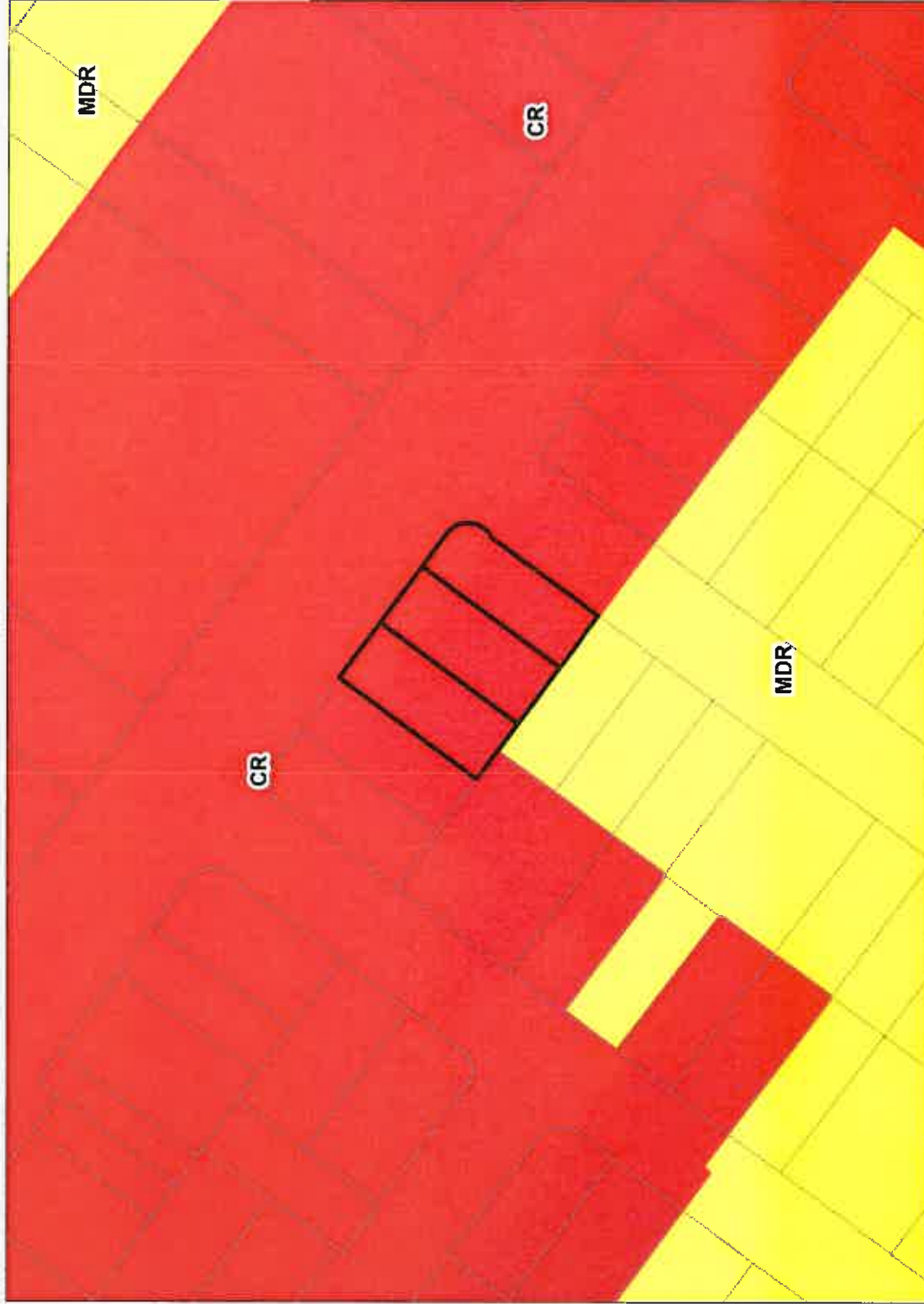
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Notes

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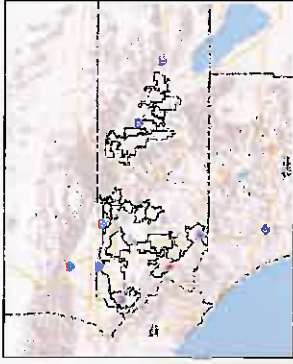
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PP25616



- 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-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
 - A-2-20
 - A-2-5
 - A-D
 - A-P
 - A-P-10

Notes

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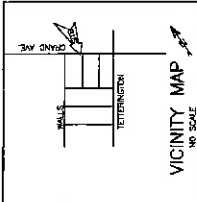


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[illegible]

APPLICANT: DENNY TOW
PROJECT DESCRIPTION: CONVERT EXISTING 1078 S.F. BUILDING INTO A COMMERCIAL OFFICE WITH 10 PARKING SPACES PROVIDED.
SHELL BUILDING FOR FUTURE LEASE
OWNER PERMITTED STRUCTURE TO BE BROUGHT INTO COMPLIANCE.
AFTER PLOT PLAN APPROVAL, BUILDING PHASE.
OPERATIONS, EMPLOYEE COUNT, DATES AND TIMES UNKNOWN TILL TENANT

PROPERTY OWNER: DENNY T&A
 PHONE: 253-121-9003, 303-124-004, 303-124-008
 DESCRIPTION: LOTS 74, 75, AND 76 OF COMPANY CLUB RESORTS
 WAPLAWAY TRAIL #2, AS SHOWN BY MAP ON FILE IN BOOK 171, PAGE(S)
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823

FAX: 800-635-4855
 THE CAS COMPANY: 877-238-0092
 EINZEN TELEPHONE/VISIT: 800-837-4866
 FAX: 951-674-3148
 MAKE ELSHORE UNITED SCHOOL DISTRICT: 951-253-7000

DATE: 05/23/15
PLANNER: D ABRAHAM

- 1.- INSTALL AUTOMATIC SPRINKLER SYSTEM IN FRONT AND STREET SIDE YARDS EQUIPED WITH A RAIN/MOISTURE SENSOR
- 2.- PROVIDE ONE TREE (15 GALL. MIN. EVERY 30' OF STREET

- PLANTING MATERIALS AVAILABLE TO REMAIN
1. BOX GRAPE VINE (LACISTROSTOMA MURICA)
APPROXIMATELY 10' HIGH
APPROACH STREET TREE.
2. CAL JACARANDA (JACARANDIA NAGASUTANA)
APPROACH STREET TREE.
3. CAL SPRUCE (HOSEA HAYWARDII) (MAGNOLIAS MEXICAN)
CAL SPRUCE (AMERICAN AMELANCHIER) (CHINQUERIS)
4. WATER SAGER PALM (FESLUUS INDIENS GRASS).
5. AZALEA, APPROPRIATE MIX GROUNDCOVER.
6. FERNED PLANT, 1' TALLER WITH SHRUBS.
7. BURNING BUSH (ELECTRA NANTA) IS RECOMMENDED BY
THE LANDSCAPE ARCHITECT FOR PROTECTING THE
LANDSCAPE FOR PROJECT TO BE CONSISTENT WITH
DESIGN AND THE RIVERSIDE COUNTY GUIDE TO CALIF. PRESIDENTIAL
LANDSCAPE DESIGN.
8. WINTER OLEANDER TO ONE, TWO FEET, 12-15'

[illegible]

PLOT PLAN/PRELIM. LANDSCAPE PLAN

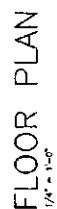
APN 383 124 003



DESIGN & DRAFTING WORKS
RESIDENTIAL - COMMERCIAL - INDUSTRIAL - MARINE
250-B E. PETER ST. LAUREL ESTATES, CA 92550
TEL 951 282 7797
FAX 951 282 7797

SCALE	DATE
NOTED	6/15/18
BY	JOH NO.
HZ	14-17

15




PLOT PLAN NO. 25616


[illegible]

VIEW FROM GRAND AVE. TETHERINGTON VIEW SUMMER

ELEVATIONS


 HECTOR F. ZUBETA
 DESIGN & DRAWING WORKS
 RESIDENTIAL-ADDITIONS-REMODEL-IMPROVEMENTS
 153-B E. PECK ST LAKE ELSAHO, CA 92530
 PH. FAX 951 246 5340
 CELL 951 292 7707
hfbdesignworks@gmail.com

VIEW FROM TEFFERTON ST
1/4" = 1'-0"



A2

10/06/15
17:12

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP25616

Parcel: 383-124-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to convert an existing 1,826 sq. ft. building into a commercial office. The project also provides 10 parking spaces.

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.

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP25616

Parcel: 383-124-005

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

No. 25616 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25616, Exhibit A, Site Plan, Amended No. 1, dated June 23, 2015

APPROVED EXHIBIT B = Plot Plan No. 25616, Exhibit B, Elevations, Amended No. 1, dated June 23, 2015.

APPROVED EXHIBIT C = Plot Plan No. 25616, Exhibit C, Floor Plan, Amended No. 1, dated June 23, 2015.

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. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 25616 proposes to convert an existing 1,826 square foot building with 10 existing parking spaces to a commercial use. No grading proposed, therefore, the Grading Division does not object with the following included condition of approval.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BLDG & SAFETY PLANCK RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25616

Parcel: 383-124-005

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -BLDG & SAFETY PLANCK (cont.) RECOMMND

state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

Plan Info

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 25616 is a proposal to convert an existing building to a commercial office with 10 existing parking spaces on a 0.20-acre parcel in Lakeland Village area. The site is located southwesterly corner of Grand Avenue and Tettersington Street.

The site is impacted by a sheet flow type runoff from southwest. Since this proposal is to change the use of the existing building and not add any new impervious area, the District

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25616

Parcel: 383-124-005

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

has no objection to the proposal.

PARKS DEPARTMENT

10.PARKS. 1 USE - BUTTERFIELD HISTORIC RTE RECOMMND

The applicant shall provide a marker for the historical trial Butterfield Overland Mail Route which runs in front of the property. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

PLANNING DEPARTMENT

10.PLANNING. 1 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.

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. 2 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. 3 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25616

Parcel: 383-124-005

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 7 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), professional business office: 1 space/200 sq. ft. of net leasable floor area.

10.PLANNING. 9 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.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 16 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25616

Parcel: 383-124-005

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. 20 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25616

Parcel: 383-124-005

10. GENERAL CONDITIONS

10.PLANNING. 23 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. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

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 18.43.B and D (Substantial Conformance-uncirculated) of Ordinance No. 348.

10.PLANNING. 32 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. 33 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:TRANSMITTED Case #: PP25616

Parcel: 383-124-005

10. GENERAL CONDITIONS

10.PLANNING. 33 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

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

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

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

10.PLANNING. 34 USE - UNANTICIPATED RESOURCES

RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all 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.

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10. GENERAL CONDITIONS

10.TRANS. 2 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.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 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.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD- MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) 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. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 383-124-003, 383-124-004, and 383-124-005. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the General Commercial (C-1/C-P) zone.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25616, 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.

80. PRIOR TO BLDG PRMT ISSUANCE

DEPARTMENT

80.. 2 BP*GREEN BLDG CODE WASTE REDUC

INEFFECT

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:
1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2.Determines if materials will be sorted on site or mixed.
3.Identifies diversion facilities where material collected will be taken.
4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

B&S DEPARTMENT

80.B&S. 1 BP - BUSINESS REGISTRATION

INEFFECT

Prior to issuance of a building permit, the applicant/owner shall register the project with the Department of Building and 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - SUBMISSION REQ

INEFFECT

CWP PERMIT REQUIRED FOR 545 SQ FT OFFICE/RESTROOM -
NONPERMITTED STRUCTURE.

CWP:

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

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

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

ADDITIONAL NOTES:

Please be sure van accessible parking space is oriented correctly at plan submission. The access aisle is to be on the passenger side. Van accessible space is to be 9'x18' with a 8' access aisle, or 12'x18' with a 5' access aisle.

All ramps (interior/exterior) over 5% and under 8.33% shall have ADA compliant handrails on both sides. No ramps shall be greater than 8.33%. Appropriate landing space is required at the top and bottom of all ramps.

Craig Lobnow
Principal Building Inspector

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* - SUBMISSION REQ (cont.) INEFFECT

Riverside County Building & Safety
(951) 955-8578

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE INEFFECT

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

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.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 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. 12 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 383-124-003, 383-124-004, and 383-124-005. The

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 USE - PARCEL MERGR REQD (2) (cont.) RECOMMND

permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the General Commercial (C-1/C-P) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25616, 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. 1 USE - IRREVOCABLE R-O-W DED RECOMMND

Sufficient future public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 64 foot half-width right-of-way in the form of an irrevocable offer of dedication for a public road and utility purposes per County Standard No. 92, Ordinance 461.

The following language is to be included in the dedication: "If/when the County widens Grand Avenue, the property owner is responsible for demolishing any existing structure(s) and parking spaces encroaching into the ultimate road right-of-way, at the property owner's expense, to the satisfaction of the Transportation Department."

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - IRREVOCABLE R-O-W DED (cont.) RECOMMND

Said aforementioned demolition shall be in effect and take place immediately upon the County's request.

80.TRANS. 2 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 4 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 Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 6 USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Provide irrigation water use calculations. Plans should clearly indicate both existing and new irrigation. Water use must be for entire system / point of connection (i.e., not just newly added landscape).
- b. Non-functional natural turf grass is not permitted onsite.
- c. Landscape plans must be signed by licensed landscape architect.
- d. Project proponent shall submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 859.2 or later.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - BUSINESS REGISTRATION (cont.) RECOMMND

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.

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. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of ten (10) 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.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 8 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. 12 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. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 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. 27 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25616 is calculated to be 0.20 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 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 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. 25616 has been calculated to be 0.20 net acres.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 1 USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 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 the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 4 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

of compliance, the Transportation Department shall clear
this condition.

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

DATE: August 7, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
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. Landscaping Section- M. Hughes
P.D. Archaeology Section- H. Thompson
Riv. Co. Waste Management Dept.

1st District Supervisor
City of Lake Elsinore
Lake Elsinore Unified School Dist.
Eastern Valley Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

PLOT PLAN NO. 25616 – EA42698 – Applicant: Denny Tsai and Wenty Ha – First/First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD: CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly corner of Grand Avenue and Tettersington Street – 0.18 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,826 sq. ft. building with 9 existing parking spaces to a commercial office. – APNs: 383-124-003, 383-124-004, and 383-124-005

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 28, 2014.** 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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@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.

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

DATE: February 3, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Building & Safety – Plan Check
P.D. Geology Section-D. Jones

P.D. Landscaping Section- M. Hughes
P.D. Archaeology Section- H. Thompson
1st District Supervisor

PLOT PLAN NO. 25616, AMENDED NO. 1 – EA42698 – Applicant: Denny Tsai and Wenty Ha – First/First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD: CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly corner of Grand Avenue and Tettersington Street – 0.18 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,826 sq. ft. building with 10 existing parking spaces to a commercial office. – APNs: 383-124-003, 383-124-004, and 383-124-005

Please review the attached exhibits for the above-described project by March 2, 2015. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@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.

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 23, 2015

TO:

Riv. Co. Building & Safety – Plan Check

PLOT PLAN NO. 25616, AMENDED NO. 1 – EA42698 – Applicant: Denny Tsai and Wenty Ha – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD: CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly corner of Grand Avenue and Tetterington Street – 0.18 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,826 sq. ft. building with 10 existing parking spaces to a commercial office. – APNs: 383-124-003, 383-124-004, and 383-124-005

Please review the attached exhibits for the above-described project by July 9, 2015. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Denny Tsai and Wenty Ha ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 383-124-003, 383-124-004 and 383-124-005 ("PROPERTY"); and,

WHEREAS, on June 24, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25616 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Denny Tsai and Wenty Ha
31597 Via Cruzada
San Juan Capistrano, CA 92675

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:

COUNTY OF RIVERSIDE,
a political subdivision of the State of California

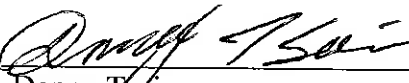
By: 
Steven Weiss
Riverside County Planning Director

Dated: 9/29/15

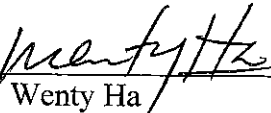
FORM APPROVED COUNTY COUNSEL
BY:  9/22/15
MELISSA R. GOODMAN DATE

PROPERTY OWNER:

Denny Tsai and Wenty Ha

By: 
Denny Tsai

Dated: 9/10/15

By: 
Wenty Ha

Dated: 9/10/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

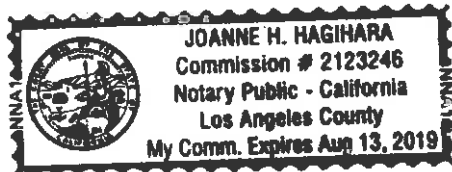
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 9/10/2015 before me, Joanne H. Hagihara, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Denny Tsai, Wenty Ha
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

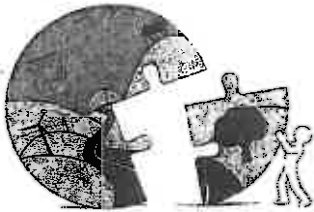
- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

PROPOSED LAND USE: RETAIL, office

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25616 DATE SUBMITTED: 6/24/14

APPLICATION INFORMATION

Applicant's Name: DENNY TSAI & WENT, HA E-Mail: helenthai9@gmail.com

Mailing Address: 31654 RONCHO VIEJO RD. STE B
SDN JUAN CAPISTRANO, CA 92675
City State ZIP

Daytime Phone No: (949) 310 1756 Fax No: (949) 608 7027

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

Property Owner's Name: Dennytsai & Went, Ha E-Mail: helenthai9@gmail.com

Mailing Address: 31597 VIA CIRUZADA
SDN JUAN CAPISTRANO, CA 92675
City State ZIP

Daytime Phone No: (949) 310 1756 Fax No: (949) 608 7027

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 LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

DENNY TSAI Wenty Ha
PRINTED NAME OF APPLICANT

Denny Tsai Wenty Ha
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.

DENNY TSAI Wenty Ha
PRINTED NAME OF PROPERTY OWNER(S)

Denny Tsai Wenty Ha
SIGNATURE OF PROPERTY OWNER(S)

DENNY TSAI Wenty Ha
PRINTED NAME OF PROPERTY OWNER(S)

Denny Tsai Wenty Ha
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): 383-124-003, 004, 005

Section: 19 Township: 65 Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: .18

General location (nearby or cross streets): North of BRIGHTMAN, South of GROND, East of WALLS, West of TETTERINGTON.

Thomas Brothers map, edition year, page number, and coordinates: 896, D2

Project Description: (describe the proposed project in detail)

PLOT PLAN FOR EXISTING BUILDING - to be leased out.

Related cases filed in conjunction with this application:

NONE

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

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

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

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither /

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

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

How many anticipated truckloads? _____ truck loads.

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

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☐ No ☒

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☒ San Jacinto River ☐ Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Denny Tsai

Date

6/24/14

Applicant (2)

Wendy Ha

Date

6/24/14

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☐ No ☒

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

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

Owner/Authorized Agent (1)	<u>Denny Tsai</u>	Date	<u>6/24/14</u>
Owner/Authorized Agent (2)	<u>Wen-Hsiang</u>	Date	<u>6/24/14</u>

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 25616 – CEQA Exempt – Applicant: Denny Tsai and Wenty Ha – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly corner of Grand Avenue and Tetterington Street – 0.27 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The plot plan proposes to convert an existing 1,826 sq. ft. building into a commercial office. The project also provides 10 parking spaces.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: OCTOBER 26, 2015
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, Project Planner at 951-955-5719 or e-mail dabraham@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/6/2015.

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

APN (s) or case numbers PP 25616 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: Vinnie Nguyen

TITLE GIS Analyst

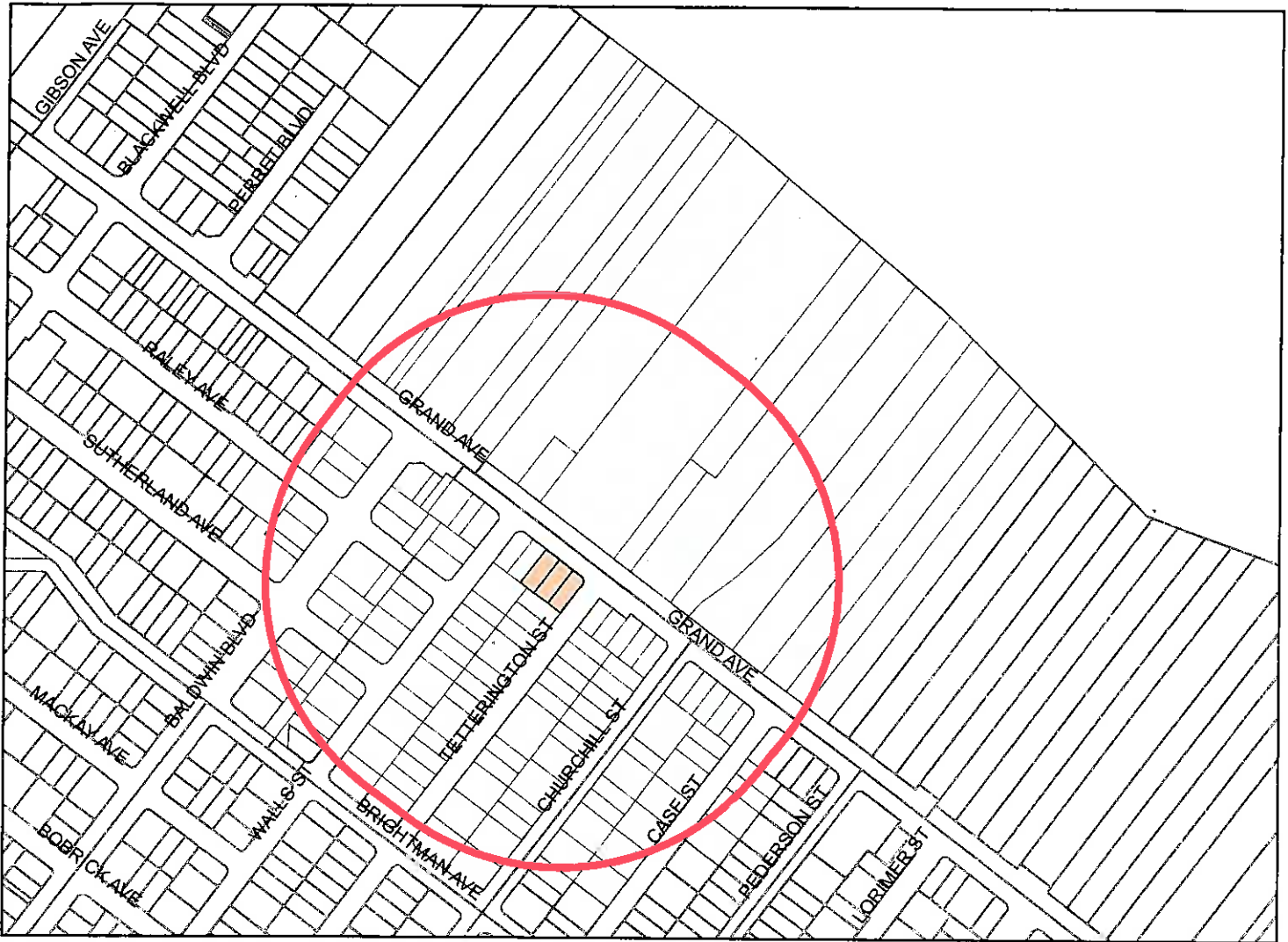
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

WDA
copies 4/6/2016

PP25616 (600 feet buffer)



Selected Parcels

383-121-006	383-125-029	383-124-010	383-124-011	383-123-001	383-123-002	383-124-031	383-125-025	383-124-040	381-249-005
381-231-029	383-125-033	381-249-001	381-245-039	381-231-023	381-231-013	381-242-022	383-125-039	381-231-006	383-125-023
381-245-044	381-200-005	381-242-019	381-242-020	383-124-009	381-231-011	381-200-004	383-124-015	383-125-003	383-124-003
383-124-004	383-124-005	381-243-003	381-243-009	381-243-011	381-243-012	381-243-013	383-124-025	383-124-028	383-124-029
383-125-004	383-125-005	383-124-039	381-249-002	381-249-003	381-231-026	381-231-002	383-124-038	383-125-030	383-125-031
383-125-032	381-180-008	381-180-009	381-190-001	381-190-002	381-244-004	381-244-005	383-124-023	383-124-008	381-232-027
381-231-024	381-243-005	383-124-030	383-124-007	383-125-015	381-231-012	381-231-019	383-125-008	383-125-006	381-231-004
383-125-024	383-124-018	383-124-017	383-124-041	383-122-001	383-122-002	383-123-004	381-244-001	381-231-007	381-190-010
383-124-016	381-200-003	383-125-035	381-180-007	381-180-006	381-180-004	381-180-005	381-200-002	383-124-006	383-124-001
383-124-002	383-124-033	381-232-028	383-121-005	383-125-037	381-231-005	383-124-012	383-125-007	381-244-002	381-245-015
381-245-016	381-231-010	381-232-029	381-232-026	381-242-018	381-242-023	381-232-001	383-124-024	383-125-040	381-231-021
383-125-017	381-231-025	381-249-004	383-125-041	383-125-042	383-125-011	381-231-022	383-124-032	383-122-003	381-242-021

First 120 parcels shown



350 175 0 350 Feet

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ASMT: 381180005, APN: 381180005
LAKELAND PARK
C/O JAQUELINE FENAROLI
23663 PEPPERLEAF ST
MURRIETA CA 92562

ASMT: 381200003, APN: 381200003
JOSEPH HINZMAN
SANDRA HINZMAN
APT D
17810 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381180006, APN: 381180006
KEVIN JEFFRIES
CHRISTINA JEFFRIES
17668 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381200004, APN: 381200004
DEANNA HEHL
CYNTHIA JASPER
C JASPER
17840 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381180007, APN: 381180007
JUDY LEBLANC
17682 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381200005, APN: 381200005
CHUNQING YANG
HESHENG ZHENG
17856 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381190002, APN: 381190002
FOURSQUARE FINANCIAL SOLUTIONS INC
C/O CARL D MCAULAY
295 E ORANGETHORPE AVE
ANAHEIM CA 92801

ASMT: 381200012, APN: 381200012
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 381190010, APN: 381190010
JOHN KERCHELICH
TORIE WHEELER
15509 ORION ST
LAKE ELSINORE CA 92530

ASMT: 381231001, APN: 381231001
SCOTT HADLEY
ANITA HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 381190011, APN: 381190011
SALVADOR NAVARRO
102 E 4TH ST
SANTA ANA CA 92701

ASMT: 381231002, APN: 381231002
ERNESTO SANCHEZ
ROSITA SANCHEZ
15157 SPINNAKER DR
LAKE ELSINORE CA 92530

ASMT: 381200002, APN: 381200002
LEE YI SANG
1058 IRONSHOE CT
WALNUT CA 91789

ASMT: 381231003, APN: 381231003
ROBERT TUPPER
18339 SANDERS DR
LAKE ELSINORE CA 92530



ASMT: 381231004, APN: 381231004
JACOB SPAIR
RACHEL SPAIR
17797 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381231020, APN: 381231020
VICTOR VALENCIA
GUADALUPE VALENCIA
33108 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 381231005, APN: 381231005
MARCOS GUTIERREZ
17807 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381231021, APN: 381231021
NICHOLAS MENDOZA
33088 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 381231006, APN: 381231006
CHARLES WISE
KERI WISE
2847 JUDIANN LN
VISTA CA 92084

ASMT: 381231023, APN: 381231023
BRETT TILL
RONDA JULIAN
33072 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 381231010, APN: 381231010
MARK KELSEY
FAITH KELSEY
32905 MACY ST
LAKE ELSINORE CA 92530

ASMT: 381231024, APN: 381231024
GEORGE MCLAIN
JANE MCLAIN
DIANE ADAMS
C/O DIANE ADAMS
33066 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 381231011, APN: 381231011
DANA DECK
33071 CASE ST
LAKE ELSINORE, CA. 92530

ASMT: 381231025, APN: 381231025
NICOLAS BRAVO
NANCY BRAVO
1812 PESCADORES
SAN PEDRO CA 90732

ASMT: 381231012, APN: 381231012
HERIBERTO HERNANDEZ
2214 MOUNTAIN AVE
DUARTE CA 91010

ASMT: 381231026, APN: 381231026
ELMER HARTNEY
33042 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 381231013, APN: 381231013
CAMRON GUTIERREZ
33097 CASE ST
LAKE ELSINORE, CA. 92530

ASMT: 381231029, APN: 381231029
ARTURO RUIZ
ROSEMARY RUIZ
33035 CASE ST
LAKE ELSINORE, CA. 92530



ASMT: 381232001, APN: 381232001
MICHAEL GOLDEN ARM
42050 KARRIE LN
MURRIETA CA 92562

ASMT: 381242022, APN: 381242022
CHARLES MACIEL
18950 NEWMAN AVE
RIVERSIDE CA 92508

ASMT: 381232026, APN: 381232026
MARTHA RODRIGUEZ
33040 CASE ST
LAKE ELSINORE, CA. 92530

ASMT: 381243005, APN: 381243005
GEORGE WOLFE
17700 RALEY AVE
LAKE ELSINORE CA 92530

ASMT: 381232027, APN: 381232027
GEORGE MCLAIN
JANE MCLAIN
DEBORAH MILLER
33036 CASE ST
LAKE ELSINORE, CA. 92530

ASMT: 381243013, APN: 381243013
DONOVAN PROP
2635 E OCEAN BLV
LONG BEACH CA 90803

ASMT: 381232028, APN: 381232028
LORENZO GARCIA
33028 CASE ST
LAKE ELSINORE, CA. 92530

ASMT: 381244001, APN: 381244001
JESUS ZUNIGA
33070 BALDWIN BLV
LAKE ELSINORE, CA. 92530

ASMT: 381232029, APN: 381232029
MARK ORMAN
31805 TEMECULA PKWY NO 114
TEMECULA CA 92592

ASMT: 381244002, APN: 381244002
MARIA CHAVEZ
1502 W WILLITS ST
SANTA ANA CA 92703

ASMT: 381242020, APN: 381242020
CIRCLE K STORES
P O BOX 52085
PHOENIX AZ 85072

ASMT: 381244003, APN: 381244003
ROSALIA OCAMPO
8679 WILLOW DR
RANCHO CUCAMONGA CA 91730

ASMT: 381242021, APN: 381242021
RAMIRO RUIZ
ROSALIA VIVEROS
17670 RALEY AVE
LAKE ELSINORE, CA. 92530

ASMT: 381244004, APN: 381244004
GABRIELLE DAWSON
33090 BALDWIN BLV
LAKE ELSINORE CA 92530



ASMT: 381244005, APN: 381244005
GABRIELLE DAWSON
33090 BALDWIN
LAKE ELSINORE, CA. 92530

ASMT: 381245014, APN: 381245014
WRIGHT BYRON E ESTATE OF
31657 HIDDEN CANYON RD
LAKE ELSINORE CA 92532

ASMT: 381245016, APN: 381245016
MARIO CAMACHO
3515 CHERRY BLOSSOM LN
LAKE ELSINORE CA 92530

ASMT: 381245039, APN: 381245039
BLESSING ENTERPRISES
2461 DOUBLETREE LN
ROWLAND HEIGHTS CA 91748

ASMT: 381245044, APN: 381245044
CHRISTOPHER KUEHL
MICHELE KUEHL
33093 BALDWIN BLV
LAKE ELSINORE, CA. 92530

ASMT: 381249001, APN: 381249001
BENJAMINA SANCHEZ
1633 GREENVILLE ST
SANTA ANA CA 92704

ASMT: 381249003, APN: 381249003
ELISEO BRAVO
212 COSTA CT
FULLERTON CA 92831

ASMT: 381249004, APN: 381249004
NICOLAS BRAVO
NANCY BRAVO
1812 PESCADORES AVE
SAN PEDRO CA 90732

ASMT: 381249005, APN: 381249005
ARTHUR MORGAN
33130 BALDWIN BLV
LAKE ELSINORE, CA. 92530

ASMT: 383121004, APN: 383121004
TONY CARLUCCI
33033 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383121005, APN: 383121005
LUIS PEREZ
33041 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383121006, APN: 383121006
3D LANDMARK
P O BOX 1167
VALLEY CENTER CA 92082

ASMT: 383122001, APN: 383122001
JEANETTE CHAN
2536 GREENWICH DR
FULLERTON CA 92833

ASMT: 383122002, APN: 383122002
JEFF MCCASLIN
33075 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383122003, APN: 383122003
PORFIRIO MEDINA
SILVIA TAPIA
33077 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383124007, APN: 383124007
GLORIA SANCHEZ
33041 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383122004, APN: 383122004
WANDA ODEN
P O BOX 4091
CULVER CITY CA 90231

ASMT: 383124008, APN: 383124008
GENARO BONILLA
GENARO BONILLA
33045 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383123002, APN: 383123002
AMY TRAN
710 STONEBROOKE DR
BURLESON TX 76028

ASMT: 383124009, APN: 383124009
DAN NOETHER
MARY KAYE
32917 TURTLE DOVE
LAKE ELSINORE CA 92530

ASMT: 383123003, APN: 383123003
W W S P
C/O SUZANNE P POWERS
25290 FOREST WOOD CIR
MENIFEE CA 92584

ASMT: 383124010, APN: 383124010
ALFREDO OLGUIN
33067 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383123004, APN: 383123004
JEROME GOURDE
17690 BRIGHTMAN AVE
LAKE ELSINORE CA 92530

ASMT: 383124012, APN: 383124012
MARGARET WALTER
4558 PAULING AVE
SAN DIEGO CA 92122

ASMT: 383124005, APN: 383124005
DENNY TSAI
WENTY HA
31597 VIA CRUZADA
SAN JUAN CAPO CA 92675

ASMT: 383124015, APN: 383124015
DEIRA BARRAGAN
ANTONIA MOLINA
33101 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383124006, APN: 383124006
LILIANA TRUJILLO
VICTOR TRUJILLO
33031 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383124016, APN: 383124016
JOSEPH GUTIERREZ
GLENDEANA GUTIERREZ
33115 CASE ST
LAKE ELSINORE CA 92530



ASMT: 383124018, APN: 383124018
JARED MCBRIDE
33131 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383124033, APN: 383124033
LINH VU
THI NGUYEN
26900 REDWOOD
MURRIETA CA 92563

ASMT: 383124023, APN: 383124023
GALILAO MACEDO
JAMIE MACEDO
33124 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383124038, APN: 383124038
EULALIO SOSA
33099 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383124024, APN: 383124024
MICHAEL RYMER
15058 ZIEGLINDE DR
LAKE ELSINORE CA 92530

ASMT: 383124039, APN: 383124039
EDWARD TAYLOR
33090 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383124025, APN: 383124025
DRU CURTIS
33098 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383124040, APN: 383124040
ARLAN HAWTHORNE
MICHELE HAWTHORNE
3048 WINDROSE CT
CHINO HILLS CA 91709

ASMT: 383124029, APN: 383124029
DUSTIN CLICK
16181 BLACKSAGE CT
RIVERSIDE CA 92503

ASMT: 383124041, APN: 383124041
JAVIER BRITO
11962 DANIEL AVE
GARDEN GROVE CA 92840

ASMT: 383124030, APN: 383124030
GILBERTO CHAVARIN
ROSA CHAVARIN
33060 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383125003, APN: 383125003
DENNIS LUNDGREN
DONNA LUNDGREN
P O BOX 77368
CORONA CA 92877

ASMT: 383124031, APN: 383124031
ANGEL VASQUEZ
IVETTE SALGADO CORTES
33054 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 383125005, APN: 383125005
EBRAHIM MAHGEREFTEH
GILA MAHGEREFTEH
967 NETHERWAY DR
HUNTINGTON BEACH CA 92846

ASMT: 383125006, APN: 383125006
IRVING TERRY
15372 COTTONWOOD CIR
HUNTINGTON BEACH CA 92647

ASMT: 383125023, APN: 383125023
CHARLIE AVILA
33128 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383125007, APN: 383125007
MARGARITA ROMERO
BENJAMIN VELEZ
33041 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 383125024, APN: 383125024
JAIME NAVA
33120 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383125008, APN: 383125008
HT PROP
C/O SCOTT HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

ASMT: 383125025, APN: 383125025
ANGELA TREAT
33100 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383125009, APN: 383125009
ROBERT MOORE
DENNIS SCHOFIELD
33053 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 383125026, APN: 383125026
YUTOPIAN ESTATES INC
4 COLUMBUS
IRVINE CA 92620

ASMT: 383125011, APN: 383125011
PALMS PARK
5 TIZMIN
FOOTHILL RANCH CA 92610

ASMT: 383125029, APN: 383125029
ADRIAN DELATORRE
MANUELA DELATORRE
C/O MANUELA DE LA TORRE
33068 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383125015, APN: 383125015
HECTOR BAHENA
33113 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 383125031, APN: 383125031
FIDELIA BELTRAN
33046 TETTERINGTON ST
LAKE ELSINORE, CA. 92530

ASMT: 383125017, APN: 383125017
NICHOLAS MENDOZA
33133 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 383125033, APN: 383125033
BAHRAM ASKARI
SYLVIA ASKARI
1773 LENDEE DR
ESCONDIDO CA 92025



ASMT: 383125035, APN: 383125035
JUAN AGUILAR
33079 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 383125037, APN: 383125037
MALCOLM COOK
GINA COOK
6392 KLUSMAN AVE
RANCHO CUCAMONGA CA 91737

ASMT: 383125038, APN: 383125038
VICTOR VALENCIA
GUADALUPE VALENCIA
33093 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 383125039, APN: 383125039
CHARLES POPE
CINDY POPE
P O BOX 2005
FERNLEY NV 89408

ASMT: 383125040, APN: 383125040
NARCISO PENA
ROSALVA PENA
33145 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 383125042, APN: 383125042
OSCAR RIVERA
OMAR RIVERA
18875 MARIPOSA AVE
RIVERSIDE CA 92508

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

City of Lake Elsinore
130 Main Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School District
545 Chaney Street
Lake Elsinore, CA 92530

Elsinore Valley Municipal Water District
31315 Chaney Street
P.O. Box 3000
Elsinore, CA 92531

Applicant:
Denny Tsai and Wenti Ha
1110 Fullerton Road
City of Industry, CA 91748

Engineer:
Hector Zubieta
253-B E. Peck Street
Lake Elsinore, CA 92530

Helen Thai
1110 Fullerton Road
City of Industry, CA 91748

Applicant:
Denny Tsai and Wenti Ha
1110 Fullerton Road
City of Industry, CA 91748

Engineer:
Hector Zubieta
253-B E. Peck Street
Lake Elsinore, CA 92530

Helen Thai
1110 Fullerton Road
City of Industry, CA 91748

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
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Murrieta, CA 92563
(951) 694-5242

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

Received from: TSAI DENNY HA WENTI
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\$50.00

EA42698

paid towards: CFG06083 CALIF FISH & GAME: DOC FEE
at parcel: 17717 GRAND AVE LELS
appl type: CFG3

By MGARDNER Jun 24, 2014 14:23
posting date Jun 24, 2014

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

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