



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JUNE 19, 2017

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Conference Room 2A 4080 Lemon Street, 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 the TLMA Commission Secretary at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR:

**NONE**

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

**NONE**

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

- 3.1 **TENTATIVE PARCEL MAP NO. 37086** – Intent to Adopt a Negative Declaration – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Zoning: Light Agriculture 1-acre minimum (A-1-1) – Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres – **REQUEST:** A Schedule "H" Subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- 3.2 **PLOT PLAN NO. 26118** – Intent to Adopt a Negative Declaration – Applicant: Redlands Consultant & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Northerly of Peregrine Way, southerly of Oleander Avenue, easterly of Decker Road, and westerly of Harvill Avenue – 1.01 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office. Project Planner: Desiree Bowie at (951) 955-8254 or email at [dbowie@rivco.org](mailto:dbowie@rivco.org).
- 3.3 **TENTATIVE PARCEL MAP NO. 36615** – Intent to Adopt a Negative Declaration – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering – First Supervisorial District – Rancho California Zoning District Area – Southwest Area Plan: Rural Mountainous (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of La Cruz Drive, and westerly of Calle Catrina – 25.80 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The proposed project is a Schedule "H" parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard). Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

3.4 **PLOT PLAN NO. 26096** – Intent to a Adopt Negative Declaration – Applicant: Simon CRE – Representative: MPA Architects, Inc. – Fifth Supervisorial District – Cabazon Zoning District – The Pass Area Plan: Mixed-Use Area (MUA) – Location: Southerly of Interstate 10, northerly of Main Street, and easterly of North Fern Street – 1.38 Gross Acres – Zoning: Mixed-Use (MU) – **REQUEST:** Proposed 7,500 sq. ft. commercial retail building for retail uses, such as, but not limited to, grocery, hardware, and clothing sales. The building will have a maximum height of 24-feet. The project includes an approximate 38-space parking lot, landscaping, trash enclosure, lighting, and storm drainage facilities. Overall building elevations consist of light stone stucco on all the exteriors, with stone veneer elements and metal awning at building entrance facing Main Street. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

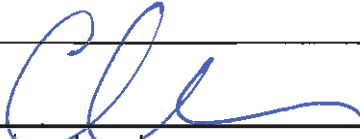
4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter.

NONE

5.0 PUBLIC COMMENTS:

Agenda Item No.:  
 Area Plan: Mead Valley  
 Zoning District: Mead Valley  
 Supervisorial District: First  
 Project Planner: D. Bradford  
 Directors Hearing: June 19, 2017

TENTATIVE PARCEL MAP NO. 37086  
 Environmental Assessment No. 42890  
 Applicant: Andrew Grechuta  
 Engineer/Representative: G&G Engineering



Charissa Leach  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 37086 proposes a schedule "H" subdivision of a 3.5-acre parcel into 3 single-family residential parcels with a minimum lot size of 1 acre.

The project site is located northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street.

### BACKGROUND:

#### *AB 52 Tribal Consultation*

During the initial review stage of this project, it was anticipated that a Negative Declaration of environmental effects would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. The County of Riverside's Archaeologist went out to the site to determine if any visible Tribal Resources were present. No resources were found during the visual survey; however through consultation with the Pechanga Tribe it was determined that Condition of Approval 60. PLANNING. 24 regarding a monitor on site during all initial ground disturbing activities would be required. The entitlement is for the approval of a Parcel Map which does not include any development at this time.

#### *Sphere of Influence*

The project site is located within the City of Perris sphere of influence area and was submitted to the City for review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. As of the date of this staff report, County staff has received no comments from the City of Perris regarding this project.

#### *Airport Influence Area ("AIA")*

The project site is located within Airport Compatibility Zone D of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on October 11, 2016, File No. ZAP1214MA16 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone D as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition the applicant would be required to notify potential buyers of the proposed lots of this determination as well as March Air Reserve Base regarding any land

use having an electromagnetic radiation component, and the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) prior to the issuance of building permits.

**SUMMARY OF FINDINGS:**

- 1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum)
- 2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) to the north, south, east, and west.
- 3. Existing Zoning (Ex. #2): Light Agriculture, 1-Acre minimum (A-1-1)
- 4. Surrounding Zoning (Ex. #2): Light Agriculture, 1-Acre minimum (A-1-1) to the north, south, east, and west.
- 5. Existing Land Use (Ex. #1): Vacant
- 6. Surrounding Land Use (Ex. #1): Scattered single-family residential
- 7. Project Data:
  - Total Acreage: 3.56
  - Total Proposed Lots: 3
  - Proposed Min. Lot Size: 1 Acre
  - Schedule: H
- 8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42890**, 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** **TENTATIVE PARCEL MAP NO. 37086**, 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 Rural Community: Very Low Density Residential (RC: VLDR) on the Mead Valley Area Plan.
- 2. The Tentative Parcel Map proposes three (3), residential parcels with a minimum lot size of 1-acre. The project site has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR). Development encouraged in this designation includes single-family detached residences on large parcels of 1 to 2 acres, limited agriculture uses and animal keeping. The proposed project is consistent with this Land Use Designation because ultimate development of the project site will be for the construction of single-family residences on approximately 1-acre parcels.
- 3. Based on review by staff, and added Conditions of Approval the proposed Tentative Parcel Map No. 37086 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Parcel Map Division) of Ordinance No. 460 as stated below:

- A. Streets – Condition of Approval 10. TRANS. 1 states that 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 No. 460 and Riverside County Road Improved Standards (Ordinance No. 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in one is binding as though occurring in all. Condition of Approval 10. TRANS. 6 states that no additional road improvements are required along Oakwood Street due to the existing improvements. With these conditions the requirements of Ordinance No. 460 10.13 A. (a), (b), (c), and (d) as it pertains to streets and street improvements have been met in that Oakwood Street provides access to all the proposed lots and is adequate in size to accommodate emergency vehicles and needs no further improvements.
- B. Street Improvement Plans – As stated above the applicant is not required to submit any street improvement plans. Therefore, the project is consistent with Ordinance 460 Section 10.13. B.
- C. Other Improvements – In terms of domestic water, Condition of Approval 10. E. HEALTH. 1 states that it is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with Eastern Municipal Water District (EMWD) as well as all other applicable agencies. In terms of fire protection, Condition of Approval 10. FIRE. 1 requires blue dot reflective pavement markers mounted on private streets, public streets and driveways to indicate the location of fire hydrants. Condition of Approval 10. FIRE. 2. Requires the placement of fire hydrants located within 400 feet of all portions of all structures and minimum fire flow shall be 1,000 GPM for 2 hours at 20 PSI or 500 GPM for 2 hour duration at 20 PSI for structures with fire sprinkler systems. Several Fire Department Conditions of Approval have been added as well regarding the Environmental Constraints Map (ECS) being stamped with notes regarding driveway lengths, turnarounds, gate entrances, installation of automatic gates, water plans and visibility of address numbers. Electrical and communication facilities are available to the site no added conditions were applied. With these conditions the requirements of Ordinance No. 460 section 10.13 C. has been met.
- D. Sewage Disposal – Condition of Approval 10. E. HEALTH. 2 states that at the time of review for PM37086 sewer was not available and a soils percolation report was utilized. Prior to building permit submittal, a soils percolation report that is consistent with the requirements of the current Local Agency Management Program (LAMP) and any applicable regulations or standards must be provided. This report along with any other required information shall be submitted for review by this Department. If at the time of development of the lots, sewer becomes available, the lots will be required to connect to sewer. With this condition the requirements of Ordinance No. 460 section 10.13 D. has been met.
- E. Agricultural Lands – Agricultural lands shall be exempt from all improvement requirements specified in this section if the project site is located within an established agricultural preserve, has an agricultural zoning classification and is not less than 5 acres in size. The proposed project does have a zoning classification of Light Agriculture, 1-acre minimum (A-1-1); however, it is not located in an agricultural preserve and is less than 5 acres in size. The proposed project is therefore not exempt from Section 10.13's improvement requirements.

4. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, east, and west.
5. The zoning classification for the subject site is Light Agriculture, 1-Acre minimum (A-1-1). Permitted uses for this zoning classification include single-family dwelling units, light agricultural uses, and the keeping of farm animals not to exceed 5 animals per acre. Ultimate development of the site will be for the construction of one dwelling unit on each of the 1-acre parcels.
6. The proposed project is consistent with Ordinance No. 348 Development Standards set forth in the Light Agricultural 1-acre minimum (A-1-1) zone, including:
  - a) Lot sizes shall not be less than 20,000 square feet. As proposed the land division will result a 3.5 acre parcel being subdivided into three parcels, each of which is slightly larger than one acre (approximately 43,000 square feet). Therefore, the proposed project complies with this Development Standard.
  - b) The required lot width shall not be less than 100 feet. As proposed the minimum lot width for each parcel will be 110 feet. The proposed project complies with this Development Standard.
  - c) The required lot depth shall not be less than 150 feet. As proposed the lot depth for each parcel is approximately 410 feet when measured from the right-of-way line along Oakwood and Pinewood Streets. The proposed project complies with this Development Standard.
  - d) The proposed project is merely a map, when an actual use is proposed, that use will be required to comply with the remaining A-1-1 development standards, which are not applicable at the map stage.

Based on the findings provided above, the proposed project will conform to the development standards of the Light Agriculture, 1-Acre minimum (A-1-1) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

7. The proposed land division is consistent with all of the requirements of Ordinance No. 460 and section 7.1 as follows:
  - a) The proposed land division of a 3.5-acre parcel into 3, one-acre parcels and the design and improvements of the proposed land division is consistent with the General Plan in that the Land Use Designation, Very Low Density Residential encourage a density of 1 dwelling unit per acre. There is no applicable Specific Plan. In addition, the shape and size of the proposed project is similar to the development pattern in the project vicinity ensuring consistency with the development pattern of the area. The public and private right-of-way improvements are consistent with the County of Riverside's road standards.
  - b) The project site is physically suitable for the proposed land division and potential future type and density of development of the land as single family residences in that the development standards for lot size are met, the topography of the project site is flat and existing roads and services are accessible.

- c) Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. Therefore, a Negative Declaration has been prepared which has determined that no environmental damage will occur, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or type of improvements.
  - d) The land division is not located within a High Fire Hazard Area, emergency vehicles can easily access the project site from existing roadways, is not located within a fault zone or within a ½ mile of a fault and will not conflict with easements that would acquire access through the project site. Therefore, health, welfare and safety of the community will not be jeopardized by the proposed land division.
8. Scattered single-family residential uses are located to the north, south, east and west of the subject property.
  9. The project site is surrounded by properties which are zoned Light Agriculture, 1-Acre minimum (A-1-1) to the north, south, east, and west.
  10. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
  12. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP
  13. In accordance with AB52, requests for notification were sent to four tribes on April 15, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project's Cultural Resource section of the Environmental Assessment was provided to the tribe. As a result, Tribal consultation under AB 52 closed on May 18, 2016 with the agreement that the project will be conditioned to include a Native American Monitor be present on-site during all ground disturbing activities. (COA 60. PLANNING. 24). However, because the added Conditions of Approval are standard conditions, relating to the discovery of physical cultural resources, that the Pechanga are requiring for ground-disturbing discretionary actions within area that may qualify as a Tribal Cultural Resource, they do not qualify as mitigation measures under CEQA.
  14. The project site is located within Airport Compatibility Zone D of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on October 11, 2016, File No. ZAP1214MA16 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone D as they relate to outdoor lighting, lighting

that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition the applicant would be required to notify potential buyers of the proposed lots of this determination as well as March Air Reserve Base regarding any land use having an electromagnetic radiation component, and the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) prior to the issuance of building permits.

15. Environmental Assessment No. 42890 did not identify any potentially significant impacts.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture, 1-Acre minimum (A-1-1) 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 H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The proposed project will not have a significant effect on the environment in that Environmental Assessment No. 42890, concluded that based on the findings incorporated in the initial study that the project will not have a significant effect on the environment.
5. The project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan..
6. The public's health, safety, and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. 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. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. A high fire area;
  - c. A Fault Zone;
  - d. A General Plan Policy Area

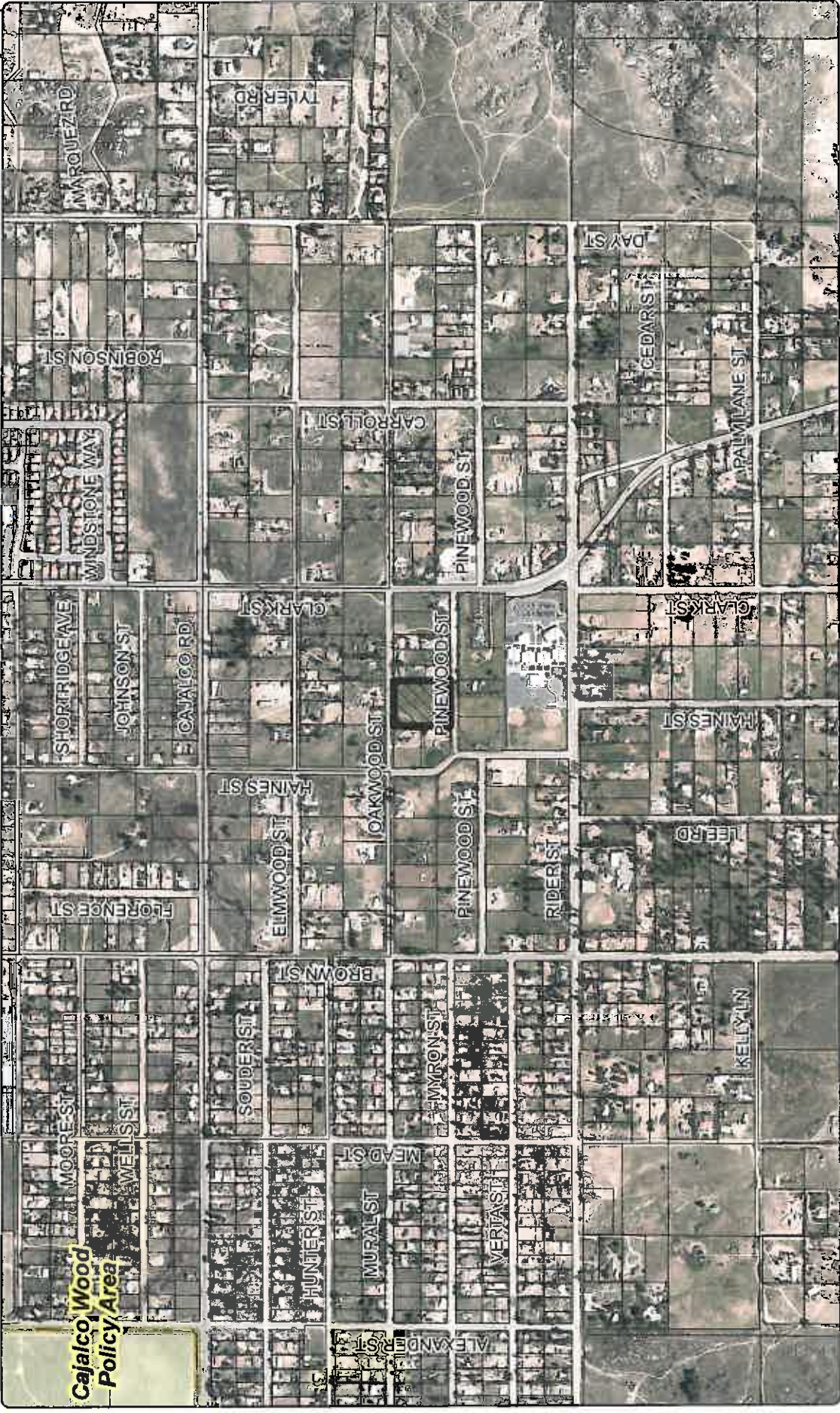


3. The project site is located within:
  - a. The city of Perris sphere of influence;
  - b. Mead Valley #117 County Service Area for Street Lighting;
  - c. An area with low potential for liquefaction;
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. The Val Verde Unified School District;
  - f. An area susceptible to subsidence;
  - g. A High Sensitivity to Paleontological Resources; and
  - h. Zone D of the March Air Reserve Base Airport Influence Areas.
  
4. The subject site is currently designated as Assessor's Parcel Number 318-172-003.

# RIVERSIDE COUNTY PLANNING DEPARTMENT PM37086 VICINITY/POLICY AREAS

Supervisor: Jeffries  
District 1

Date Drawn: 04/15/2016  
Vicinity Map



Zoning Area: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than is provided for in the current General Plan. For more information on the new General Plan, contact the Planning Department offices in Riverside at (951)995-2900 (Western County) or in Bland Desert at (760)965-8277 (Eastern County) or Website <http://rdplanning.riverside.ca.gov>

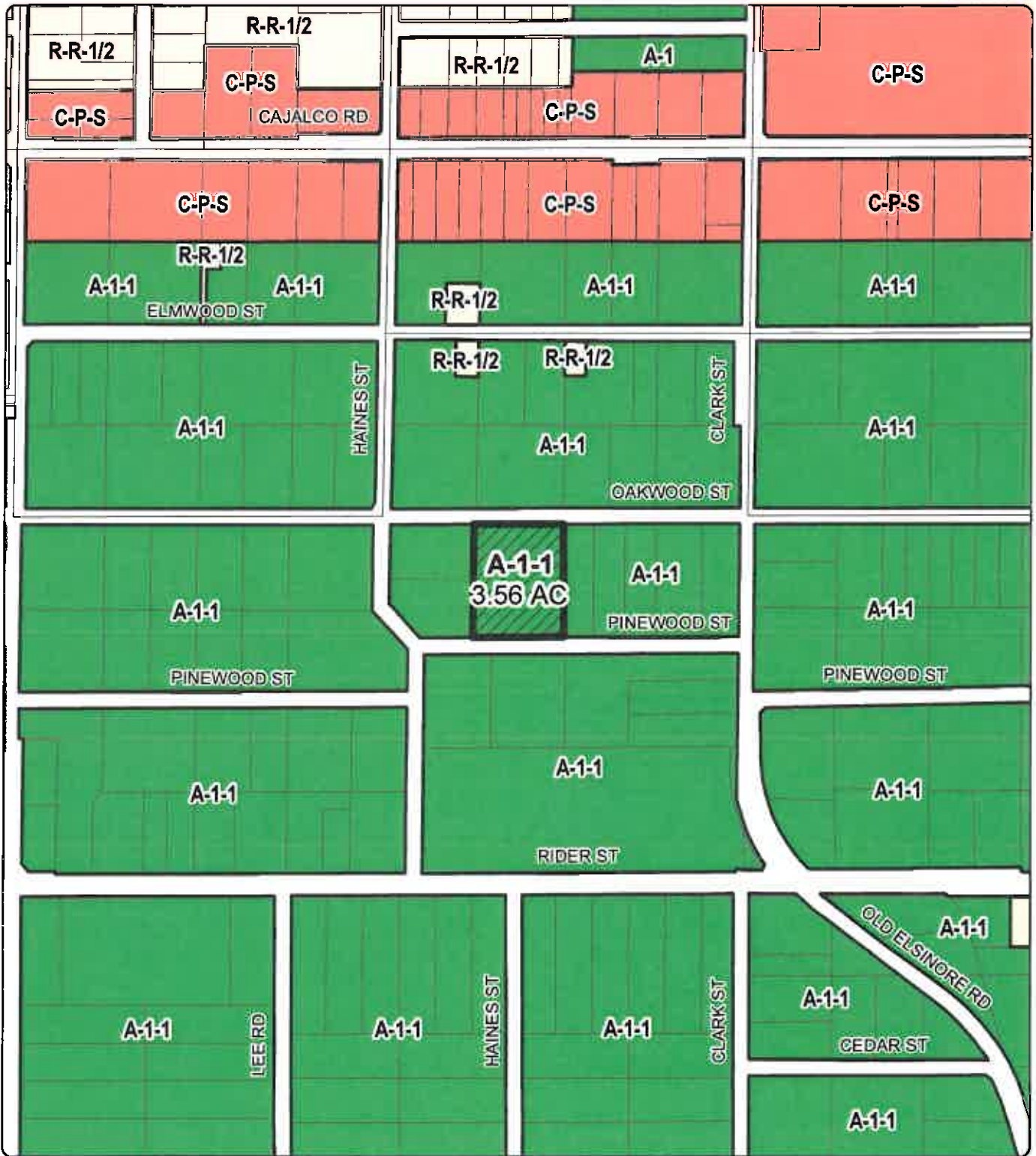
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37086

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 04/15/2016  
Exhibit 2



Zoning Area: Mead Valley

Author: Vinnie Nguyen



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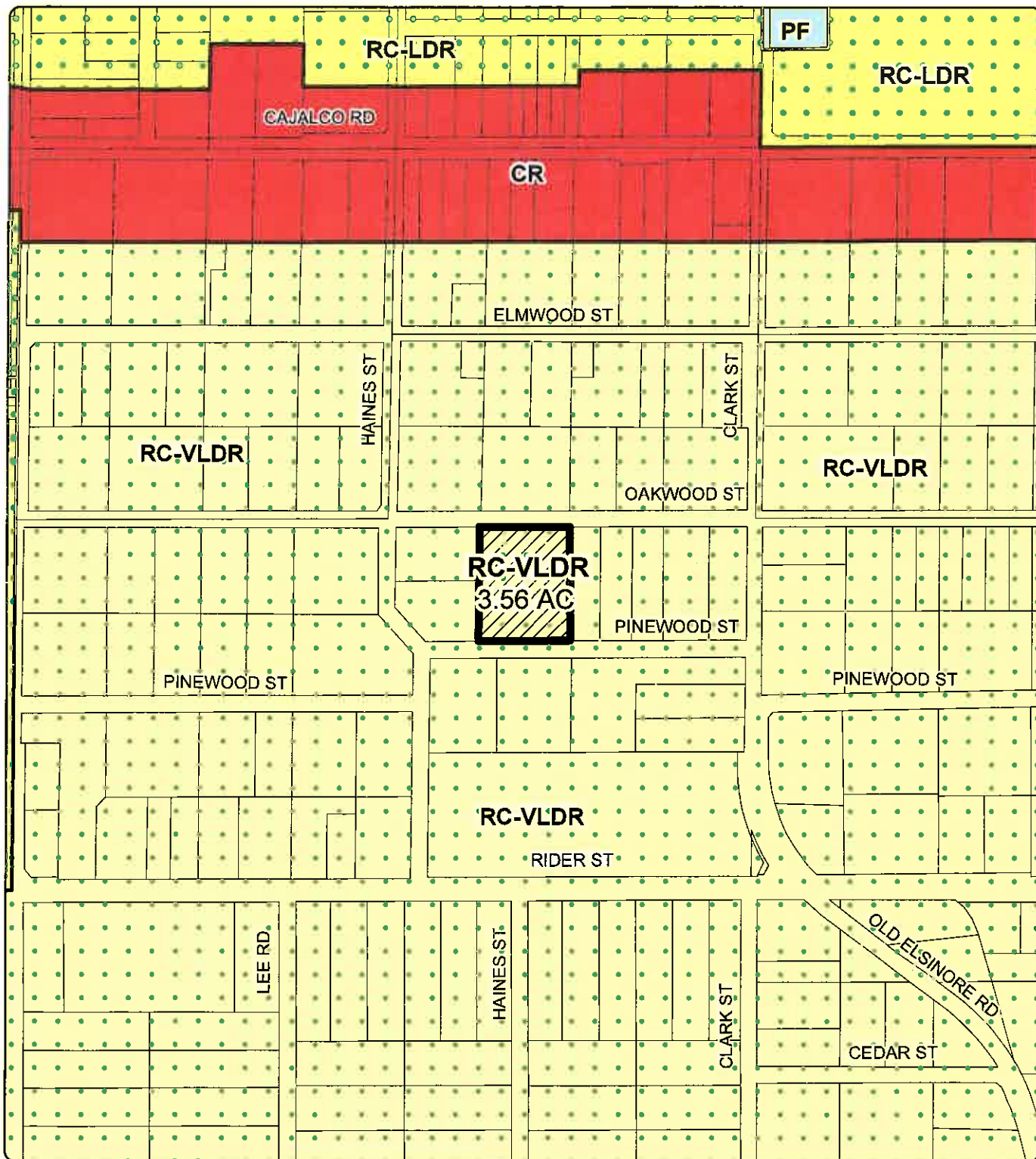
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37086

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 04/15/2016  
Exhibit 5



Zoning Area: Mead Valley

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM37086

### LAND USE

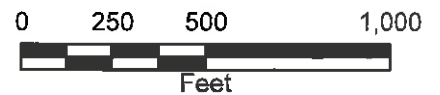
Supervisor: Jeffries  
District 1

Date Drawn: 04/15/2016  
Exhibit 1



Zoning Area: Mead Valley

Author: Vinnie Nguyen



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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: PM37086

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Deborah Bradford Title: Project Planner Date: March 20, 2017

Applicant/Project Sponsor: Andrew Grechuta Date Submitted: April 5, 2016

**ADOPTED BY:** Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Deborah Bradford at (951)955-6646.

Revised: 03/20/17  
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Please charge deposit fee case#: ZEA42890 ZCFG6263

FOR COUNTY CLERK'S USE ONLY

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42890  
**Project Case Type (s) and Number(s):** PM37086  
**Lead Agency Name:** County of Riverside  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Deborah Bradford  
**Telephone Number:** (951) 955-66-46  
**Applicant's Name:** Andrew Grechuta  
**Applicant's Address:** 1251 N. Manassero St, Anaheim CA, 92807

### I. PROJECT INFORMATION

**Project Description:** The proposed Project consists of an application for a Parcel Map (PM37086) for a schedule "H" subdivision into 3 single-family residential lots with a minimum lot size of 1-acre.

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

#### B. Total Project Area:

<b>Residential Acres:</b> 3.56	<b>Lots:</b> 3	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 318-172-003

**Street References:** Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South Range 4 West

**E. Brief description of the existing environmental setting of the project site and its surroundings:**

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Mead Valley Area Plan of the Riverside County General Plan. The Project site is currently designated for "Rural Community: Very Low Density Residential (RC: VLDR)" uses by the General Plan and the Mead Valley Area Plan, which single-family detached residences on large parcels. The Project site is not located within a policy area. The Project site is located within the Sphere of Influence of the City of Perris. The Project would be fully consistent with the City of Perris sphere of influence policies and land use designations for the site. The Project site does not fall within a General Plan Policy Overlay Area.



2. **Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located in the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan, but is not within a Criteria Cell or designated for open space conservation. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies.
6. **Housing:** The proposed Project is not proposing any residential homes. Accordingly, the Project would not conflict with the general Plan Housing Element policies.
7. **Air Quality:** The Project is not proposing any construction at this time. Accordingly, the Project would not conflict with Air Quality Element policies.

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

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

**D. Land Use Designation(s):** Very Light Density Residential

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

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

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley

2. **Foundation Component(s):** Rural Community on all sides

3. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC: VLDR) on all sides

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

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

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Light Agriculture, 1-Acre minimum (A-1-1)

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

**K. Adjacent and Surrounding Zoning:** Light Agriculture, 1-Acre minimum (A-1-1) to north, south, east, and west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

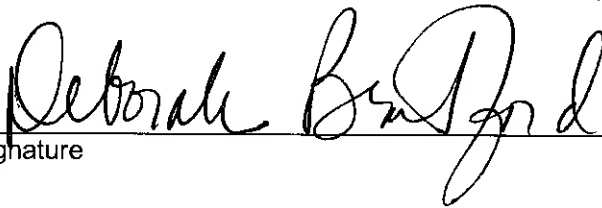
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

March 21, 2017

Date

Deborah Bradford

Printed Name

For Charissa Leach, Assistant TLMA Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is Ramona Expressway located approximately 2.4 miles west of the Project site. Views of the Project site from Ramona Expressway are not possible due to distance, existing development and topography. Accordingly, the proposed Project would not have an effect upon a scenic highway corridor, and no impact would occur.

b) The proposed project is to allow for the subdivision of a 3.5 acre parcel into three 1-acre parcels. No construction is proposed at this time; however ultimate development of the project site will result in the construction of three single family residential units. Given, that the land use designation and zoning classification allow by right one dwelling unit per parcel the area is projected for development and a change in the scenic environment will occur. However, with the incorporation of development standards, landscaping guidelines and standard conditions of approval impacts related to the obstruction of a prominent scenic vista or the creation of an aesthetically offensive view would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 40.95 miles northwest of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655. Ultimate development of the project site will allow for the construction of three single-family residences which would likely bring with it the installation of outdoor lighting. Because the project site is located within Zone "B" all exterior lighting would be subject to the requirements of Ordinance No. 655. Therefore, the proposed Project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**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?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The Project simply proposes a subdivision into three single-family residential lots. Currently, no development is proposed. However, with the proposed subdivision into three 1-acre parcels, ultimate development of the site will allow for the construction of a total of 3 single-family residences. . A new source of light or glare would be introduced into the area than from what is currently existing by the introduction of new light sources. However, the development of single family residential units on individual parcels is a use permitted by right within this land use designation and zoning classification; therefore, development into the area is anticipated and planned. As stated in section 2 (a) above, adherence to Ordinance No. 655 would be required ensuring that exterior lighting would not adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Therefore, less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the site is designated as "Farmland of Local Importance." The Multipurpose Open Space Element of the General Plan states that the following categories would be considered Farmland of Local Importance due to their locally significant economic importance:

- Lands with soils that would be classified as Prime or Statewide Important Farmland but lack available irrigation water. The project site does not lack available irrigation water in that the site will be served by Eastern Municipal Water District nor is the site noted in "Map My County" as being Prime Farmland or Farmland of Statewide Importance.
- Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat. Based on County Imagery in "Map My County", it appears that the project site is comprised of vacant land and has been used for the growing of crops.
- Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon. The project site is currently vacant and not used for the growing of crops.
- Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more. The project site is comprised of 3.5 acres and is not utilized as Dairyland.
- Lands identified by Riverside County with Agriculture land use designations or contracts. The land use designation for the project site is Rural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Community: Very Low Density Residential. Based on Map My County the project site is not located within an Agricultural Preserve or Williamson Act contract.

- Lands planted with jojoba that are under cultivation and are of producing age. The project site is comprised of vacant land.

Although the project site is shown on Map My County as being Farmland of Local Importance none of the categories listed above occur on the project site qualifying it as Farmland of Local Importance and no conversion of farmland to a non-agricultural use will result due to project implementation. Therefore, no impacts would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves. Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract. The nearest Williamson Act Contract occurs approximately 1.5 miles northeast of the Project site. The proposed Project has no potential to conflict with any Williamson Act Contract lands; therefore, no impact would occur.

The zoning classification for the Project site is Light Agriculture, 1-Acre minimum (A-1-1). According to "Map My County," the zoning classification surrounding the site is Light Agriculture, 1-Acre minimum (A-1-1). The Project does not propose any construction. Once a development proposal to build on the property is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the proposed Project would have no impact. Therefore, no impact would occur.

d) The ultimate development of the project site will be for residential development, which could encourage the addition of more residential development within the vicinity. The project site and surrounding properties are designated as "Other Lands" and is not considered Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Although, the zoning and land use designation allows for some light agricultural uses the proposed project would not result in the conversion of Farmland to a non-agricultural use. Therefore, less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**5. Forest**

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<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-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project

<b>6. Air Quality Impacts</b>				
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

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) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

The project is not anticipated to result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD. The project proposes a 3-lot residential subdivision which is not anticipated to result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation due to the limited scope of the project and the amount of vehicle trips generated will be less than 100 peak hour trips. Thus, less than significant impacts are anticipated to occur

The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project is a three-lot residential subdivision and is therefore not considered a *significant project*.

Based on the consistency analysis presented above, the proposed project is not anticipated to conflict with the AQMP. Therefore, less than significant impacts will occur.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. The project proposes a 3-lot residential subdivision. Ultimate development of the project site will involve earth moving activities and construction of new facilities; however, the proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Therefore, impacts will be 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, and/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 industrial 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. The project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed project is a 3-lot residential subdivision that could ultimately be built to residential uses. This project will not be located within one mile of an existing substantial point source emitter. No impacts will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project is a 3-lot residential subdivision that does not include any of the above uses. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) is the applicable habitat conservation plan for western Riverside County. The Project site is not located within a WRMSHCP cell group. Because there are no applicable such plans, the proposed project 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. However, the project site is located within the Stephens Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. As a result impacts are considered less than significant.

b-d) The proposed project is for the subdivision of a 3.5 acre parcel into three 1-acre parcels. Ultimate development of the site will allow for the construction of three single-family residences. The site is comprised of vacant land, no trees exist on the project site. However to ensure protection of sensitive species and their habitat, conditions of approval 60. EPD. 1 regarding a pre-construction Burrowing Owl Survey and 60. EPD. 2 which requires removal of vegetation to occur after nesting season or if habitat must be cleared during the nesting season a preconstruction nesting bird survey must be conducted. No migratory fish or riparian habitat exist on the project site. With incorporation of these standard conditions of approval less than significant impacts associated with these issue areas would occur.

e-f) As reviewed by the County's Biologist no natural watercourses supporting riparian vegetation and habitat or federally protected wetlands exist on the project site requiring further studies or conditions of approval. Therefore, no impacts will occur regarding these issue areas.

g) The project site is comprised of vacant land with a tree located on the northeast corner of Parcel 3. Condition of approval 50. PLANNING. 13 will ensure that if an Oak tree exists on the project site with 4 inch or larger trunk diameter shall only be removed by approval of the Planning Department and be replaced with a similar size of tree being removed. Compliance with this condition of approval will ensure that less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on aerial maps and a visual survey of the site by the County of Riverside's Archaeologist, there are no historic sites on the property. As proposed the Project is for the entitlement of a subdivision of a 3.56 acre parcel into three single-family residential lots. No construction is being proposed at this time. However, with the utmost of caution the standard condition of approval has been applied (COA 60.PLANNING.23) regarding the retention of a certified archaeologist to implement a grading monitoring data recovery program and to ensure that if any buried cultural or archaeological resources are uncovered during earth moving activity the proper protocol will be put in to place. Therefore, less than significant impacts will occur regarding the destruction or change to a significant historical resource.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Findings of Fact:

a-e) As proposed the Project is for the entitlement of a subdivision of a 3.56 acre parcel into three single-family residential parcels. No construction is being proposed at this time. However, with the utmost of caution standard conditions of approval have been applied should any grading occur on site due to ultimate development of single-family residences. These conditions require the retention of a certified archaeologist to implement a grading monitoring data recovery program and Native American monitors to be on-site to ensure that if any buried archaeological or tribal resources are uncovered during earth moving activity the proper protocol will be put in to place to ensure protection of these resources. Therefore, with the incorporation of these conditions of approval less than significant impacts will result due to project implementation and future development of the site. (COA 60.PLANNING.23 and COA 60.PLANNING.24)

Mitigation: No mitigation is required.

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

**10. Paleontological Resources**

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

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

Findings of Fact:

The proposed Project is to allow for the subdivision of a 3.56 acre parcel into three single-family residential parcels. As shown on the County's General Plan Paleontological Sensitivity Map and "Map my County" the project site is located within an area as having High Potential for Paleontological Resources. To ensure protection of these resources, if encountered the standard condition of approval requiring a qualified paleontologist be on-site during earth moving activities is applied to project approval and ultimate development of the site. (COA 60. PLANNING, 22). With incorporation of this condition any impacts related to paleontological resources will be reduced to less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Geologist Comments

Findings of Fact:

a - b) According to the Mead Valley Area Plan and GIS database, there are no active fault zones within or near the Project site. However, the project site as within the entire Southern California region is subject to secondary effects from earthquakes and the project site may be subject to seismic ground shaking due to earthquakes. When construction is proposed, the California Building Code requirements pertaining to new development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. 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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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure 13 "Mead Valley Area Plan Seismic Hazards"

Findings of Fact: According to the General Plan, the Project site is mapped as an area with a low potential for liquefaction. However, the Project simply proposes a subdivision into three single-family residential lots. Ultimate development of the site could result in the construction of three single-family residences. Compliance with the County's Building Code will ensure construction practices are appropriate for various soil types. Therefore, the proposed Project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure 13 "Mead Valley Area Plan Seismic Hazards"

Findings of Fact: The proposed project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Ultimate development of the site would allow for the construction of three single-family residences. With the incorporation of the California Building Code requirements pertaining to new development the potential for structural failure or loss of life due to strong seismic ground shaking will be minimized by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Landslide Risk**

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

Source: Riverside County General Plan Figure 14 "Mead Valley Area Plan Steep Slope"

Findings of Fact: The Project site is generally flat and based on Figure 14 from the Mead Valley Area Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

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

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

Findings of Fact: According to General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. However, the future development of the site would require compliance with Title 24 of the California Building Code which would ensure impacts related to ground subsidence would be less than significant due to ultimate development of the project site. Therefore, this will result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials, Mead Valley Area Plan, and Google Earth.

Findings of Fact:

a) The Project site is more than 34 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 6 miles west of Lake Perris and is not within a high dam hazard zone, as illustrated by the Riverside County General Plan, Mead Valley Area Plan, Figure 10, *Mead Valley Area Plan Flood Hazards*. Additionally, Figure 10, *Mead Valley Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. Therefore, no impacts would occur in regards to these issue areas.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Future development would ultimately result in the construction of 3 single-family residences. The project site is generally flat with an elevation range of 1,660-1680 average mean sea level (amsl). Therefore, future development will result in less than significant changes in existing topography and ground surface relief features.

b) The proposed project site is generally flat. Future development of the site will not result in cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur in regards to this issue area.

c) Future development for the project area will include on-site septic. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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 and California Building Code, and County's Geologist

Findings of Fact:

a) The proposed project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Future development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES). Impacts will be less than significant.

b) The proposed project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Future residential development of the site would be subject to compliance with the County's Building Code and a soils report would be required to determine the type of soil that exists in the project area. If it is determined that the soil in the project area is likely to have expansive soil, specific building code standards would be required for this soil type. Therefore, less than significant impacts will occur.

c) Future development for the project area will include on-site septic. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b) Result in any increase in water erosion either on or off site?

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

Findings of Fact:

a) The proposed project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Future development could ultimately result in the construction of three single-family residences. 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 or into natural watercourses. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Future development could ultimately result in the construction of three single-family residences. The potential for on-site water erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters during construction activity will be implemented for maintaining water quality and reducing erosion. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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:

The project 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). The project will have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<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: Project materials

Findings of Fact:

Background

a-b) The Riverside County Planning Department does not require the submittal of a greenhouse gas numerical analysis for projects that would not contribute cumulatively significant amounts of exhaust

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions or generate cumulatively considerable levels of GHG's from fuel combustion or involve substantial water and electricity demands. The proposed project is to allow for the subdivision of a 3.56 acre parcel into 3 parcels with a minimum lot size of 1 acre. The type of small-scale residential development would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant to warrant a GHG analysis. Additionally, the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 and Google Earth

Findings of Fact:

a) The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the project will result in the construction of three (3) residential lots; the project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not 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 because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project is not located in a very high fire hazard area; however the site has adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur. .

d) The proposed project is located within one quarter mile of an existing school. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

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. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The proposed project site is located approximately 3.26 miles northeast of the March Air Reserve Base within Zone D of the Airport Compatibility Plan. As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on October 11, 2016, File No. ZAP1214MA16 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone D as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition the applicant would be required to notify potential buyers of the proposed lots of this determination as well as March Air Reserve Base regarding any land use having an electromagnetic radiation component, and the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) prior to the issuance of building permits. Presently, the proposed project is for the entitlement of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a subdivision into three single-family residential lots and no construction is being proposed. However, once a development proposal to build on the property is submitted, the Airport Land Use Commission's conditions of approval will ensure that development will be in compliance with the March Air Reserve Base Land Use Compatibility Plan, therefore less than significant impacts will result in regards to these issue areas.

d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: According to County of Riverside General Plan Mead Valley Area Plan Figure 11, *Mead Valley Area Plan Wildfire Susceptibility*, the Project site is not located within a Wildfire Zone. Compliance with Fire Departments conditions of approval will ensure that impacts related to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 3.56 acre parcel into three, 1-acre parcels. Ultimate development will be for the construction of 3 single-family residences All grading and building plans shall be subject to the conditions of approval to ensure that proposed drainage system will be consistent with the natural drainage pattern of the site and will not affect adjacent properties Condition of Approval 10. TRANS. 4 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns. Protection will be provided by construction adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. In addition, Condition of Approval 10. TRANS. 5 requires that the land divider accepts and properly disposes of all off-site drainage flowing onto or through the site. With these standard conditions of approval less than significant impacts will occur.

b) As stated above, when grading and building plans are submitted for the future residential development of the site standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows... Therefore, less than significant impacts would occur..

c) Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 25 a and b, the Condition of Approval 10. TRANS 4 and 5 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider Therefore, the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) As indicated in General Plan Figure S-9, the Project site is not located in an area with the potential for flood hazards. Therefore, there would be no impact.

g) The proposed project is to allow for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of 1 acre. Ultimate development will be for the construction of 3 single-family residences. Conditions of Approval 10. TRANS. 4 and 5 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project would not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) Future development of the project site will not require the construction of any new or retrofitted storm water treatment control system. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**26. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input 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

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 3.56 acre lot into three 1-acre lots. Future development may ultimately result in the construction of 3 single-family residences. Development would not alter the course of a river or stream nor would it result in an increase in surface run-off due to alteration of the topography of the site. Condition of Approval 10. TRANS. 5. requires the land divider .to provide adequate drainage facilities if run-off exceeds the street's capacity. Therefore, there will be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Ultimate development of the site will alter absorption rates and surface runoff due to construction and grading activities. However, compliance with conditions of approval associated with surface runoff and adequate drainage facilities will ensure that impacts associated with this concern will be less than significant.

c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

d) The proposed project will not change the amount of surface water in any water body, in that the closest body of water is Lake Perris located approximately 6 miles from the project site. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project

27. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The Project simply proposes a subdivision of a parcel into three parcels. Ultimate development of the site would allow for the construction of 3 single family residences. The project is consistent with the development pattern of the area and will not result in an alteration of the present or planned land use of the area. The project site is located within the City of Perris' Sphere of Influence. Notification was sent to the City regarding the proposed project. Currently the City has no plans for annexation of the project site, nor its immediate surroundings. Therefore, as proposed the Project would have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<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) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site has a zoning classification of Light Agriculture – 1 Acre Minimum (A-1-1). The proposed project is consistent with the zoning requirements and no impacts related to zoning will occur.

b) The Project is surrounded by properties with a zoning classification of Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south east, and west of the project site. The proposed project is to allow for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of 1 acre. Future development will be for the construction of 3 single-family residences and is compatible with the existing surrounding zoning. Therefore, there is no impact.

c) The Project site is surrounded by properties with a land use designation of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum). Future development of 3 single-family residences on 1 acre lots will be compatible with existing and future land uses in the area. The proposed Project will have no impact.

d) The Project site has a land use designation of Rural Community (RC:VLDR) (1 Acre Minimum). This land use designations allows for single family detached residences on large parcels of 1 to 2 acres. As proposed, the Project is consistent with this land use designation and applicable policies of the General Plan. Therefore, there will be no impact.

e) The proposed project will not disrupt or divide the physical arrangement of an established community. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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-6 "Mineral Resources Area"

**Findings of Fact:**

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources Zones*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas where there is not enough information available to determine the presence or absence of mineral deposits. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Thus, no impact would occur and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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 proposed project site is located approximately 3.26 miles northwest of March Air Reserve Base and is located within Zone D of the Airport Compatibility Plan. Compliance with conditions of approval as they relate to this plan will ensure that ultimate development of the site will ensure impacts as they relate to this issue area will be less than significant.

b) The proposed project site is not located within the vicinity of a private airstrip resulting in the exposure of people residing or working in the area to excessive noise levels. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**31. Railroad Noise**

NA     A     B     C     D                

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

Findings of Fact: The Project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**32. Highway Noise**

NA     A     B     C     D                

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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not located near any highways. The closest highway is I-215, which is located more than 2 miles to the northwest of the project area. Noise from this distance will be negligible. Therefore, less than significant impacts in regards to highway noise will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**33. Other Noise**

NA     A     B     C     D                

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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: The project is not located near any other source of potential noise other than those associated with a single-family neighborhood; therefore, less than significant impact related to noise will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The proposed project is to allow for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of 1 acre. Future development will result in the construction of 3 single-family residences. Construction activity will temporarily raise ambient noise levels in the area which currently exist without the project. However, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project because the project proposes residential land uses which are similar in noise character to existing surrounding uses. Grading activities will be regulated by the County Noise Ordinance. Therefore, this impact is considered less than significant.

b) The proposed project is to allow for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of 1 acre. Future development of the site will create short term increases in ambient noise levels in the project vicinity during construction activities. However, as discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences which will limit impacts to less sensitive periods of the day for noise. This is a standard requirement and is, therefore not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project is to allow for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of 1 acre. Future development of the site will not expose people to or generate noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal 45db(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project is to allow for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of 1 acre. Future development of the site will result in short-term grading activities that may cause a minor degree of ground-borne vibration within the Project site. It is unlikely that other persons in the vicinity would be exposed to any ground-borne vibration resulting from the proposed grading activities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is presently a vacant site and will not result in the displacement of any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) As proposed the project is for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of one acre. Ultimate development will result in the construction of 3 single-family residences. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project is for the subdivision of a 3.56 acre parcel. The project site is comprised of vacant land, no structures exist on site. Therefore the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections in that ultimate development on site will allow for the construction of 3 single family residences. The project will have no impact.

f) Development of the project site will ultimately result in the construction of 3 single family residences. Currently, a public road provides access to the project site. Condition of Approval 10. TRANS. 6. States that no road improvements are required at this time due to existing improvements. No impacts will occur regarding inducing population growth due to project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Mead Valley Station (Station No. 59), located approximately 748 feet southwest of the Project site at 21510 Pinewood Street, Perris CA, 92570. The Project site is adequately served by fire protection services. Therefore, less than significant impacts will occur due to project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Sheriff's Department provides community policing to the Project area via the Perris Sheriff's Station located approximately 4.86 miles southeast of the Project site at 137 N. Perris Blvd, Suite A, Perris CA 92570. The proposed Project's demand on sheriff protection services would be minimal and would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact:

As purposed the project is for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of one acre. Ultimate development will result in the construction of 3 single-family residences. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>39. Libraries</b>	<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:

Future development of the project site will have impacts on library resources because it will generate end users due to the construction of three single-family residential units. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

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

**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:

As purposed the project is for the subdivision of a 3.56 acre parcel into three parcels with a minimum lot size of one acre. Ultimate development will result in the construction of 3 single-family residences. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. Therefore, less than significant impacts to health services will occur due to ultimate development of the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

**41. Parks and Recreation**

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

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

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

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

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 3.56 acre parcel into 3 parcels with a minimum lot size of 1 acre. Future development of the project site will result in the construction of 3 single-family residences. The proposed project would not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) The proposed project is to allow for the subdivision of a 3.56 acre parcel into 3 parcels with a minimum lot size of 1 acre. Future development of the project site will result in the construction of 3 single-family residences. The residents of these homes would use existing neighborhood or regional parks or other recreation facilities. However, the small increase of users due to implementation of this project will not result in deterioration of existing recreational facilities. Therefore the project will have a less than significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project site is located within Community Service Area (CSA) #117. Ultimate development of the site will result in the construction of 3 single-family residences. However, the CSA does not dedicate funds to parks. No impact will occur

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. Recreational Trails**

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

Findings of Fact: The proposed project is to allow for the subdivision of a 3.56 acre parcel into 3 parcels with a minimum lot size of 1 acre. Future development of the project site will result in the construction of 3 single-family residences. The residents of these homes would use existing trails; however, there are no recreational trails proposed or required in the vicinity of the Project site. Therefore, the proposed Project would have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposed project is for the subdivision of a 3.56 acre parcel into three, 1-acre parcels. Ultimate development of the project site will result in the construction of three single-family residences. The project site is located within an area designated for single-family development. Condition of Approval 10. TRANS. 3 states that a traffic study is not required for the subject project and Condition of Approval 10. TRANS. 3 states no additional road improvements will be required at this time due to existing improvements. Therefore, project implementation will not result in a conflict to the existing circulation system, no impact will occur.

b) The proposed project will not result in a substantial increase of traffic as determined by Condition of Approval 10. TRANS. 3. that states that a traffic study is not required for the subject project due to the small increase in traffic that will result due to project implementation. 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. Impacts are less than significant.

c & d) Future development of the project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the project site. The existing roadway providing access to the project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed project will ultimately allow for the construction of 3 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with construction hours of operation and the staging of equipment and vehicles will ensure less than significant impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) With the incorporation of the following conditions of approval: 50. FIRE. 1. – the Environmental Constraints Map (ECS) shall be stamped with the following note: Driveways exceeding 150' in length but less than 800' shall provide a turnout near the midpoint of the driveway. 50. FIRE. 2 – the ECS map shall be stamped with the following note: Access shall not be less than 20' in width, will have a vertical clearance of 13'6" and be designed to withstand the weight of 75 thousand pounds over 12 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus, and 50. TRANS .3 – the ECS map must be stamped with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate so that adequate emergency access onto and out of the project site will be ensured. With the incorporation of these standard conditions no impacts will occur.

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. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: According to the Southwest Area Plan Figure 8, *Mead Valley Area Trails and Bikeway System*, there are no bike paths or regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

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

a-b) The proposed project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Future development of the site would result in the construction of 3 single-family residences. Eastern Municipal Water Agency has submitted a Will-Serve letter for this project stating that water service will be available to the project site. In addition, the proposed project will not result in the need for additional water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment facilities or the expansion of existing facilities. Therefore, the Project's impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**46. Sewer**

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Development of the project site is not proposed at this time; however, the subdivision could ultimately lead to development of three single-family residences. A soils percolation report submitted to the Environmental Health Department has determined that the on-site wastewater treatment system proposed for the three parcels is adequate and would not in the result the construction of new water treatment facilities of the expansion of new facilities. Conditions of approval will ensure that any impacts associated with this new on-site disposal system will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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)?

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

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 existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by 3 landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,500 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 5,000 tons per day of in-county solid waste and is anticipated to close in 2057. Based on communication with staff from Riverside County Waste Resources, unincorporated Riverside County had an annual disposal rate of 6.4 pounds per person per day. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

b) The proposed project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County’s ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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:** General Plan, Project Application Materials

**Findings of Fact:**

a-g) As proposed the project is for the subdivision of a 3.56 acre parcel into three 1-acre parcels. Future development of the project site may ultimately result in the construction of 3 single-family residences resulting in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, The Gas Company, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this project. Therefore, less than significant impacts will occur.

**Mitigation:** No mitigation measures are required.

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

**49. Energy Conservation**

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

Source: Project Implementation Materials

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Less than significant impacts would occur.

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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Less than significant impacts would occur.

<b>52.</b> 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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Source: Staff review, project application

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

**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.

Revised: 5/11/2017 8:30 AM  
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PARCEL MAP Parcel Map #: PM37086

Parcel: 318-172-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is for a schedule "H" subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre.

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 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.



PARCEL MAP Parcel Map #: PM37086

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10. GENERAL CONDITIONS

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. 37086 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37086, dated 4/8/16.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

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.

BS GRADE DEPARTMENT

10. BS GRADE. 1 MAP - GEN INTRODUCTION RECOMMND

Improvement 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 Grading Division conditions of approval.

10. BS GRADE. 2 MAP - 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 & Safety Department.

10. BS GRADE. 3 MAP - DISTURBS NEED G/PMT RECOMMND

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

PARCEL MAP Parcel Map #: PM37086

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - POTABLE WATER SERVICE

RECOMMND

PM37086 is proposing potable water service from Easter Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - WASTEWATER DISPOSAL

RECOMMND

At the time of review for entitlement of PM37089, sewer was not available and a soils percolation report conducted by AM/PAC and Associates, Inc. dated October 18, 2016 was utilized.

Prior to building permit submittal, a soils percolation report that is consistent with the requirements of the current Local Agency Management Program (LAMP) and any applicable regulations or standards must be provided. This report along with any other required information shall be submitted for review by this Department.

If at the time of development of the lots, sewer becomes available, the lots will be required to connect to sewer.

10.E HEALTH. 3 USE - ECP COMMENTS

RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

PARCEL MAP Parcel Map #: PM37086

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1                      MAP-#50-BLUE DOT REFLECTORS                      RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, 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                      MAP\*-#16-HYDRANT/SPACING                      RECOMMND

Schedule H fire protection: approved standard fire hydrants (6"x4"x2 1/2") located within 400 feet of all portions of all structures, or 600 feet of all portions of all R-3 and U Occupancy structures equipped with an approved fire sprinkler system. Minimum fire flow shall be 1,000 GPM for 2 hours at 20 PSI or 500 GPM for 2 hour duration at 20 PSI for structures with fire sprinkler systems.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

PM37086 is a proposal to subdivide 3.56 acres into 3 single family lots in Mead Valley area. The project site is located west of Clark Street, east of Haines Street, north of Pinewood Street, and south of Oakwood Street.

The proposed Parcel Map is on a ridge, only nuisance nature local runoff traverses portions of the property. Therefore 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 Section 1B of Ordinance 457.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The district will not accept personal checks

PARCEL MAP Parcel Map #: PM37086

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10. GENERAL CONDITIONS

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 "H", 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.

10.PLANNING. 7                   MAP - ZONING STANDARDS                   RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the A-1-1 zone.

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. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 10                   MAP - ORD 810 OPN SPACE FEE (cont.)                   RECOMMND

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. 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. 12                   STKP- OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 13                   USE - OAK TREE REMOVAL                   RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter

PARCEL MAP Parcel Map #: PM37086

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - OAK TREE REMOVAL (cont.) RECOMMND

of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

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 tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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 - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing

PARCEL MAP Parcel Map #: PM37086

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10. GENERAL CONDITIONS

10.TRANS. 4                      MAP - DRAINAGE 1 (cont.)                      RECOMMND

a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5                      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.

10.TRANS. 6                      MAP - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along Oakwood Street due to existing improvements.

WASTE DEPARTMENT

10.WASTE. 1                      MAP - HAZARDOUS MATERIALS                      RECOMMND

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.

10.WASTE. 3                      MAP - LANDSCAPE PRACTICES                      RECOMMND

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

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn

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10. GENERAL CONDITIONS

10.WASTE. 3                      MAP - LANDSCAPE PRACTICES (cont.)                      RECOMMND

clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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.

50. PRIOR TO MAP RECORDATION

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



PARCEL MAP Parcel Map #: PM37086

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#73-ECS-DRIVEWAY REQUIR (cont.)                      RECOMMND

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: Gates shall be 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. 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.

50.FIRE. 5                      MAP-#46-WATER PLANS                      RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 6                      MAP-#6-ECS WATER CERTIFICATION                      RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6                      MAP-#6-ECS WATER CERTIFICATION (cont.)                      RECOMMND

provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 7                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 8                      MAP\*-#70-ECS-ADDRESS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Building addresses must be clearly visible from public roadway. A permanent monument may be provided for the address. Address numbers will be minimum 3 inch letter height, 3/8 inchstroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT ECS & FINAL MAP                      RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 8                      MAP LAKE MATHEWS ADP FEES                      RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lake Mathews Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

05/08/17  
14:19

Riverside County LMS  
CONDITIONS OF APPROVAL

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP LAKE MATHEWS ADP FEES (cont.)

RECOMMND

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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. 2

MAP - SURVEYOR CHECK LIST

RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of one acre.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A-1-1 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

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

The County Service Area No. 117 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. 16                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

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

"All lots shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16                    MAP - ECS NOTE RIGHT-TO-FARM (cont.)                    RECOMMND

lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 17                    MAP\*- AGENCY CLEARANCE                    RECOMMND

A clearance letter from The Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with conditions 1 - 5 of their letter dated October 11, 2016.

50.PLANNING. 19                    MAP - AG/DAIRY NOTIFICATION                    RECOMMND

The land divider 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 the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by 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. 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

PARCEL MAP Parcel Map #: PM37086

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23                    MAP - ECS NOTE MT PALOMAR LIGH (cont.)                    RECOMMND

in conformance with County Ordinance No. 655."

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 - 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

EPD DEPARTMENT

60.EPD. 1                    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

PARCEL MAP Parcel Map #: PM37086

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

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.EPD. 2                      EPD - MBTA SURVEY                      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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP LAKE MATHEWS ADP FEES

RECOMMND

PM 37086 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING

RECOMMND

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

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES

RECOMMND

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

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4                   MAP - SLOPE GRADING TECHNIQUES (cont.)                   RECOMMND

shall be curved in a continuous, undulating fashion.

60.PLANNING. 10                  MAP - PLANNING DEPT REVIEW                                   RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 12                  MAP- AGENCY CLEARANCE                                       RECOMMND

A clearance letter from The Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated October 11, 2016, summarized as follows:

60.PLANNING. 16                  MAP - SKR FEE CONDITION                                       RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17                  MAP - FEE BALANCE   RECOMMND

Prior to issuance of grading permits, the Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - FEE BALANCE (cont.) RECOMMND

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - GEO STUDY INEFFECT

PRIOR TO ISSUANCE OF GRADING PERMITS, THE FOLLOWING GEOLOGIC STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report for site grading in accordance with current Building Code. The investigation shall address geologic hazards and geotechnical requirements including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential, soil bearing properties, overexcavation requirements, and all associated mitigation and grading recommendations.

60.PLANNING. 22 MAP - PALEO PRIMP/MONITOR INEFFECT

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - PALEO PRIMP/MONITOR (cont.)

INEFFECT

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) INEFFECT

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. One original signed copy 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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 23 MAP - ARCHAEOLOGIST RETAINED RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist (Project Archaeologist) has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

The Monitoring Plan shall include, but shall not be limited to, the following guidelines:

(1) The applicant/developer shall contract with a Native American monitor from the appropriate tribal group to be involved with the grading monitoring program.

(2) The Project Archaeologist shall conduct Cultural Resource Sensitivity Training for all construction Personnel.

(3) The County certified archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

(4) The archaeologist shall monitor all areas identified for development including off-site improvements.

(5) An adequate number of monitors (archaeological and Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

(6) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor.

(7) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(8) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County Archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

(9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - ARCHAEOLOGIST RETAINED (cont.) (cont.) RECOMMND

amount of material to be recovered for an adequate artifact sample for analysis.

(10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(11) Upon completion of the implementation phase, a final Phase IV Monitoring Report shall be submitted describing the plan compliance procedures and site conditions before and after construction. The final report shall include copies of all daily monitoring notes and Cultural Resource Sensitivity sign-in sheet(s).

60.PLANNING. 24 MAP - NATIVE MONITOR RECOMMND

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - NATIVE MONITOR (cont.)

RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1

MAP - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 MAP - SUBMIT PLANS RECOMMND

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. More information can be found at the following website: <http://rcflood.org/npdes/>

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from The Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated October 11, 2016, summarized as follows:

70.PLANNING. 2 MAP - PHASE IV ARCH REPORT RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also



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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2

MAP - PHASE IV ARCH REPORT (cont.)

RECOMMND

include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

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 WILL SERVE                    RECOMMND

Provide documentation showing that water service is available from the appropriate water agency.

80.E HEALTH. 2                    COC - PERC TEST & INFO                    RECOMMND

A soils percolation report that is consistent with the current Local Agency Management Program (LAMP) requirements and applicable codes or regulations for the construction of onsite wastewater treatment systems (OWTS) is required.

Submit soils percolation report and any other applicable documents for review by Department of Environmental Health. Please call 951-955-8980 for additional details.

EPD DEPARTMENT

80.EPD. 1                    EPD - MBTA REPORT                    RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

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14:19

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                      MAP-RESIDENTIAL FIRE SPRINKLER                      RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777  
East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP LAKE MATHEWS ADP FEES                      RECOMMND

PM 37086 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 3                      MAP - ACOUSTICAL STUDY                      RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3                   MAP - ACOUSTICAL STUDY (cont.)                   RECOMMND

interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 7                   MAP - SCHOOL MITIGATION                   RECOMMND

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

80.PLANNING. 8                   MAP\*- AGENCY CLEARANCE                   RECOMMND

A clearance letter from The Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 11, 2016, summarized as follows:

80.PLANNING. 9                   MAP - FEE BALANCE                   RECOMMND

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

WASTE DEPARTMENT

80.WASTE. 1                   MAP - WASTE RECYCLE PLAN (WRP)                   RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1                      MAP - WASTE RECYCLE PLAN (WRP) (cont.)                      RECOMMND

Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - 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 Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.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.

4.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.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

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. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 117.

90.PLANNING. 5 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from The Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated October 11, 2016, summarized as follows:

90.PLANNING. 6 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.5 acres

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6                    MAP - SKR FEE CONDITION (cont.)                    RECOMMND

(gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1                    MAP - 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.

WASTE DEPARTMENT

90.WASTE. 1                    MAP - WASTE REPORTING FORM                    RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: April 18, 2016

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Flood Dept.  
Riv. Co. Environmental Programs Division  
Riv. Co. Building & Safety-Grading  
Riv. Co. Regional Parks & Open Space

Riv. Co. Geology  
Riv. Co. Archaeology Section  
Riv. Co. Landscape  
Riv. Co. Surveyor  
Riv. Co. Waste Resources Management  
Riv. Co. Airport Land Use Commission  
Western Municipal Water District

March Air Reserve Base  
City of Perris  
Southern California Gas Company  
Southern California Edison Company  
1st District Supervisor  
1st District Planning Commissioner

**TENTATIVE PARCEL MAP NO. 37086** – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. **REQUEST:** A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled as an **LDC Meeting Item on May 5, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department’s webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>  
Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Deborah Bradford, (951) 955-6646, Contract Planner**, or e-mail at [DBradfor@rctlma.org](mailto:DBradfor@rctlma.org)/ MAILSTOP #: 1070

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



**CHAIR**  
**Simon Housman**  
Rancho Mirage

**VICE CHAIRMAN**  
**Rod Ballance**  
Riverside

**COMMISSIONERS**

**Arthur Butler**  
Riverside

**John Lyon**  
Riverside

**Glen Holmes**  
Hemet

**Steve Manos**  
Lake Elsinore

**Russell Betts**  
Desert Hot Springs

**STAFF**

**Director**  
**Ed Cooper**

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

October 11, 2016

Ms. Deborah Bradford, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

**(VIA HAND DELIVERY)**

## **RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION**

File No.: ZAP1214MA16  
Related File No.: PM37086 (Tentative Parcel Map)  
APN: 318-172-003

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. PM 37086 (Tentative Parcel Map), a proposal to divide the above-referenced 3.56-acre parcel located at 21378 Oakwood Street (on the south side of Oakwood Street, northerly of Pinewood Street, westerly of Clark Street and easterly of Haines Street) in the unincorporated community of Mead Valley into three residential parcels.

The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

While the site is located approximately 17,000 feet from the southerly terminus of Runway 14-32 at March Air Reserve Base/Inland Port Airport, the project site elevation (1,678 feet above mean sea level [AMSL]) exceeds the runway elevation (1,488 feet AMSL) by 190 feet. No structures are proposed through this parcel map, but any future structures would exceed the runway elevation by 200 feet or more at top point. Therefore, a condition has been applied requiring Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review and issuance of a Determination of No Hazard to Air Navigation prior to issuance of new building permits on these lots.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

## AIRPORT LAND USE COMMISSION

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Tentative Parcel Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The landowner shall provide the attached notice to all potential purchasers of the proposed lots and to any tenants/lessees of the home(s) thereon. Additionally, this notice shall be recorded as a deed notice.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.
5. Prior to issuance of building permits for new residential structures or any other buildings on the proposed parcels, the permittee shall have notified the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) through online submittal of Form 7460-1 (see <https://oeaaa.faa.gov>) and shall provide to the Department of Building and Safety the “Determination of No Hazard to Air Navigation” letter issued by the FAA OES in response to that submittal.

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

**AIRPORT LAND USE COMMISSION**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Alberto Prado (applicant/property owner/payee)  
G&G Engineering (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1214MA16\ZAP1214MA16.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

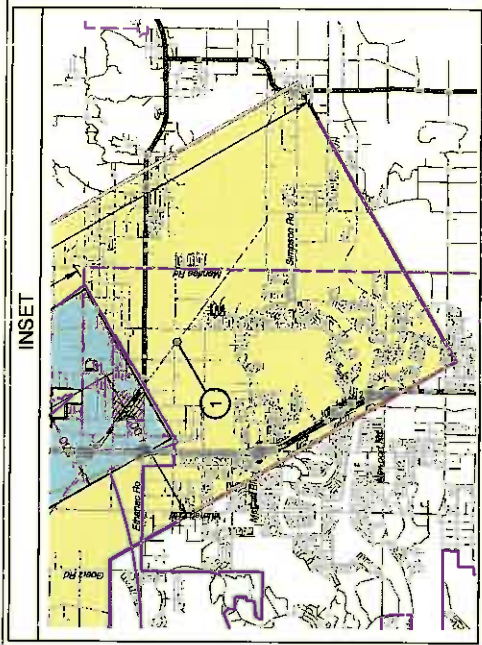
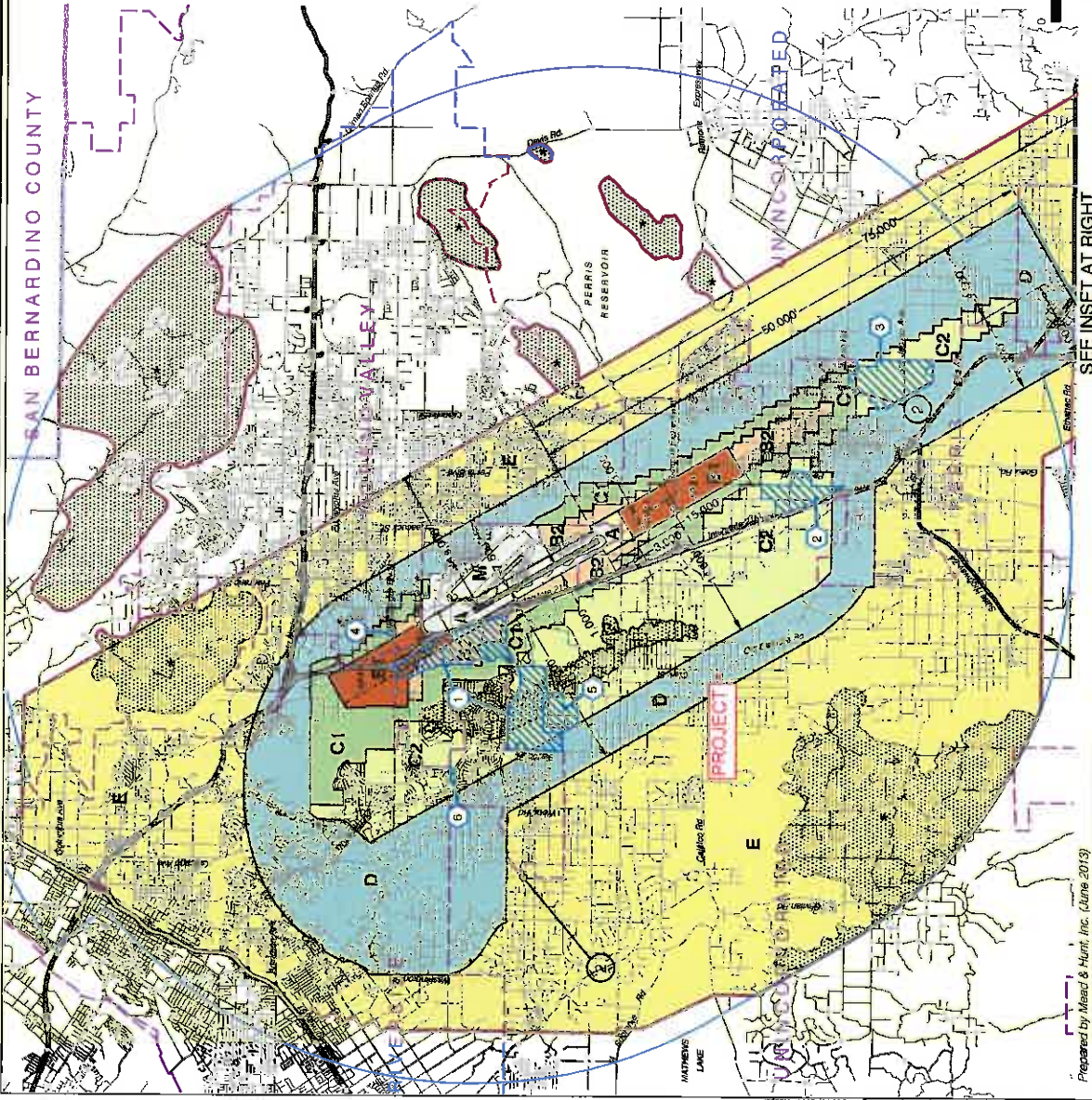
**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area

- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - March Joint Powers Authority Property Line
  - County Boundary
  - City Limits

- Site-Specific Exceptions (existing local agency commitments to development projects)**
- March JFA, March Business Centre/Meridian
  - Perris: Harvest Landing
  - Perris: Park West
  - Moreno Valley: Affordable Housing
  - March JFA: Ben Clark Training Center
  - Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 35 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,955 feet MSL.
- 2 Point at which departing aircraft typically reach 4,000 feet above runway end.

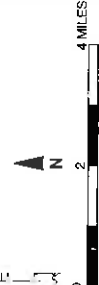


Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

Map MA-1

**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

Note:  
 All dimensions are measured from runway ends and centerlines.

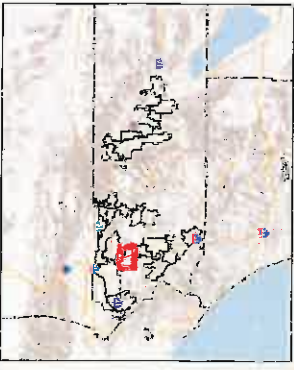


Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

# My Map



**Legend**

Airports  
 Airports  
 AIA

Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

**Notes**

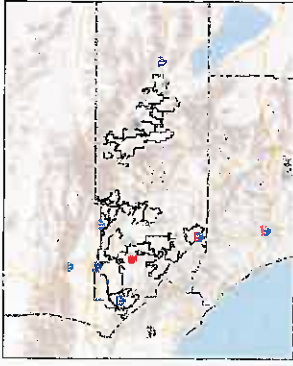
\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any 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 5,868 11,735 Feet

REPORT PRINTED ON... 9/26/2016 10:44:07 AM

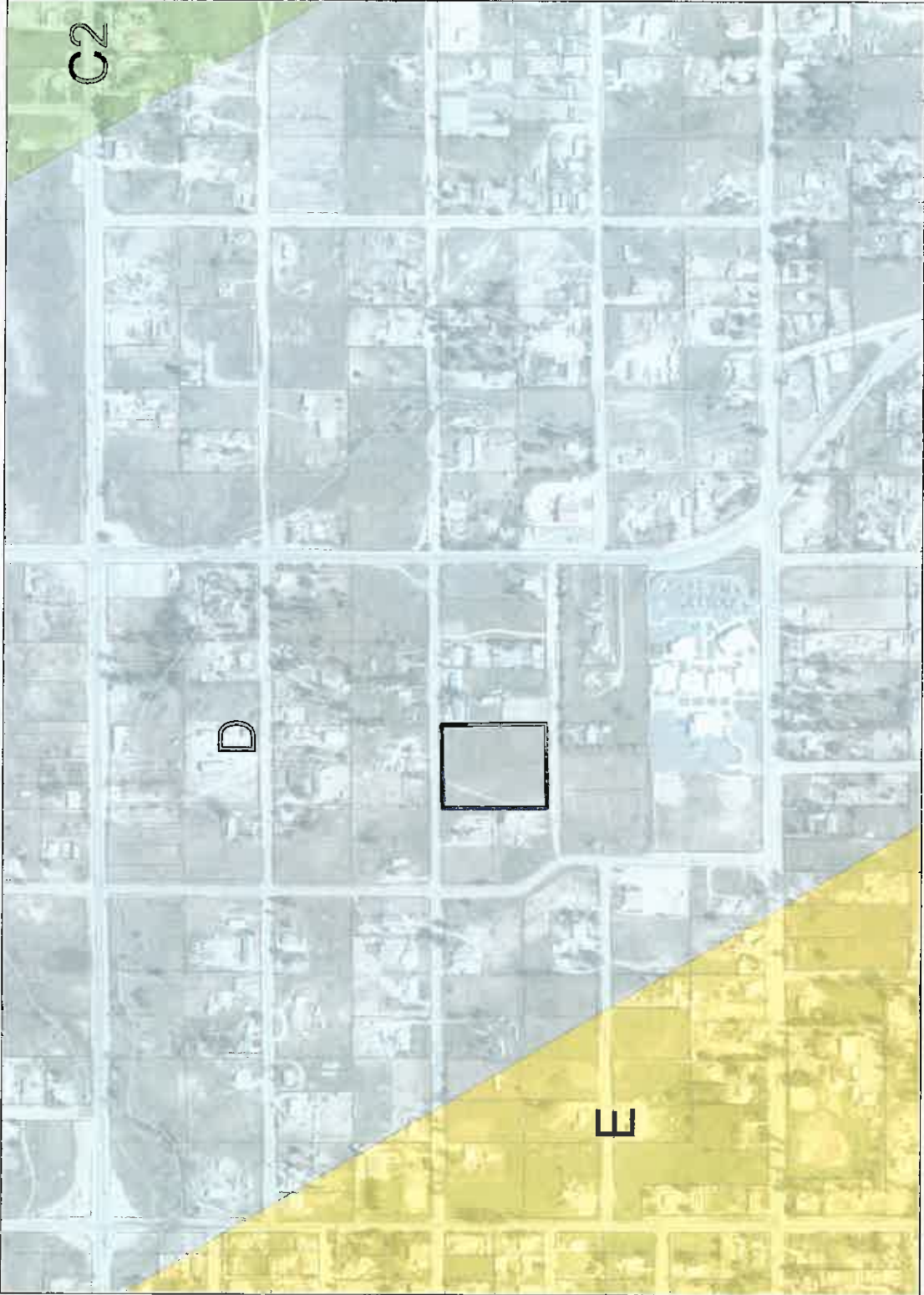
© Riverside County RCIT GIS

# My Map



## Legend

- Display Parcels
- Airports
- AIA
- Airport Compatibility
  - OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6



## Notes

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0 733

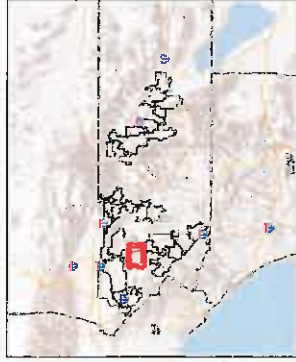
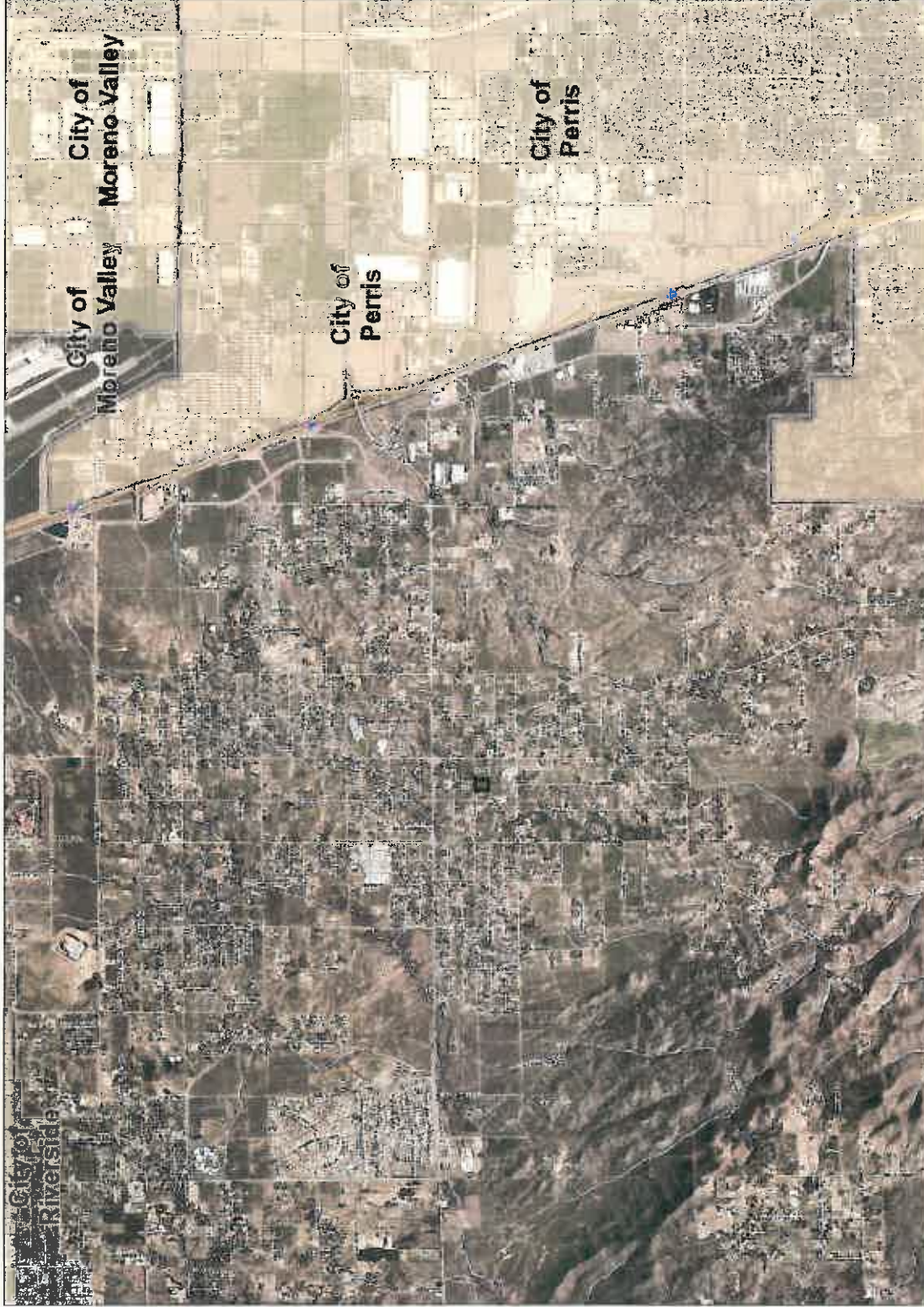
1,467 Feet



REPORT PRINTED ON... 9/26/2016 10:42:34 AM

© Riverside County RCIT GIS

# My Map



## Legend

- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

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0 5,868 11,735 Feet

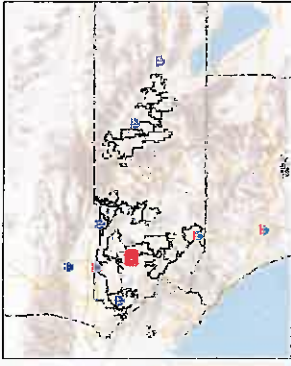


REPORT PRINTED ON... 9/26/2016 10:46:38 AM

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# My Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

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0 2,934

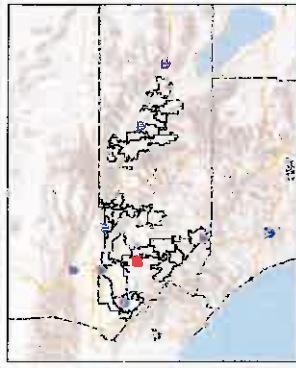
5,868 Feet



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# My Map



## Legend

- Display 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.



0 1,467

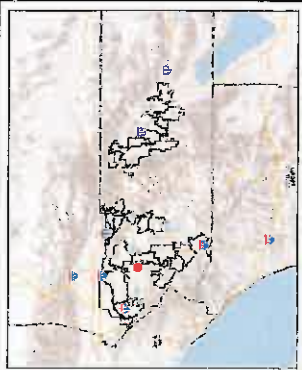
2,934 Feet



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# My Map



## Legend

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

## Notes

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0 733

1,467 Feet



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

April 15, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TENTATIVE PARCEL MAP NO. 37086)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

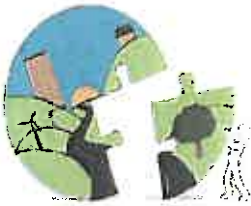
TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. REQUEST: A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: ,

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

April 15, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TENTATIVE PARCEL MAP NO. 37086)**

Dear Mr. Whipple:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. REQUEST: A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: ,  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

April 15, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TENTATIVE PARCEL MAP NO. 37086)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. REQUEST: A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: ,  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

April 15, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TENTATIVE PARCEL MAP NO. 37086)**

Dear Mr. Heredia:

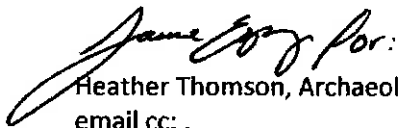
This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctima.org](mailto:hthomson@rctima.org) or by contacting me at (951) 955-2873.

**Project Description:**

TENTATIVE PARCEL MAP NO. 37086 – EA: 42890 – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) - Zoning: Light Agriculture-1 acre minimum (A-1-1) - Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres. REQUEST: A schedule “H” subdivision into 3 single-family residential lots with a minimum lot size of 1-acre - APNs: 318-172-003.

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist  
email cc: ,  
Attachment: Project Vicinity Map

# RINCON BAND OF LUISEÑO INDIANS

## Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082  
(760) 297-2635 Fax:(760) 749-2639



April 26, 2016

Heather Thomson  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

Re: **Tentative Parcel Map No. 37086 Project**

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding Tentative Parcel Map No. 37806 Project and we thank you for the consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people however, it is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple  
Manager  
Rincon Cultural Resources Department

Bo Mazzetti  
Tribal Chairman

Stephanie Spencer  
Vice Chairwoman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

May 13, 2016

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Mary Bear Magee  
Evie Gerber  
Darlene Miranda  
Richard B. Searce, III  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

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

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PM 37086**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated April 15, 2016 and received in our office April 25, 2016.

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

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

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 RE PM 37086  
May 16, 2016  
Page 2


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

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

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

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel

May 18, 2016

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



**RE: AB 52 Consultation; Tentative Parcel Map No. 37086**

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

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

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

Sincerely,

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

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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**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: PM37086 DATE SUBMITTED: 2/4/2016

**APPLICATION INFORMATION**

Applicant's Name: Andrew Grechuta E-Mail: andrew@mygng.com

Mailing Address: 1251 N. Manassero Street  
Anaheim California 92807  
City State ZIP

Daytime Phone No: (714) 396-2424 Fax No: (714) 970-7244

Engineer/Representative's Name: G&G Engineering, Inc. E-Mail: andrew@mygng.com

Mailing Address: 1251 N. Manassero Street  
Anaheim California 92807  
City State ZIP

Daytime Phone No: (714) 970-7220 ext. 501 Fax No: (714) 970-7244

Property Owner's Name: Alberto Prado E-Mail: rpradostatewide@yahoo.com  
Enrique Mendoza

Mailing Address: 16385 Trisha Way  
Riverside California 92504  
City State ZIP

Daytime Phone No: (310) 404-5178 Fax No: ( ) N/A

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

**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.

Andrew Grechuta

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. A n 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.

Alberto Prado

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Enrique Mendoza

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): 318-172-003

Section: 10 Township: T4S Range: R4W

Approximate Gross Acreage: 3.56 Ac

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Pinewood Street, South of Oakwood Street, East of Haines St., West of Clark St.

Thomas Brothers map, edition year, page number, and coordinates: Page 776, Grid J3

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):

Residential Development, 3 proposed single family residential (SFR) parcels under Schedule 'H'.  
The proposed subdivision is neither a Vesting Map nor a PRD.

Related cases filed in conjunction with this request:

None

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

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

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

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

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

Is water service available at the project site: Yes  No

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

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) Septic

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: No Grading

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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Estimated amount of fill = cubic yards No Grading

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

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) 43,560 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision 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

Does the subdivision exceed more than one acre in area? Yes  No

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

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Collette P... [Signature]* Date 03-31-16  
Owner/Representative (2) *[Signature]* Date 03/31/16



## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Alberto Prado and Enrique Mendoza (“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 318-172-003 (“PROPERTY”); and,

**WHEREAS**, on April 5, 2016, PROPERTY OWNER filed an application for Parcel Map No. 37086 (“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:  
Alberto Prado & Enrique Mendoza  
16385 Trisha Way  
Riverside, CA 92504

With a copy to:  
Andrew Grechuta  
G & G Engineering  
1251 N. Manassero St., Ste. 402  
Anaheim, CA 92807

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.

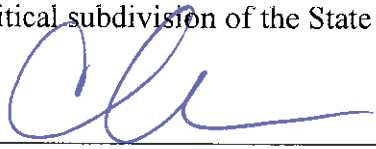
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and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

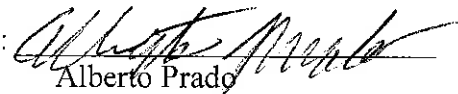
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
~~Steven Weiss~~ **CHARISSA LEACH**  
Riverside County Planning Director


Dated: \_\_\_\_\_

FORM APPROVED COUNTY COUNSEL  
BY:  3/9/17  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Alberto Prado and Enrique Mendoza

By:   
Alberto Prado

Dated: 03-07-17

By:   
Enrique Mendoza

Dated: 03-07-17

**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 Riverside )  
On March 7th, 2017 before me, Michelle Cervantes, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Alberto Prado and Enrique Alfaro Mendoza  
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 Michelle Cervantes  
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: Indemnification Agreement Document Date: 3/7/17  
Number of Pages: 5 Signer(s) Other Than Named Above: ✓

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Alberto Prado  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: Enrique Alfaro Mendoza  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/21/2017,

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

APN (s) or case numbers Pm 37086 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 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*D. Bradford 3/21/17*

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

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

**TENTATIVE PARCEL MAP NO. 37086** – Intent to Adopt a Negative Declaration – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Zoning: Light Agriculture 1-acre minimum (A-1-1) – Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres – **REQUEST:** A Schedule “H” Subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **JUNE 19, 2017**  
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 Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 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: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409



**PM37086 ( 600 feet buffer )**



**Selected Parcels**

318-172-003 318-150-030 318-172-007 318-150-025 318-150-026 318-150-018 318-150-023 318-172-009 318-172-008 318-172-010  
 318-172-012 318-172-001 318-172-005 318-172-004 318-160-031 318-171-019 318-150-029 318-160-041 318-172-006 318-150-024  
 318-172-011 318-160-030 318-150-020 318-150-031 318-150-021 318-150-028 318-171-007 318-171-006 318-150-019 318-171-018  
 318-172-002 318-150-027 318-150-022 318-172-018 318-172-013



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: 318150018, APN: 318150018  
CARLIN GOODE  
P O BOX 8052  
MORENO VALLEY CA 92553

ASMT: 318150025, APN: 318150025  
CALLE OCHO PROP MANAGEMENT INC  
21347 ELMWOOD ST  
PERRIS, CA. 92570

ASMT: 318150019, APN: 318150019  
ROLANDO FLORES  
21431 OAKWOOD ST  
PERRIS, CA. 92570

ASMT: 318150026, APN: 318150026  
STEVEN CATALANO, ETAL  
75 W NUEVO RD NO E101  
PERRIS CA 92571

ASMT: 318150020, APN: 318150020  
MARIA ALMANZA, ETAL  
21400 OAKWOOD ST  
PERRIS, CA. 92570

ASMT: 318150027, APN: 318150027  
STEVEN CATALANO  
21375 ELMWOOD ST  
PERRIS CA 92570

ASMT: 318150021, APN: 318150021  
JOSE RODRIGUEZ  
21330 OAKWOOD ST  
PERRIS, CA. 92570

ASMT: 318150028, APN: 318150028  
PRAPAPORN SAVEDRA, ETAL  
21427 ELMWOOD ST  
PERRIS, CA. 92570

ASMT: 318150022, APN: 318150022  
JACQUELINE HOOKS, ETAL  
19060 GRAYLAND AVE  
ARTESIA CA 90701

ASMT: 318150029, APN: 318150029  
GARTH ANDERSON  
P O BOX 1412  
PERRIS CA 92572

ASMT: 318150023, APN: 318150023  
CONRAD THUY  
42 SORBONNE ST  
WESTMINSTER CA 92683

ASMT: 318150030, APN: 318150030  
ALEJANDRO ALCANTAR  
21660 PERRY STREET  
PERRIS CA 92570

ASMT: 318150024, APN: 318150024  
IE HOMEBUYER  
1281 N STATE ST NO A209  
SAN JACINTO CA 92583

ASMT: 318150031, APN: 318150031  
MARIA COVARRUBIAS, ETAL  
15534 THREE PALM ST  
HACIENDA HEIGHTS CA 91745

ASMT: 318160030, APN: 318160030  
ANITA VANSANFORD, ETAL  
21200 OAKWOOD ST  
PERRIS, CA. 92570

ASMT: 318172001, APN: 318172001  
DOROTHY SMITH  
14012 S TAJAUTA  
COMPTON CA 90220

ASMT: 318160031, APN: 318160031  
LIZBETH SOTO, ETAL  
21230 OAKWOOD ST  
PERRIS, CA. 92570

ASMT: 318172002, APN: 318172002  
SERGIO GUZMAN  
1488 STAWBERRY DR  
PERRIS CA 92571

ASMT: 318160041, APN: 318160041  
BENNY WALTER, ETAL  
P O BOX 1406  
PERRIS CA 92572

ASMT: 318172003, APN: 318172003  
ENRIQUE MENDOZA, ETAL  
16385 TRISHA WAY  
RIVERSIDE CA 92504

ASMT: 318171006, APN: 318171006  
CLAUDIA KANO, ETAL  
C/O CLAUDIA KANO  
184 PHILLIPS RD  
POMONA CA 91766

ASMT: 318172004, APN: 318172004  
ELSA LOPEZ, ETAL  
21341 OAKWOOD ST  
PERRIS, CA. 92570

ASMT: 318171007, APN: 318171007  
MARIA VERDUGO, ETAL  
21220 PINEWOOD ST  
PERRIS, CA. 92570

ASMT: 318172005, APN: 318172005  
DON MILLER, ETAL  
168 W KINGSLEY AVE  
POMONA CA 91766

ASMT: 318171018, APN: 318171018  
MARIA COSIO, ETAL  
20131 BROWN ST  
PERRIS CA 92570

ASMT: 318172006, APN: 318172006  
GEORGINA CARRILLO, ETAL  
21369 OAKWOOD ST  
PERRIS, CA. 92570

ASMT: 318171019, APN: 318171019  
GABINO VASQUEZ  
19865 HAINES ST  
PERRIS CA 92570

ASMT: 318172007, APN: 318172007  
SIHAM JADALLAH, ETAL  
21760 CORSO ALTORO  
NUEVO CA 92567



ASMT: 318172008, APN: 318172008  
DAVID CONTRERAS  
19763 CLARK ST  
PERRIS, CA. 92570

ASMT: 318172009, APN: 318172009  
CRYSTAL STONER  
19845 CLARK ST  
PERRIS, CA. 92570

ASMT: 318172010, APN: 318172010  
DONNA MILLER  
15868 GOLDENSTAR AVE  
RIVERSIDE CA 92506

ASMT: 318172011, APN: 318172011  
MARY SMITH, ETAL  
338 E LOMA ALTA DR  
ALTADENA CA 91101

ASMT: 318172012, APN: 318172012  
EDITH MCGRUFF, ETAL  
1020 1/2 8TH ST  
BAKERSFIELD CA 93304

ASMT: 318172013, APN: 318172013  
VERLIA MELONSON  
6385 HERMOSA AVE APT B  
YUCCA VALLEY CA 92284

ASMT: 318172018, APN: 318172018  
VAL VERDE UNIFIED SCHOOL DIST  
C/O JANET MEHRL  
975 W MORGAN ST  
PERRIS CA 92571



Andrew Grechuta  
1251 N. Manassero St.  
Anaheim, CA 92807

Andrew Grechuta  
1251 N. Manassero St.  
Anaheim, CA 92807

Alberto Prado & Enrique Mendoza  
16385 Trisha Way  
Riverside, CA 92504

Alberto Prado & Enrique Mendoza  
16385 Trisha Way  
Riverside, CA 92504

Western Municipal Water District  
14205 Meridian Pkwy.  
Riverside, CA

Western Municipal Water District  
14205 Meridian Pkwy.  
Riverside, CA

March Air Reserve Base  
452<sup>nd</sup> AMW Public Affairs  
895 Baucom Ave. SE (BLDG 317)  
March ARB, CA 92518

March Air Reserve Base  
452<sup>nd</sup> AMW Public Affairs  
895 Baucom Ave. SE (BLDG 317)  
March ARB, CA 92518

City of Perris  
101 N. D Street  
Perris, CA 92570

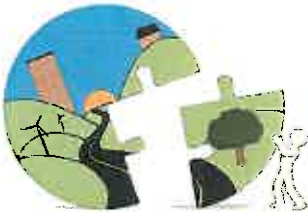
City of Perris  
101 N. D Street  
Perris, CA 92570

Southern Calif. Gas Company  
4495 Howard Ave.  
Riverside, CA 92507

Southern Calif. Gas Company  
4495 Howard Ave.  
Riverside, CA 92507

Southern Calif. Edison Company  
P.O. Box 800  
Rosemead, CA 91770

Southern Calif. Edison Company  
P.O. Box 800  
Rosemead, CA 91770



# 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.**

PM37086/EA42890

*Project Title/Case Numbers*

Deborah Bradford

*County Contact Person*

(951) 955-6646

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Andrew Grechuta

*Project Applicant*

1251 N Manassero St, Anaheim, CA, 92807

*Address*

Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street.

*Project Location*

The Tentative Parcel Map No. 37086 proposes a schedule "H" subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$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.

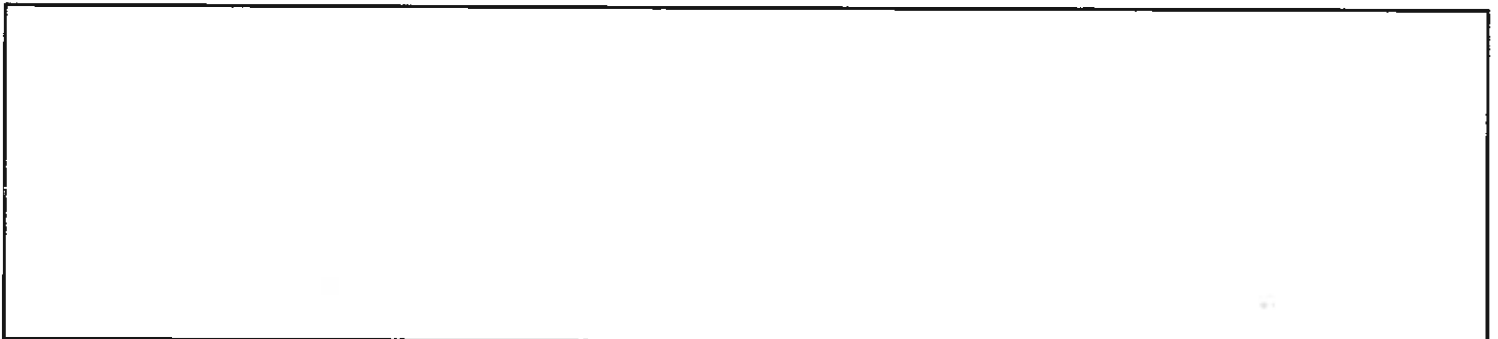
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1603833

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: GRECHUTA ANDREW \$50.00  
paid by: CK 1980  
EA42890  
paid towards: CFG06263 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Apr 05, 2016 10:21  
MGARDNER posting date Apr 05, 2016

\*\*\*\*\*  
\*\*\*\*\*

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

R1704439

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: GRECHUTA ANDREW \$2,216.25  
paid by: CK 2109  
paid towards: CFG06263 CALIF FISH & GAME: DOC FEE  
EA42890  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Apr 10, 2017 11:09  
MGARDNER posting date Apr 10, 2017

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

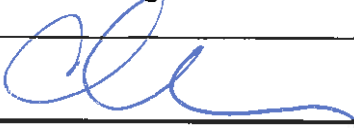
Additional info at [www.rctlma.org](http://www.rctlma.org)



3.2

Agenda Item No.:  
Area Plan: Mead Valley  
Zoning District: North Perris  
Supervisory District: First  
Project Planner: Desiree Bowie  
Directors Hearing: 6/19/2017

Plot Plan No. 26118  
Environmental Assessment No. 42956  
Applicant: Redlands Consultants & Assoc.  
Engineer/Representative: Kal Farah



Charissa Leach, Assistant  
TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION:

Plot Plan No. 26118 proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office. The office space will be used primarily for employee use and meetings. Access to the site will be on Peregrine Way. The project will provide mature landscaping for adequate screening of the materials and vehicles located on the site. The hours of operation will be Monday through Saturday from 6:00 am to 6:00pm.

Types of equipment to be stored on site:

- 1 Bull Dozer
- 2 Dump Trucks
- 2 Scrapers
- 2 Skip Loaders
- 2 Trailers
- 2 Water Trucks
- 2 Wheel Loaders
- 3 Small Kubota Tractors

### PROJECT SITE LOCATION:

The project is located northerly of Peregrine Way, southerly of Oleander Avenue, easterly of Decker Road, and westerly of Harvill.

### BACKGROUND:

#### *Sphere of Influence*

The project site is located within the City of Perris Sphere of Influence. Notification of this project was mailed to the City of Perris in October of 2016. No comments were received.

#### *Assembly Bill 52 ("AB 52")*

In compliance with Assembly Bill 52 (AB52), notices regarding this project was mailed to seven requesting tribes on October 12, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. Morongo requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground

disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on January 18, 2017. Consultation with Soboba took place in a face-to-face meeting on February 16, 2017. At that meeting the project was explained to the Tribe who told Planning that they had no further concerns. Consultation with Pechanga took place during a telephone conference on December 07, 2016. During this meeting Pechanga told Planning that the project was located within a village complex and was within a cultural landscape as well. The conditions of approval for the project were provided to Pechanga on January 18, 2017 and a closure letter was received from Pechanga on February 15, 2017.

Airport Land Use Commission ("ALUC") (File No. ZAP1229MA16)

*March Air Reserve Base/Inland Port Airport Influence Area (AIA)*

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted to 200 people per average acre and 500 people per single acre. Based on the size of the proposed trailer and the information provided by the applicant, it is anticipated that the maximum occupancy of the site would not exceed five persons.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Light Industrial (CD:LI)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD:LI)  |
| 3. Existing Zoning (Ex. #2):                   | Manufacturing Service Commercial (M-SC)  |
| 4. Surrounding Zoning (Ex. #2):                | Manufacturing Service Commercial to the east, west, and south with Industrial Park to the north. |
| 5. Existing Land Use (Ex. #1):                 | Existing Contractor's Storage yard   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant Land to the north and west, and an industrial use with a residence to the east.           |
| 7. Project Data:                               | Total Acreage: 1.01<br>Total Proposed Lots: 1  |
| 8. Environmental Concerns:                     | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42956**, 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. 26118**, 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 has a General Plan Land Use designation of Community Development: Light Industrial in the Mead Valley Area Plan. The Mead Valley Area Plan includes Light Industrial within its Industrial Development guidelines to support economic development.

2. The project site is surrounded by properties which have a General Plan Land Use designation of Community Development: Light Industrial (LI).
3. The Zoning Classification for the subject site is Manufacturing Service Commercial (M-SC), which permits with approval of a Plot Plan a contractor's storage yard such as the proposed project, as stated in Article XI Section 11.2.B.1.m.9) of Ordinance No. 348.
4. The project site is surrounded by properties which have a Zoning Classification of Manufacturing Service Commercial (M-SC) to the east and south, Industrial Park (IP) to the north, and Heavy Manufacturing (H-M) to the west.
5. The proposed use, a contractor's storage yard, is consistent with the development standards set forth in Article XI, Section 11.4 of Ordinance No. 348, which are as follows:

Lot Size: The minimum lot size must be 10,000 square feet with a minimum width of 75 feet. The project proposes a 30,000-square-foot contractor's storage yard with a 151-foot width. Therefore, it meets the minimum lot size requirements.

Setbacks: There is no minimum setback where the front, side, or rear yard adjoins a lot with a zoning classification other than certain specified residential zoning classifications. The project's front, side, or rear yard does not adjoin a lot with a residential zoning classification. The minimum setback requirement for properties where the front, side or rear adjoins a street is 25 feet from the property line. The contractor's storage yard adjoins Peregrine Way to the south with a 30 foot setback, and Oleander Avenue to the north with a 50 foot setback. Therefore, the project meets the 25 foot setback requirement. Height: Structures shall not exceed 40 feet at the yard setback line or up to 50 feet in other portions of the property. There are no permanent structures proposed for this project, but the project proposes a 528-square-foot mobile office space. The mobile office will be 10.5 feet in height and will not exceed 40 foot maximum requirement. Therefore it meets this height requirement (80. PLANNING. 6).

Landscaping: A minimum 10 percent of the site proposed for development must be landscaped and irrigated. The project will exceed this minimum 10 percent landscape requirement with landscaping 11.8 percent. All four sides of the project shall ensure full, opaque coverage up to a minimum height of 6 feet at maturity of shrubs and 12 feet at maturity of trees and the planning within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys or street intersections (COA 10. TRANS. 6).

Outside Storage and Service Areas: must be screened by structures or landscaping. The project must provide mature landscaping for adequate screening of equipment and materials stored outdoors.

Lighting: All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property (80. PLANNING. 5).

There is no off-street parking requirement for this type of use under Ordinance No. 348 Section 18.12. However, the project does propose a parking and driveway area, which is required to be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical

soil stabilization to prevent the emissions of fugitive dust and/or blowsand. Peregrine Way from the westerly property line to Harvill Avenue shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedication right-of-way (COA 90. PLANNING. 26).

Adequate Screening: will consist of a 6 foot high chain link fence with barbed wire to prevent break-ins. The fencing is required to have screening material as well as mature landscaping to screen all mechanical equipment from public view. The zoning classification is not residential, therefore, a masonry wall is not required to be constructed (90. PLANNING. 23).

Trash Collection Area: Trash collection areas must be screened by landscaping in such a manner as not to be visible from a public street.

Utilities: shall be installed underground as stated in Article XI, Ordinance No. 348.

6. The project site is located partially within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
7. This project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
8. This project site is not located within a very high fire hazard severity zone.
9. Environmental Assessment No. 42956 analyzed the potential environmental impacts of the proposed project and concluded that the proposed project will not result in any potentially significant impacts or require any mitigation.
10. In compliance with Assembly Bill 52 (AB52), notices regarding this project was mailed to seven requesting tribes on October 12, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. Morongo requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on January 18, 2017. Consultation with Soboba took place in a face-to-face meeting on February 16, 2017. At that meeting the project was explained to the Tribe who told Planning that they had no further concerns. Consultation with Pechanga took place during a telephone conference on December 07, 2016. During this meeting Pechanga told Planning that the project was located within a village complex and was within a cultural landscape as well. The conditions of approval for the project were provided to Pechanga on January 18, 2017 and a closure letter was received from Pechanga on February 15, 2017.

CEQA defines the term "tribal cultural resource" and delineates restrictions on the meaning of the term "cultural landscape." Pursuant to Public Resources Code section 21074(a), "tribal cultural resources" consist of either of the following:

“(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1”;

“(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [Public Resources Code] Section 5024.1.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is not geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a village site and a traditional cultural landscape. Based on the known village name and the Pechanga’s experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074. Therefore, the Project will have a less than significant impact on tribal cultural resources.

*Airport Land Use Commission (“ALUC”) (File No. ZAP1229MA16)*

*March Air Reserve Base/Inland Port Airport Influence Area (AIA)*

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted to 200 people per average acre and 500 people per single acre. Based on the size of the proposed trailer and the information provided by the applicant, it is anticipated that the maximum occupancy of the site would not exceed five persons and therefore it is consistent with the Land Use Compatibility Plan compatibility zone.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) 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.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. High Fire Area or Cal State Fire,
  - c. ½ mile of a Fault Zone; or Fault Area
  - d. County Service Area (CSA)
3. The project site is located within:
  - a. The boundaries of the Val Verde Unified School District;
  - b. The city of Perris sphere of influence;
  - c. March Air Reserve Base Airport Influence Area;
  - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - e. An area of high paleontological sensitivity;
  - f. An area low for liquefaction potential; and
  - g. An area susceptible to subsidence.
1. The subject site is currently designated as Assessor's Parcel Number 314-040-029.



# NAVARRO CONTRACTOR'S YARD

## COUNTY OF RIVERSIDE

**OWNER:**  
 JONES NAVARRO  
 22850 PEREGRINE WAY  
 PERRIS, CA 92570  
 (951) 907-8300

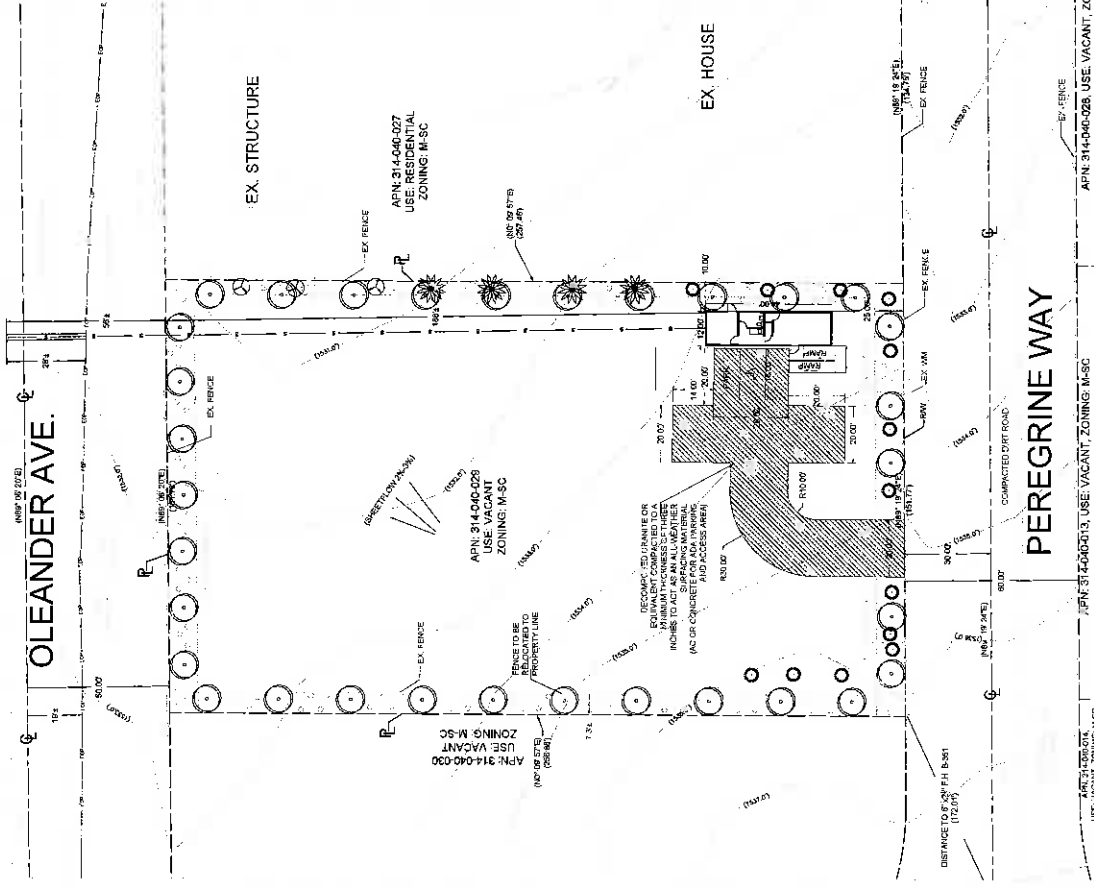
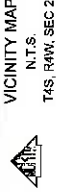
**CIVIL ENGINEER:**  
 REDLANDS CONSULTANTS & ASSOCIATES  
 6315 BOWEN VALLEY ST.  
 FULLERTON, CA 92731  
 (951) 442-0322

**PROPERTY DESCRIPTION:**  
 PARCEL OF PARTS MAP 124 AS RECORDED IN PARCEL MAP BOOK 91,  
 COUNTY OF CALIFORNIA, COUNTY RECORDER, RIVERSIDE  
 COUNTY, STATE OF CALIFORNIA  
 Assessor's Parcel Number: 311404028

**SITE INFORMATION:**  
 -PROPERTY AREA: 0.49 AC.  
 -EX. USE: VACANT CONTRACTOR'S YARD  
 -PROPOSED USE:  
 -NEW BLDG.:  
 -126 SF MOBILE OFFICE  
 -REQUIRED PARKING: 2  
 -PROVIDED PARKING: 2  
 -LANDSCAPING:  
 -REQUIRED LANDSCAPING: 126 x 1,000 SF  
 -PROVIDED LANDSCAPING: 1,031 SF

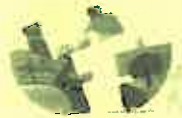
**UTILITY PROVIDERS:**  
 -ELECTRICITY: SCE  
 -WATER: EMWD  
 -GAS: EMWD  
 -SEWER: EMWD  
 -SANITATION: EMWD  
 -WASTE OIL: WASTE OIL WAREHOUSE

**REFERENCE INFORMATION:**  
 -LANDSCAPING:  
 -REQUIRED LANDSCAPING: 126 x 1,000 SF  
 -PROVIDED LANDSCAPING: 1,031 SF  
 -REFERENCE EIR: 56.4  
 -TOTAL BUILT AREA: 126 SF  
 -TOTAL UNBUILT AREA: 4,037 SF  
 -MAXIMUM APPLICABLE WATER ALLOWANCE:  
 -DB: REFERENCE ETINGCHES PER YEAR  
 -EA: REFERENCE ETINGCHES PER YEAR  
 -TLA: TOTAL LANDSCAPED AREA  
 -CONVERSION FACTOR: 1 (CALIFORNIA PER 85)  
 (85) 07/01/04/01/01/01/01/14/11/207 GALLONS PER YEAR

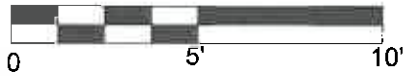
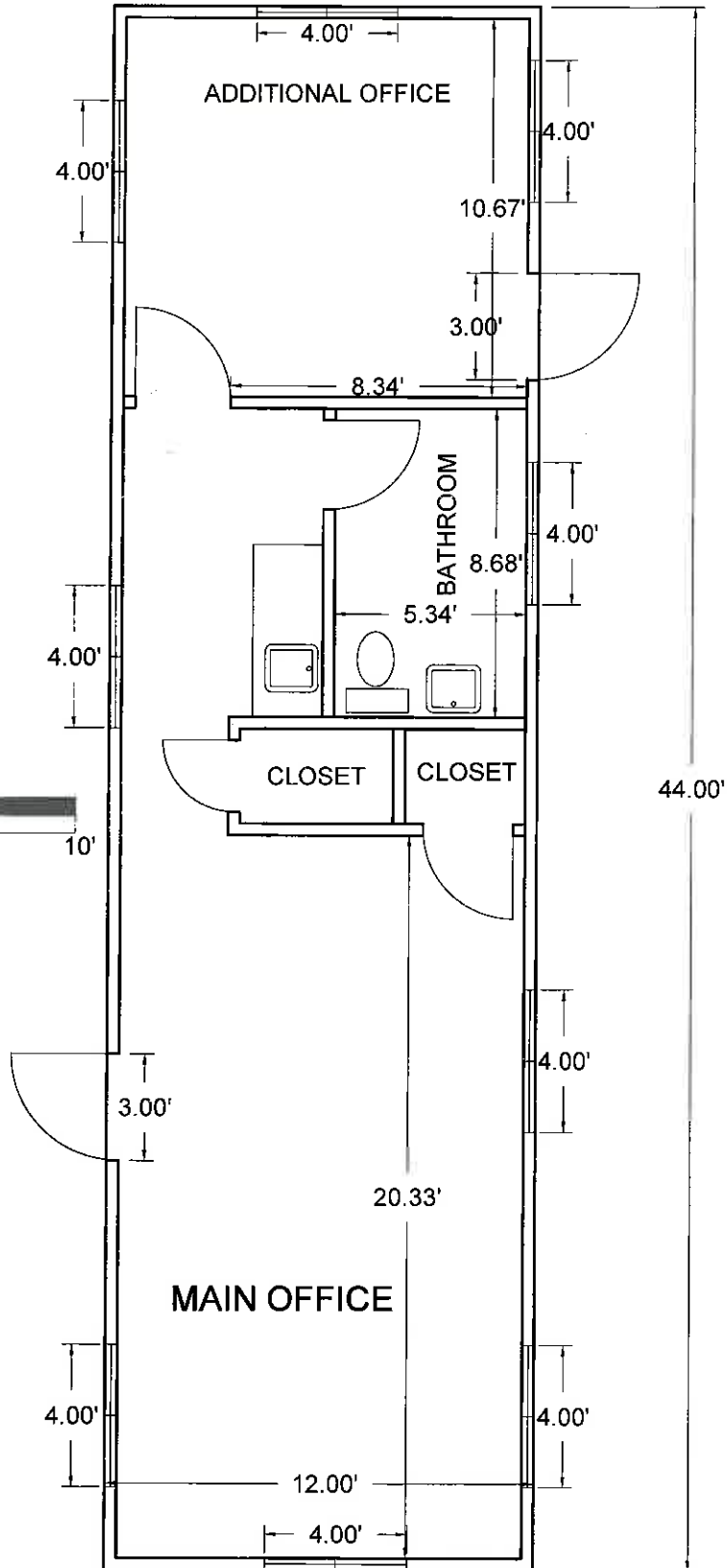


<b>REDLANDS CONSULTANTS &amp; ASSOCIATES</b> 6315 BOWEN VALLEY ST. FULLERTON, CA 92731 (951) 442-0322 www.redlands.com		<b>COUNTY OF RIVERSIDE</b> APPROVED BY: _____ DATE: _____ R.S.C. EXP. DATE: _____		<b>CONCEPTUAL LANDSCAPE PLAN</b> NAVARRO CONTRACTOR'S YARD 22850 PEREGRINE WAY PERRIS, CA 92570 APN: 314-040-028	
Underground Service Not Shown Call (951) 442-0322 1-800-277-7600 www.redlands.com		<b>CASE: PP26118</b> <b>EXHIBITS: L</b> <b>DATE: 3/31/17</b> <b>PLANNER: D. Bowie</b>			





# EXHIBIT FLOOR PLAN



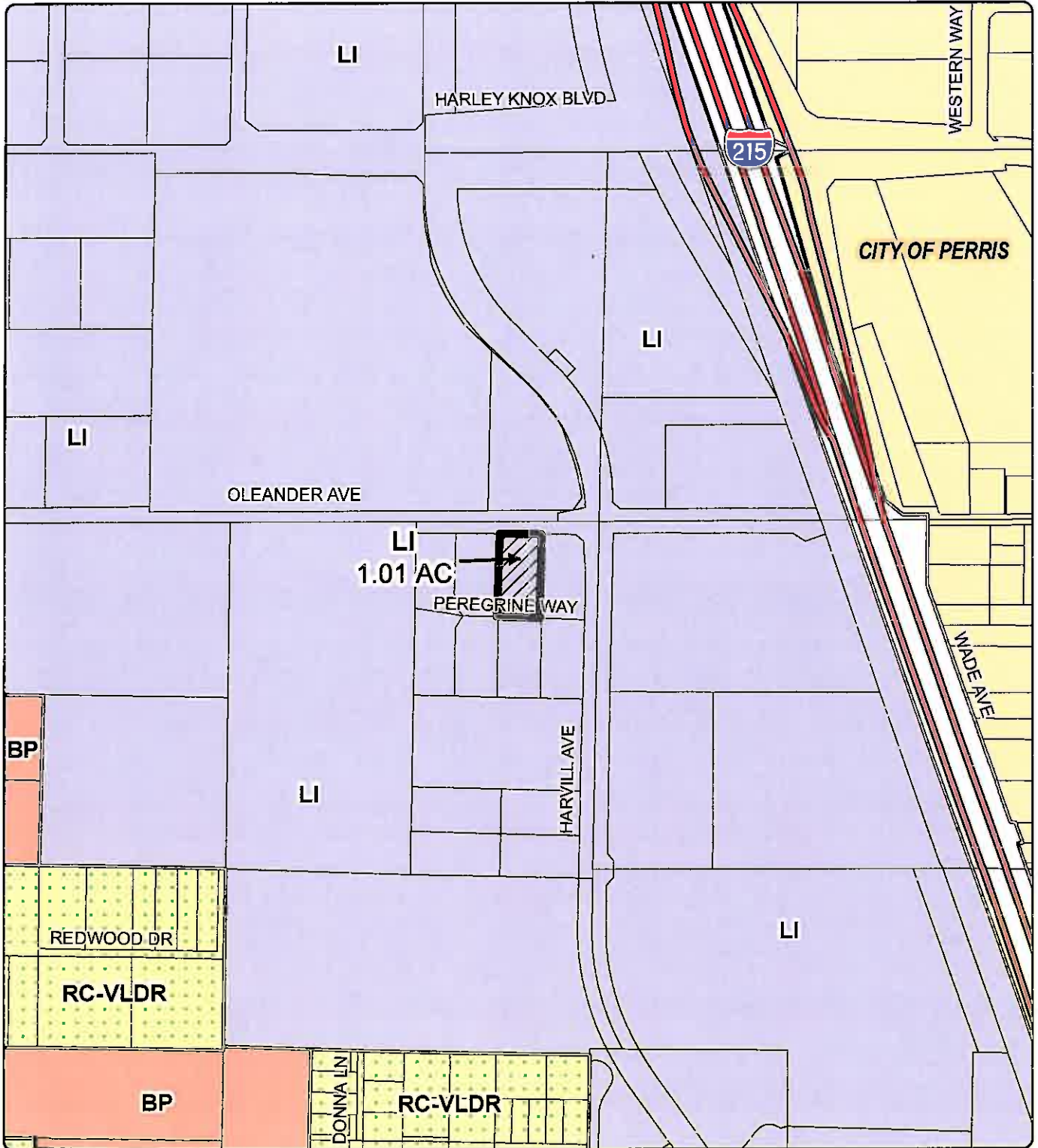
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26118

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 03/21/2017  
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.wclma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26118

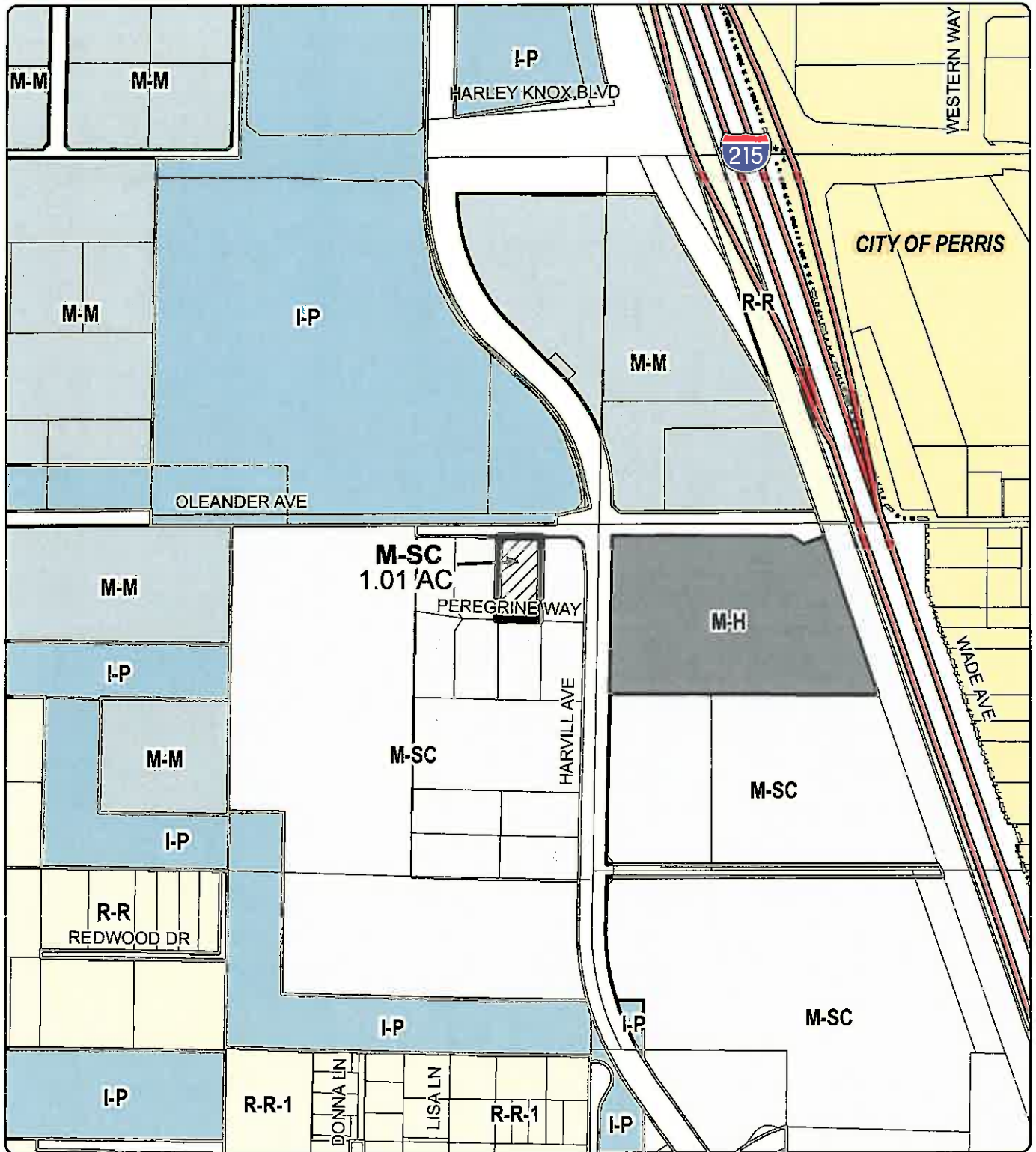
EXISTING ZONING

Supervisor: Jeffries

District 1

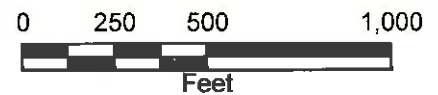
Date Drawn: 03/21/2017

Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26118

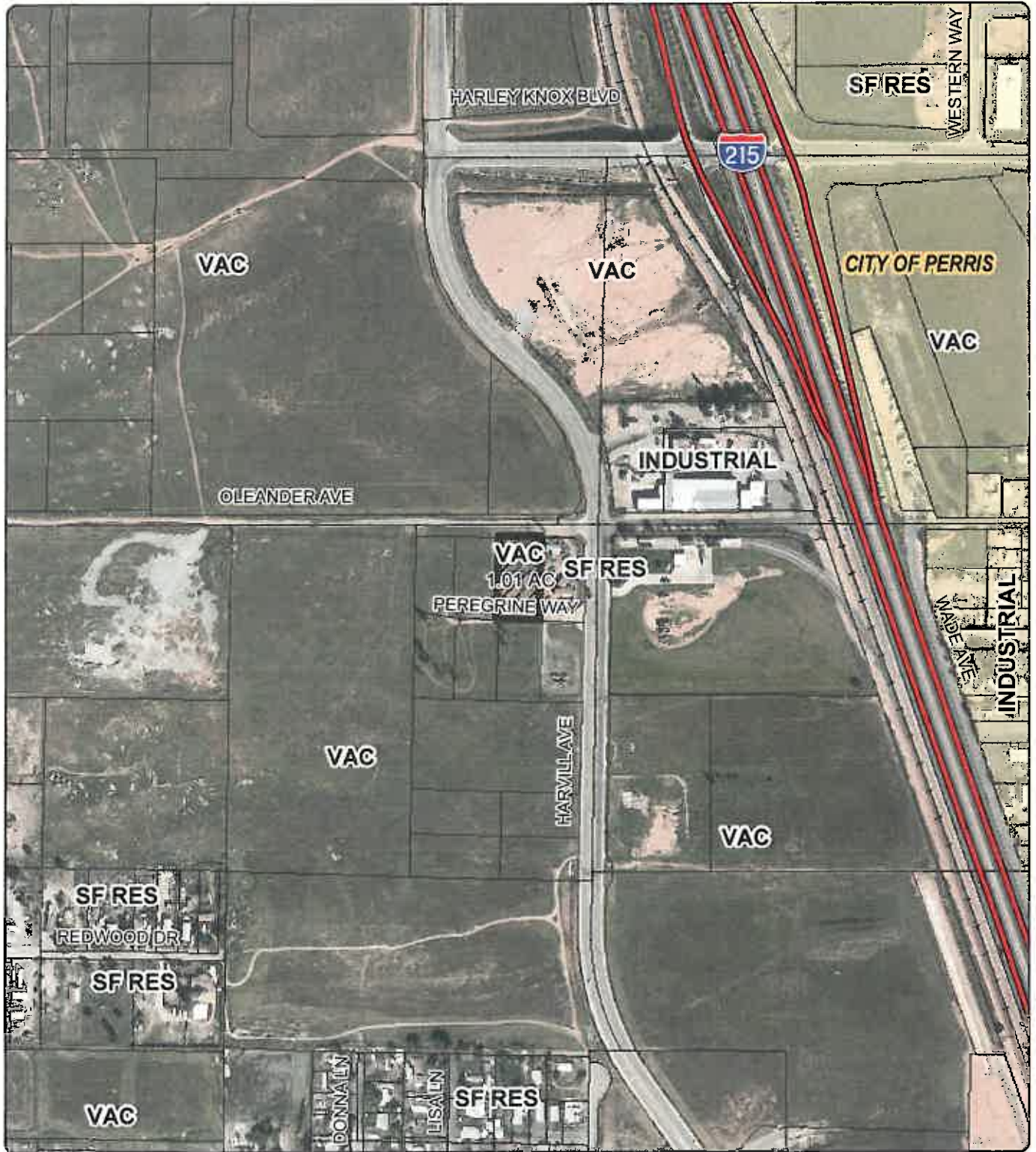
LAND USE

Supervisor: Jeffries

District 1

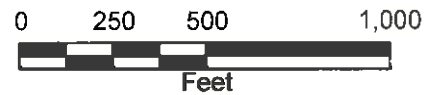
Date Drawn: 03/21/2017

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen

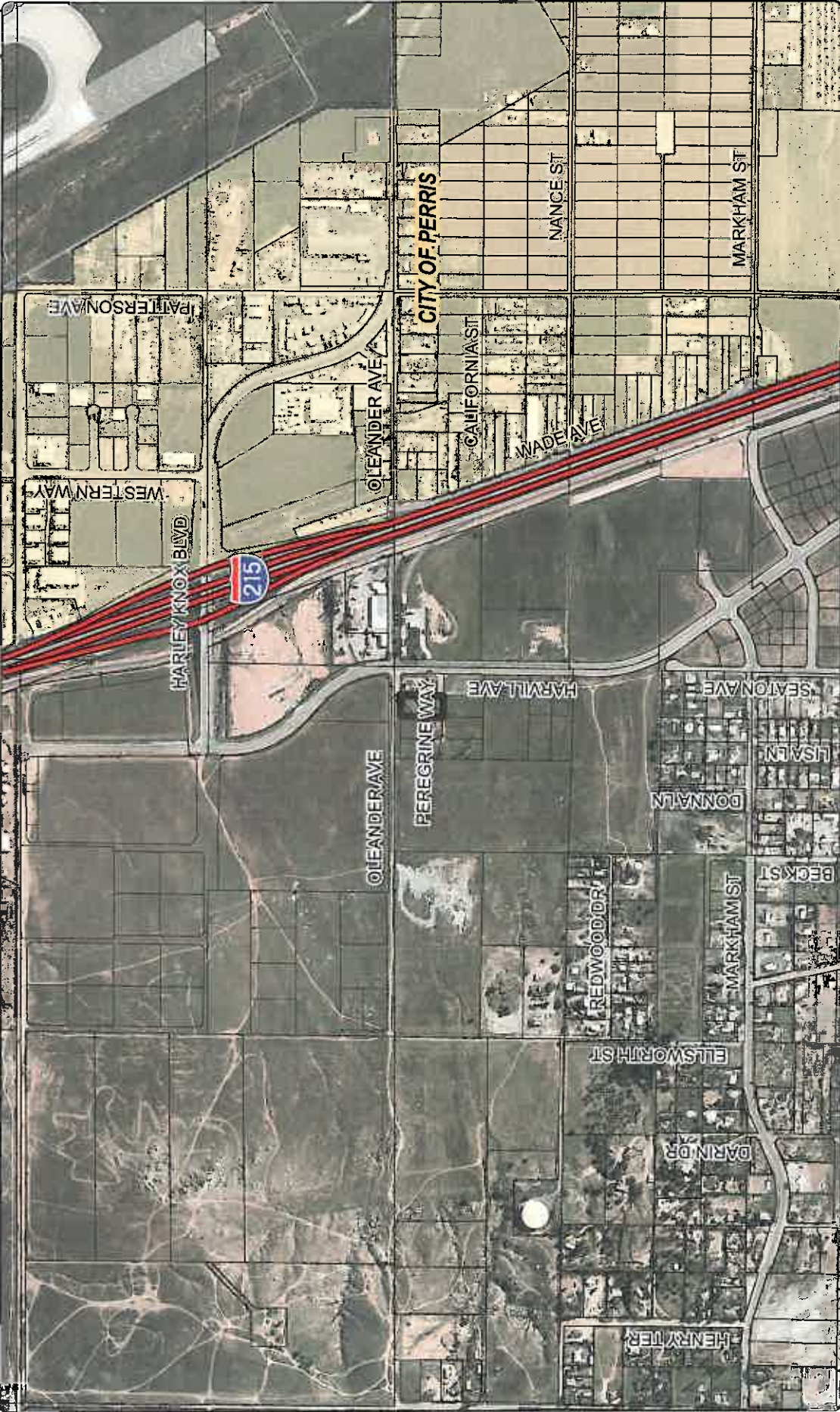


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-6277 (Eastern County) or Website <http://planning.rctd.ca.gov>

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP26118  
VICINITY/POLICY AREAS**

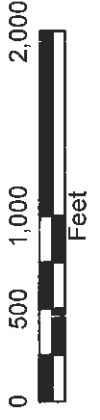
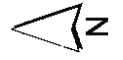
Supervisor: Jeffries  
District 1

Date Drawn: 03/21/2017  
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan provides a new land use design for unincorporated Riverside County. The new General Plan may contain different types of land use than is provided in the current General Plan. The County of Riverside is not responsible for any errors or omissions in this map. For more information, contact the County Planning Department at (951) 955-3300. Website: <http://www.riversidecounty.net>

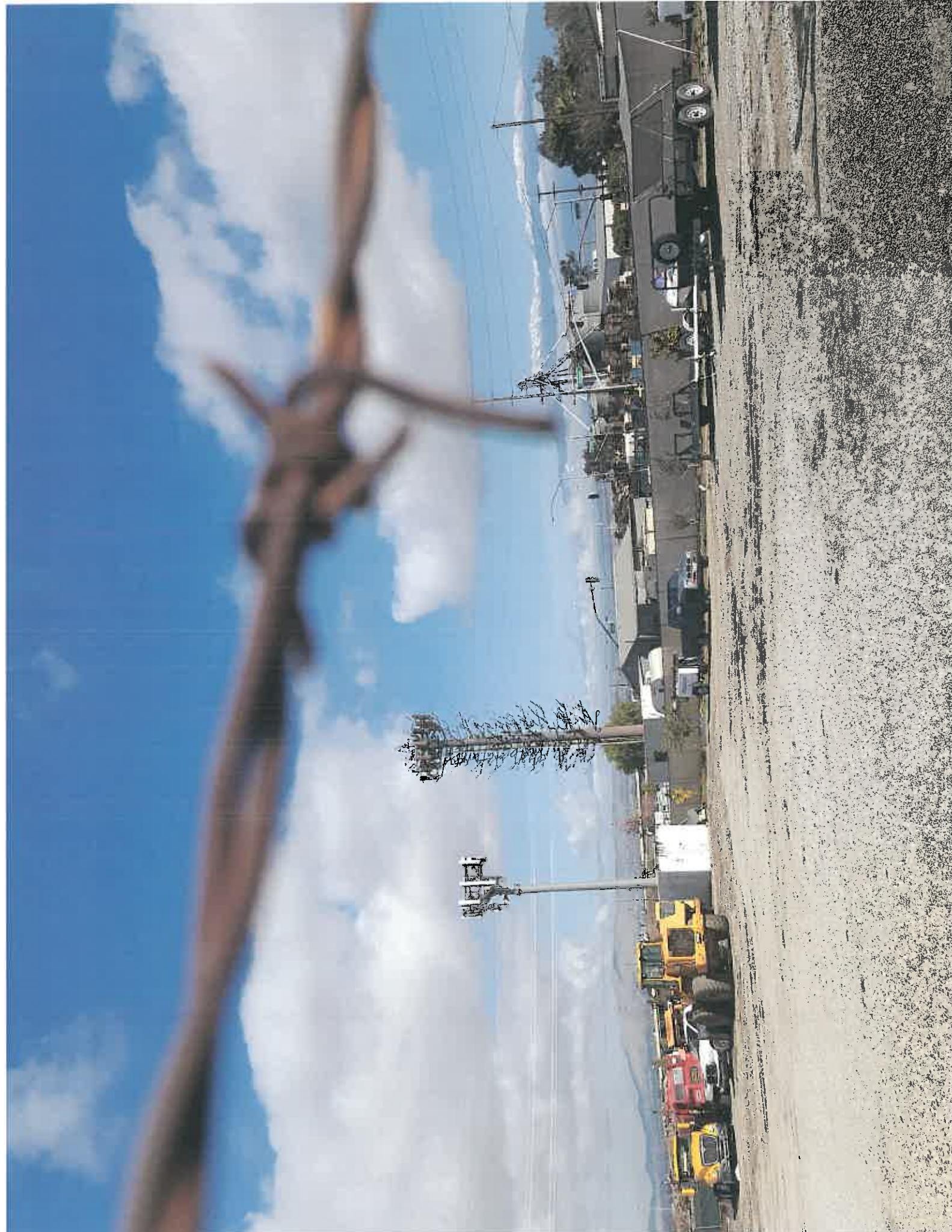














PHOTO 1



PHOTO 2

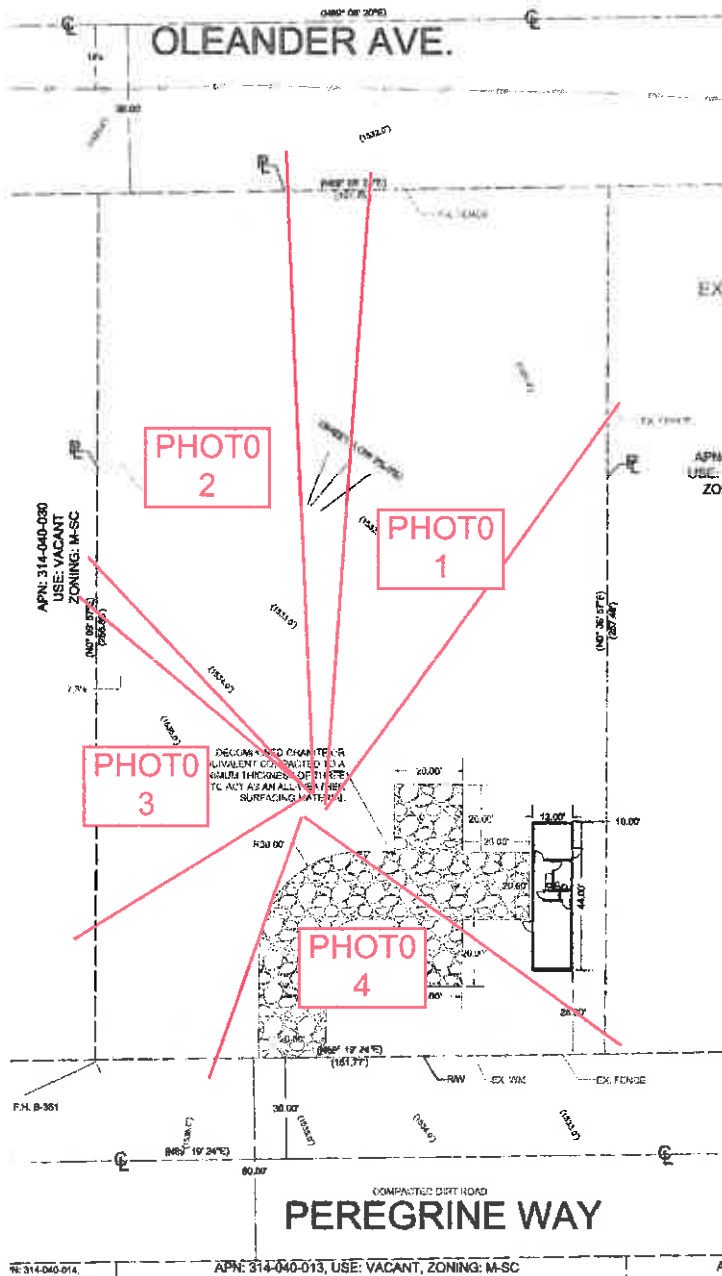


PHOTO 3



PHOTO 4

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42956  
**Project Case Type (s) and Number(s):** Plot Plan No. 26118  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Desiree Bowie, Project Planner  
**Telephone Number:** (951) 955-8254  
**Applicant's Name:** Redlands Consultants & Associates c/o Kal Farah  
**Applicant's Address:** 621 S. Buena Vista St., Redlands, CA 92373

### I. PROJECT INFORMATION

#### Project Description:

Plot Plan No. 26118 proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office. The office space will be used primarily for employee use and meetings. Access to the site will be on Peregrine Way. The project will provide mature landscaping for adequate screening of the materials and vehicles located on the site. The hours of operation will be Monday through Saturday from 6:00 am to 6:00pm.

Equipment to be stored on site:

- 1 Bull Dozer
- 2 Dump Trucks
- 2 Scrapers
- 2 Skip Loaders
- 2 Trailers
- 2 Water Trucks
- 2 Wheel Loaders
- 3 Small Kubota Tractors

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

**B. Total Project Area:** 1.01 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> 1.01	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 528	<b>Est. No. of Employees:</b> 1
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 314-040-029

**Street References:** Northerly / Peregrine Way, southerly / Oleander Ave., easterly / Decker Rd., and westerly / Harvill.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township: 4 South Range: 4 West Section: 2

**E. Brief description of the existing environmental setting of the project site and its surroundings:** To the east, west and south of the property is vacant land. To the North is an industrial business. On the corner of Oleander and Peregrine Way is a residence/small machine shop business.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Community Development Community Development: Light Industrial (CD:LI) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site having access from Harvill Avenue and Peregrine Way. Therefore the project is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space Element Policies within the General Plan of the Mead Valley Area Plan.
4. **Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and has a low potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is not located within a high fire hazard area. There are no known hazardous waste sites in the area. Therefore, the proposed Project will not conflict with any General Plan safety policies.
5. **Noise:** There will be no site disturbance for this project, because the site is already existing. 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:** Implementation of the project does not entail any displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the proposed Project will not conflict with General Plan Housing Element policies.
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.
8. **Healthy Communities:** The proposed contractor's storage yard satisfies all applicable Healthy Community policies.

B. **General Plan Area Plan(s):** Light Industrial (LI)

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

D. **Land Use Designation(s):** Light Industrial

E. **Overlay(s), if any:** Does not apply in this case

F. **Policy Area(s), if any:** Does not apply in this case

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley

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

- 3. **Land Use Designation(s):** Light Industrial
- 4. **Overlay(s), if any:** Does not apply in this case
- 5. **Policy Area(s), if any:** Does not apply in this case

**H. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** Does not apply in this case
- 2. **Specific Plan Planning Area, and Policies, if any:** Does not apply in this case

**I. Existing Zoning:** Light Industrial

**J. Proposed Zoning, if any:** Does not apply in this case

**K. Adjacent and Surrounding Zoning:** Light Industrial

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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

\_\_\_\_\_  
March 13, 2017

Date

\_\_\_\_\_  
Desiree Bowie  
Printed Name

\_\_\_\_\_  
For Charissa Leach, P.E. Asst. TLMA  
Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 10 "Scenic Highways"

Findings of Fact:

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

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; 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 monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>				
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 41.47 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.27) 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"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

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.3) 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.3) 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 in the area. 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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

**Findings of Fact:**

a) The 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. There will be no impact.

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 property and surrounding properties are zoned Manufacturing – Service Commercial (M-SC). Parcels to the north and south are for the purpose of light industrial and are not agriculturally zoned. Therefore, the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property and will have 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. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>5. Forest</b>	<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"/>

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

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

Findings of Fact:

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.
- 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. Therefore, no impact will occur as a result of the proposed project.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. The project is consistent with the goals of the AQMP and impacts would be less than significant.

b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such is not mitigation under CEQA. The project is conditioned such that no Volatile Organic Compound (VOC) emissions may be given off from the application of paints and coatings that could exceed the daily threshold after building construction. With the incorporation of the recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD threshold levels and, from an air quality perspective, the project will have a less than significant impact.

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes a contractor's storage yard and a 528-square-foot mobile office. There is a single-family residence located southeast of the project site. The project is not anticipated to generate significant odors or substantial point source emissions based upon the studies provided. Therefore, this impact is considered less than significant.

f) Project construction is not allowed to involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

Mitigation: No mitigation measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside Multiple Species Habitat Conservation Plan, GIS Viewer, Site Visit (11-3-16)

Findings of Fact: **a) No Impact.**

The proposed one-acre project site (APN 314-040-029) is located within the Western Riverside County Multiple Species Habitat Conservation Plan. The project site is not located within a Criteria Cell. A site visit was conducted on November 3, 2016 by a Riverside County Ecological Resources Specialist. The project site consists of a one-acre lot paved with gravel and surrounded by a chain link fence.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The one acre project site does not support any Riparian/Riverine Areas or Vernal Pools.

6.1.3 Protection of Narrow Endemic Plant Species

The one acre project site does not support any Narrow Endemic Plant Species.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The one acre project site is not located in proximity to an MSHCP Conservation Area.

6.3.2 Additional Survey Needs and Procedures

The one-acre project site is located within the MSHCP burrowing owl habitat assessment survey area. A site visit was conducted on November 3, 2016 by a Riverside County Ecological Resources Specialist. The one-acre project site does not support habitat for burrowing owl. No burrowing owls or burrowing owl sign was observed on the project site on November 3, 2016.

The proposed project site is consistent with sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the MSHCP. No focused surveys are required for the project site. No impacts will occur.

**b) No Impact.**

A site visit was conducted on November 3, 2016 by a Riverside County Ecological Resources Specialist. The one-acre project site does not support habitat for endangered or threatened species. No impacts will occur.

**c) No Impact.**

The one acre project site is located within the MSHCP burrowing owl habitat assessment survey area. A site visit was conducted on November 3, 2016 by a Riverside County Ecological Resources Specialist. The one acre project site does not support habitat for burrowing owl. No burrowing owls or burrowing owl sign was observed on the project site on November 3, 2016. The site does not support habitat for other candidate, sensitive, or special status species. No impacts will occur.

**d) Less than Significant Impact.**

A site visit was conducted on November 3, 2016 by a Riverside County Ecological Resources Specialist. A raptor nest was observed in a tree adjacent to the project site. The project has been conditioned for a pre-construction nesting bird survey.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (that is, prior to February 1 or after August 31). However, if construction and construction noise occurs within the avian nesting season (from February 1 to August 31), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot (passerines) and 500-foot (raptor nests) buffer around these areas shall be thoroughly surveyed for the presence of active nests by a biologist who holds an MOU with the County of Riverside no more than 3 days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than 3 days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.

Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

**e-f) No Impact.**

A site visit was conducted on November 3, 2016 by a Riverside County Ecological Resources Specialist. The project site consists of a one acre lot paved with gravel and surrounded by a chain link fence. No riparian habitat, other sensitive natural community, federally protected wetlands, marsh, or vernal pools are located on the project site. No impacts will occur.

**g) No Impact.**

No trees or oak trees are located on the project site. Therefore, the proposed project will not conflict with any local policies or ordinances in place for the protection of biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

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

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.

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

Findings of Fact:

- a. Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.
- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No Monitoring measures are required.

**10. Tribal Cultural Resources**

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

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

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

**Source:** Native American Consultation

**Findings of fact:**

In compliance with Assembly Bill 52 (AB52), notices regarding this project was mailed to seven requesting tribes on October 12, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. Morongo requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on January 18, 2017. Consultation with Soboba during a face-to-face meeting on February 16, 2017. At that meeting the project was explained to the Tribe who told Planning that they had no further concerns. Consultation with Pechanga took place during a telephone conference on December 07, 2016. During this meeting Pechanga told Planning that the project was located within a village complex and was within a cultural landscape as well. The conditions of approval for the project were provided to Pechanga on January 18, 2017 and a closure letter was received from Pechanga on February 15, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

“(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1”;

“(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [Public Resources Code] Section 5024.1.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a village site and a traditional cultural landscape. Based on the known village name and the Pechanga’s experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074. Therefore, the Project will have a less than significant impact on tribal cultural resources.

Mitigation: No mitigation measures are required.

Monitoring: No Monitoring measures are required.

**11. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact: The site is mapped in the County’s General Plan as having a high potential for paleontological resources (fossils) at or below a depth of 24 inches. The proposed project site/earthmoving activities at a depth of 2 feet or below could potentially impact this resource. With incorporation of the recommended measures, the project will have less than significant impact on paleontological resources.

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

**GEOLOGY AND SOILS** Would the project

**12. 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?

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?

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

**Findings of Fact:** The project site is not located within a delineated Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. Therefore, there will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**13. Liquefaction Potential Zone**

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

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

**Findings of Fact:** The proposed project site is not subject to potential liquefaction hazard. Therefore, there are no impacts.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**14. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**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)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Strong ground shaking can be expected at the site, as well as virtually all of southern California, during moderate to severe earthquakes in this general region. Potential impacts from ground-shaking can be prevented through compliance with the current California Building Code Seismic Design requirements and the building permit review process. Such compliance shall be required by Riverside County Ordinance. Therefore, impacts are considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. Landslide Risk**

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

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

**Findings of Fact:** The entire site is relatively flat and no significant slopes are present. The proposed development does not include grading any significant slopes. Thus, the potential for slope failure to impact the site is considered low and landslide hazards are not anticipated to be a factor. Therefore, there would be a less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No Monitoring measures are required.

**16. Ground Subsidence**

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

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

**Findings of Fact:** According to the Riverside County General Plan, the site is mapped in an area susceptible to subsidence but not in an area of documented subsidence. The General Plan indicates that subsidence has only been documented in three areas: 1) the Elsinore Trough, including Temecula and Murrieta, 2) the San Jacinto Valley from Hemet to Moreno Valley, and the southern Coachella Valley (Indio to the Salton Sea). No known subsidence has been documented in the Perris area. Accordingly, since the site is not mapped in an area of documented subsidence, differential settlement due to regional subsidence is not considered a concern. Therefore, there would be a less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**17. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The Project site is more than 25 miles from the Pacific Ocean and is not located in close proximity to any enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the Project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is not located within a Dam Inundation Zone, nor is it located within FEMA Flood Zone or a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No Monitoring measures are required.

**18. Slopes**

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a-b) Under existing conditions, the entire site is relatively flat and no significant slopes are present. The proposed development does not include grading any slopes. Thus there would be no impact to slopes.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Soils**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact: a-c) No grading is proposed for the Project, and there will be minimal ground disturbance; therefore, there will be no impact on soil erosion; No permanent foundations or slabs-on-grade are proposed; therefore, there will be no impacts from potentially expansive soils; The Project will connect to the existing sewer main along Oleander Avenue so there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a-b) No grading is proposed for the Project, and there will be minimal ground disturbance; therefore, there will be no impact on deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake; No activities proposed for the Project would result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project site is not subject to impacts from blowsand or wind erosion, and will not result in an increase in blowsand or wind erosion.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No Monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

22. Greenhouse Gas Emissions	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Planning Department

**Findings of Fact:**

a-b) The Riverside County Planning Department does not require the submittal of a greenhouse gas numerical analysis for projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHG's from fuel combustion or involve substantial water and electricity demands. The proposed project is to permit an existing 30,000 square foot contractor's storage yard with a 528-square-foot mobile home. There is no proposed grading, and operation of the building would result in little on-site or vehicle-generated emissions. Therefore, the project is not anticipated to generate enough GHG emissions from its operation to be deemed cumulatively significant to warrant a GHG analysis. Additionally, the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there would be a less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

23. Hazards and Hazardous Materials	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes a 30,000-square-foot contractor's storage yard with a 528-square-mobile office. 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. Condition of Approval 10.FIRE.1 forbids any hazardous materials from being used, stored, or handled on the project's premises. 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. Therefore, there will be a no impact.

d) According to RCLIS, the project site is not located within a quarter mile of an existing or proposed school. The closest school is Manuel L. Real Elementary School (19150 Clark St., Perris CA) which is located approximately 1.9 miles to the south of the project site. Therefore, impacts are less than significant.

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. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-20 "Airport Locations," GIS database

Findings of Fact: a-b) Based on the Airport Land Use Commission's (ALUC) development review, the Director's determination of ZAP1229MA16 for the 30,000-squarefoot contractor's storage yard is authorized by Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its December 8, 2016 regular meeting located southerly of Oleander Ave., northerly of Peregrine Way, and westerly of Harvill Ave., in the unincorporated community of Mead Valley.

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted to 200 people per average acre and 500 people per single acre. Based on the size of the proposed trailer and the information provided by the applicant, it is anticipated that the maximum occupancy of the site would not exceed five persons. Condition of Approval 80.PLANNING.39 contains requirements for preventing inconsistency with airport and airplane uses in the vicinity, including forbidding flashing lights, uses cause reflection upward, uses that generate smoke or water vapor, and uses that generate electrical interference. These are generally applicable requirements within this area and not mitigation pursuant to CEQA. For the above reasons, the impact will be less than significant.

c) The elevations of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 4,760 feet from runway to the project property line, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top roof exceeding 1,536.6 feet AMSL. The project site elevation is 1,536 feet AMSL. The applicant proposes a mobile office trailer 14 feet in height, resulting in a maximum top point of 1,550 AMSL. Therefore, review by the FAA OES was required. The impact will be less than significant.

d) This project is not located within a vicinity of a private airstrip, or heliport that would result in a safety hazard for people residing or working in the project area. Therefore, there would be no impact.

Mitigation: No mitigation measures are not required.

Monitoring: No monitoring measures are not required.

## 25. 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?

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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The project is not within a hazardous fire area and would have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**26. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

The proposed contractor's storage yard and mobile office on 1-acre site in the Mead Valley Area is located on the south side of Old Oleander Ave approximately 300 feet west of Harvill Avenue. Peregrine Way bounds the site to the south. The site is parcel 1 of Parcel Map 14741.

a-c) This site is impacted by office-site runoff from a tributary drainage area of approximately 95 acres from the hills to the west. The site lies within the Perris Valley Master Drainage Plan (MDP). There is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing drainage infrastructure that was constructed in 1996 by Community Facilities District (CFD) No. 88-8 (Line F, Lateral F-3, Lateral F-4, and detention basin: Project number 4-0-00492 and drawing number 4-0652), therefore this project has an adequate outlet, so increased runoff mitigation will not be required. The CFD constructed storm drains conforming to the Flood Control District's Perris Valley MDP. Lateral F-4 collects some of the tributary storm water runoff. This storm drain would collect just about all of the runoff once it is extended west to Decker Road. The proposed mobile office has a tentative location at the southeast corner of the site and on higher ground.

This project proposes to utilize the existing improvements. The project proposes to install a mobile office and a decomposed granite driveway. There will be minimal impervious area being added to the site with this proposal at this time. It should be noted that if the applicant intends to add or replace 5,000 square feet of impervious surface to the project in the future, then this project would be required to submit a water quality management plan (WQMP) to the County of Riverside for review and approval by either the District or the Transportation Department. The impact will be less than significant.

d) This site is located within the bounds of Perris Valley Area Drainage (ADP) for which drainage fees have been established by the Board of Supervisors. This project as proposed is not subject to the ADP fees since this project is not proposing a significant amount of impervious area. If the applicant intends to add or replace 5,000 square feet of impervious surface to the project in the future, then the applicable ADP fees would be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. The underlying Community Facilities District (CFD) 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. Therefore, there will be no impact.

e) This project is not a map, and there will be no housing. Therefore, there will be no impact.

f) The project is not located within a 100 year flood hazard area, so there will be no impact.

g-h) The project will not degrade the water quality and furthermore, will not require a storm-water treatment practices. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as	<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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a result of the failure of a levee or dam (Dam Inundation Area)?

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

**Source:** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

**Findings of Fact:**

a-d) This site is impacted by office-site runoff from a tributary drainage area of approximately 95 acres from the hills to the west. The site lies within the Perris Valley Master Drainage Plan (MDP). There is existing drainage infrastructure that was constructed in 1996 by Community Facilities District (CFD) No. 88-8 (Line F, Lateral F-3, Lateral F-4, and detention basin: Project number 4-0-00492 and drawing number 4-0652), therefore this project has an adequate outlet so increased runoff mitigation will not be required. The CFD constructed storm drains conforming to the Flood Control District's Perris Valley MDP. Lateral F-4 collects some of the tributary storm water runoff. This storm drain would collect just about all of the runoff once it is extended west to Decker Road. The proposed mobile office has a tentative location at the southeast corner of the site and on higher ground. Therefore, there will be no impacts.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**28. Land Use**

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

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

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

**Findings of Fact:** a-b) The project site currently has a land use designation of Community Development: Light Industrial (CD:LI) The project scope the project is in is located within the city sphere of Perris. The City of Perris sphere of influence the project was transmitted to, did not provide any comments. However, even though the city did not respond, as demonstrated in this EA, the impacts to traffic and infrastructure are minimal. Therefore, impacts are less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**29. Planning**

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

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:** a) The project is consistent with the Zoning Classification and surrounding Zoning Classifications of Manufacturing Service Commercial (M-SC), which permits approval of a contractor's storage yard as stated in Article XI Section 11.2.B.1.m.9) of Ordinance 348., and the General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25-0.60\*FAR). As a result, there is no impact.

b) The surrounding land uses are vacant land to the north, west and south. To the east, there is an industrial use business with a small residence on the property. The land use designation for the project site and surrounding properties is Community Development: Light Industrial (CD:LI) (0.25-0.60 \*FAR). There is no impact.

c-d) The existing and surrounding General Plan Land Use designation of Community Development: Light Industrial is consistent with the Zoning Classification of Manufacturing-Service Commercial (M-SC). There are existing industrial land uses to the north, east, west, and south. There are no specific plans in this area. Therefore, there are no impacts.

e) The establishment of the project will not divide the arrangement of an established community because the project is located within the Zoning Classification of Manufacturing-Service Commercial (M-SC) which is a nonresidential zone. Therefore, there will be no impacts.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>MINERAL RESOURCES</b> Would the project				
<b>30. Mineral Resources</b>				
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-6 "Mineral Resources Area"

Findings of Fact:

a-d) The project will not result in the loss of availability of known important mineral resources. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine. The existing project is primarily built-out. Therefore, there will be no impact.

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

**31. 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

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

Findings of Fact: a) The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted to 200 people per average acre and 500 people per single acre. Based on the size of the proposed trailer and the information provided by the applicant, it is anticipated that the maximum occupancy of the project site would not exceed five persons. Therefore, based upon the findings by the Airport Land Use Commission, excessive noise levels will not have any effect. Therefore, there will be a less than significant impact due to airport noise levels.

b) This project is not located within the vicinity of a private airstrip or expose people to excessive noise levels and is not located within an area affected by a private airstrip. Therefore, there will be a 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.

**32. 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 located in excess of five (5) miles from railroad tract and will not be impacted by railroad noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Highway Noise**

NA     A     B     C     D                

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not located near a highway, therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Other Noise**

NA     A     B     C     D                

Source: Project Application Materials, GIS database

Findings of Fact: It is anticipated that no other noise pollution sources will impact the project site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Noise Effects on or by the Project**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
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 type="checkbox"/>	<input checked="" 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) This project will have less than a significant impact on the permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) This project will have less than a significant impact on causing a substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project.
- c) There will be no impact to 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) The project will not create additional noise. However, during the movement of equipment, it is anticipated that there will be a temporary increase in noise levels, and noise levels could reach significant levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**POPULATION AND HOUSING** Would the project

<b>36. Housing</b>				
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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The proposed commercial project will not have an adverse impact upon population and housing in Riverside County.

- a) There are no existing residences onsite, and therefore no existing residences will be displaced as a result of this project. There will be no impacts.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less the County's median income. Therefore, there will be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, there will be not impact.
- e) The project will not cumulatively exceed official regional or local population projections. Therefore, there will be no impact.
- f) Development of the project site will have 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). Therefore, there will be no impact.

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:

**37. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: Due to the small size of the proposed project, it will not create any impact on fire services. The project will not directly physically alter existing facilities or result in the construction of a new facility. The project shall comply with County Ordinance No. 659 to prevent any 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>38. Sheriff Services</b>	<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 area is serviced by the Riverside County Sheriff's Department. Due to the small size of the proposed project, it will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. In addition, the project will not require the provision of new or altered government facilities at this time. The project must comply with County Ordinance No. 659 to prevent any 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.

<b>39. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact: The project site is located in the Val Verde Unified School District. A new contractor's storage yard with small mobile office will not create a large new number of jobs or attract significant numbers of people or families to the area and therefore will not result in an increase in the number of students. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Libraries</b>	<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 will not create a new demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>41. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

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

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 health service facilities or result in the construction of new or physically altered facilities. The project will have no impact.

**Mitigation:** no mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**RECREATION**

**42. 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. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:** a-b) The project is a contractor’s storage yard and small mobile office that will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment,. There will be no impacts.

c) The project site is not located within County Service Area, so there will be no impact.-

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**43. Recreational Trails**

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

**Findings of Fact:** There are no bike paths or trails proposed for this area. Therefore, there will be no impacts.

**Mitigation:** No mitigation measures are required.

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

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source: Riverside County General Plan

Findings of Fact:

a) This project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). The project will have no impact.

b) Ordinance No. 348 section 18.12 does not require any on-site parking for the proposed use, so the project exceeds the parking standards based on the provision of spaces that are required per the County's parking requirements. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will have no impact.
- d) This project will not alter waterborne, rail or air traffic. The project will have no impact.
- e) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f) No additional road improvements will be required at this time along Peregrine Way and Harvill Avenue due to existing improvements. Therefore, this project will not result in any new or altered maintenance of roads. The project will have no impact.
- g) As existing improvements are in place on Harvill Avenue, and this project is not anticipated to cause an effect upon circulation during the project's construction. The project will have no impact.
- h) Review and standard Conditions of Approval from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. The project will have no impact.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The applicant provided a water will-serve letter to the Environmental Health Department and will connect to the public sewer system. There will be no impacts.

b) EMWD is willing to provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. There will be no impacts.

Mitigation: The applicant shall comply with Environmental Health Department.

	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.

<b>46. Sewer</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: (a, b,) This project is being conditioned to connect to the public sewer system. The Environmental Health Department will not require a new waste water treatment. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Solid Waste</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact

a) This existing project is primarily built-out and the impact are seen as less than significant as it is not anticipated to exceed established landfill capacities within Riverside County. There will be no impacts.

b) This project will comply with federal, state and local statues and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)). There will be no impacts.

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
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**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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 not require or result in the construction of new community utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure the property is connected to the appropriate utilities. The project is not anticipated to be in conflict with nor create any impacts associated with the adopted energy conservation plans. As a result, there will be no impacts.

e-f) Street lighting exists for access to the project site. The project will not have an incremental impact on the maintenance of public facilities, including roads. Therefore, the impact is considered less than significant.

g) The project will not require additional governmental services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff Review

Findings of Fact: There are no energy conservation plans that are required to be complied with for this particular use. There will be no impacts.

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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**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. As a result, there will be no impacts.

**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)?

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. Therefore, the impacts are less than significant.

**52.** Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

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

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

**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 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office space. The office space will be used primarily for meetings and employees. Access to the site will be on Peregrine Way. The project will provide mature landscaping for adequate screening of the materials and vehicles located on the site. The hours of operation will be Monday through Saturday from 6:00am to 6:00pm. APN: 269-025-995

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] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT]; 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] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT], 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

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10. GENERAL CONDITIONS

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

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. 26118 Shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26118, Exhibit A, dated 10/11/16.

APPROVED EXHIBIT C = Plot Plan No. 26118, Exhibit B, dated 10/11/16.

APPROVED EXHIBIT L = Plot Plan No. 26118 Exhibit L, dated January 4, 2017

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

PP26118 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD) It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - PP26118 COAS RECOMMND

PP26118 is required to connect to water and sewer service from Eastern Municipal Water District (EMWD).

FIRE DEPARTMENT

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

THESE CONDITIONS ARE FOR AN OFFICE TRAILER AND ORDINARY STORAGE ONLY.

No hazardous materials shall be used, stored, or handled on these premises. The use, storage, and handling of hazardous materials requires a separate review and approval.

10.FIRE. 2 USE\*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1,500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustibile material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Provide or show there exists a super fire hydrant (6"x4"x 2-2 1/2") within 400 feet of any portion of the building as measured along approved vehicular travel ways that meets the required fire flow.

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

Gates 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.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be 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

Bluebeam Session ID: 269-025-995  
Plot Plan (PP) 26118 is a proposal for a contractor's storage yard and mobile office on a 1-acre site in the Mead Valley Area. The site is located on the south side of Old Oleander Avenue approximately 300 feet west of Harvill Avenue. Peregrine Way bounds the site to the south. The site is Parcel 1 of Parcel Map 14741.

This site is impacted by offsite runoff from a tributary drainage area of approximately 95 acres from the hills to the west. This site lies within the Perris Valley Master Drainage Plan (MDP). There is existing drainage infrastructure that was constructed in 1996 by Community Facilities District (CFD) No. 88-8 (Line F, Lateral F-3, Lateral F-4, and detention basin: project number 4-0-00492 and drawing number 4-0652), therefore this project has an

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

adequate outlet so increased runoff mitigation will not be required. The CFD constructed storm drains conforming to the Flood Control District's Perris Valley MDP. Lateral F-4 collects some of the tributary stormwater runoff. This storm drain would collect just about all of the runoff once it is extended west to Decker Road. The proposed mobile office has a tentative location at the southeast corner of the site and on higher ground.

This project proposes to utilize the existing improvements. The applicant is proposing to install a mobile office and a decomposed-granite driveway. There will be minimal impervious area being added to the site with this proposal at this time. It should be noted that if the applicant intends to add or replace 5,000 square feet of impervious surface to the project in the future, then this project would be required to submit a water quality management plan (WQMP) to the County for review and approval by either the District or the Transportation Department.

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. This project as proposed is not subject to the ADP fees since this project is not proposing a significant amount of impervious area. If the applicant intends to add or replace 5,000 square feet of impervious surface to the project in the future, then the applicable ADP fees would be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The underlying Community Facilities District (CFD) 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. The ADP fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the mainstem portion is \$1,070 per acre). The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

The District does not object to this proposal as presented at this time.

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10. GENERAL CONDITIONS

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.

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. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this

Plot plan shall be limited to the hours of 6:00 a.m. to 6:00 p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY 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

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY (cont.) RECOMMND

and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the 01 sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 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. 13 USE - PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on APPROVED EXHIBIT A shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 14 USE - OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

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.



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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 except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, [except the caretaker and members of the caretaker's family,] 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 - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 21 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

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 24 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

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.

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 31 USE - NO USE PRPSED LIMIT RECOMMND

The balance

(undeveloped) portion of the property, APN [314-040-029] shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 32 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

10.PLANNING. 35 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](http://www.rctlma.org.buslic).

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10. GENERAL CONDITIONS

10.PLANNING. 36 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:

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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant,

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3)Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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. 37 USE - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, 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.

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 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 - NO ADD'L ON-SITE R-O-W                   RECOMMND

No additional on-site right-of-way shall be required on Peregrine Way and Oleander Avenue since adequate right-of-way exists per PM 81/97.

10.TRANS. 5                   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

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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. 6 USE - LC LANDSCAPE SCREENING RECOMMND

Landscape screening located on all four (4) sides of the project shall be designed to ensure full, opaque, coverage up to a minimum height of 6 feet at maturity of shrubs and 12 feet at maturity of trees and that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

Landscape maintenance shall be performed in a fashion that maintains this screening requirement. Severe pruning is not recommended.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within wo (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



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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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.

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](http://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.

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 Wildlife (CDFW) Codes. To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (that is, prior to February 1 or after August 31).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

If construction and construction noise occurs within the avian nesting season (from February 1 to August 31), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot (passerines) and 500-foot (raptor nests) buffer around these areas shall be thoroughly surveyed for the presence of active nests by a biologist who holds an MOU with the County of Riverside no more than 3 days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than 3 days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.

Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 USE-#75-WATER PLANS (cont.) RECOMMND

prescribed by the Riverside County Fire Department".

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 6 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42956 which must be satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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

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

a) The use of irrigation during any construction activities;

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

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

60.PLANNING. 10 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 \_\_\_ 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. 11 USE - SKR IN PLAN & OCC HABITAT

RECOMMND

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

- a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,
- b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.
- c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap the Stephens'

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - SKR IN PLAN &OCC HABITAT (cont.) RECOMMND

kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application of the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

60.PLANNING. 12 USE - SKR IN CORE &OCC HABITAT RECOMMND

Prior to issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, which ever comes first:

a. The applicant shall obtain written authorization from the U.S. Fish and Wildlife Service to take the Stephens' kangaroo rat through the issuance of a Section 10(a) Permit or a Section 7 biological opinion. In addition, the applicant shall obtain written authorization, from the California Department of Fish and Game, to take the Stephens' kangaroo rat through an Endangered Species Act Management Authorization. Such authorization shall be submitted to the Planning Director.

60.PLANNING. 13 USE - SKR OUTSIDE &OCC HABITAT RECOMMND

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat, must be in effect; and,

b. The applicant shall consult with the Riverside County Habitat Conservation Agency (RCHCA) and acquire replacement habitat for the Stephens' kangaroo rat, in accordance with the provisions of the Long-Term Habitat Conservation Plan for the Stephens' kangaroo rat. The applicant shall provide written documentation from the RCHCA, or its successors-in-interest, to the Planning Director, indicating that the development project is entitled to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - SKR OUTSIDE & OCC HABITAT (cont.) RECOMMND

receive coverage under the Section 10(a) Permit. Submittal of such documentation shall result in condition compliance.

60.PLANNING. 14 USE - PALEO PRIMP/MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14

USE - PALEO PRIMP/MONITOR (cont.)

RECOMMND

reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*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. One original signed copy 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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

TRANS DEPARTMENT

60.TRANS. 1 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. 2 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 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.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE

RECOMMND

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.

This project is required to connect to EMWD water and sewer.

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

FIRE DEPARTMENT

80.FIRE. 1 USE\* -#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1,500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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. 5 USE - LIGHTING PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - LIGHTING PLANS (cont.) RECOMMND

Riverside County Comprehensive General Plan.

80.PLANNING. 6 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. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 13 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing ll all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 18 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.34 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 25 USE - SKR IN PLAN & OCC HABITAT RECOMMND

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE - SKR IN PLAN &OCC HABITAT (cont.) RECOMMND

and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap the Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application of the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

80.PLANNING. 26 USE - SKR IN CORE &OCC HABITAT RECOMMND

Prior to issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, which ever comes first:

a. The applicant shall obtain written authorization from the U.S. Fish and Wildlife Service to take the Stephens' kangaroo rat through the issuance of a Section 10(a) Permit or a Section 7 biological opinion. In addition, the applicant shall obtain written authorization, from the California Department of Fish and Game, to take the Stephens' kangaroo rat through an Endangered Species Act Management Authorization. Such authorization shall be submitted to the Planning Director.

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11:08

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

working order consistent with the approved landscaping plans.

80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC INEFFECT

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

- a. Shrubs suited for screening shall be a minimum of 75% 15-gallon container stock. Remaining screening shrubs shall be a minimum of 5-gallon. Shrubs shall be triangular spaced.
- b. Trees suited for screening shall be a minimum of 75% 24" boxed trees. Remaining screening trees shall be 15-gallon size or greater.
- c. Plant material shall be maintained in a fashion to provide as much vertical screening as possible.
- d. ETo water budget shall be 0.45 ETo or less.
- e. Landscape plans must be prepared by a Licensed/Registered Landscape Architect.

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 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\*-#77-SUPER FH/FLOW RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 1,500 GPM for a 2 hour duration at 20 PSI shall be



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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2                   USE\* -#77-SUPER FH/FLOW (cont.)                   RECOMMND  
installed within 400 feet of all buildings.

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.

PLANNING DEPARTMENT

90.PLANNING. 2              USE - HEIGHT LIMITATIONS                   RECOMMND  
All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 11             USE - LIGHTING PLAN COMPLY                   RECOMMND  
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 22             USE - REMOVE OUTDOOR ADVERTISE               RECOMMND  
All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 23             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. 25 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. 26 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 29 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 1.01 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. 30 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior 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

PLOT PLAN:TRANSMITTED Case #: PP26118

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

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. 26118 is calculated to be 1 .1 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.

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 - 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. 3 USE - AGGREGATE/32' GRADED

RECOMMND

Peregrine Way from the westerly property line to Harvill Avenue shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4                   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. 5                   USE - LNDSCE 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. 6                   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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

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

RECOMMND

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.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: October 12, 2016

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
March Air Reserve Base, Attn. General  
Manager  
Mead Valley Municipal Advisory Council (MAC)  
Board of Supervisors - Supervisor: 1st  
Planning Commissioner: 1st

Perris Sphere of Influence  
Val Verde Unified School District  
Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

**PLOT PLAN NO. 26118** – EA42956 - Applicant: Redlands Consultant & Associates, – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Northerly of Peregrine Way, southerly of Oleander Ave., easterly of Decker Rd., and westerly of Harvill – 1.01 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Plot Plan proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office. Related Cases: N/A - APN: 314-040-029 **BBID: 269-025-995 UPROJ CASE: PP26118**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 3, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.*

# Redlands Consultants & Associates

*Engineering, Planning, Surveying, Construction Management*

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Riverside County Planning Department  
4080 Lemon Street.  
Riverside, CA 92502

Re: PP 26118 Statement of Operation.

- **Project Name:** Navarro's Contractor's Yard
- **Time of Business:** 6:00 am—6:00 pm
- **Days of Business:** Monday-Saturday.
- **Type of Business:** This site will be used as a hub for Navarro Grading. Navarro Grading, as the name identifies, is a grading contractor and will be using this site to store Grading Equipment between grading jobs. Navarro Grading does not service equipment, but does contract with a service company that has all the appropriate servicing and cleaning within the approved environmental codes.
- **Equipment Stored:** (the equipment owned and operated by Navarro Grading)
  - 2 Skip Loaders
  - 2 Wheel Loaders
  - 1 Bull Dozer
  - 2 Scrapers
  - 2 Dump Trucks
  - 2 Trailers.
  - 3 Small Kubota Tractors.
  - 2 Water Trucks
- **Office Use:** Mobile office will be used by employees and owner for meetings.



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 22, 2016

**CHAIR**

**Simon Housman**  
Rancho Mirage

**VICE CHAIRMAN**  
**Rod Ballance**  
Riverside

**COMMISSIONERS**

**Arthur Butler**  
Riverside

**John Lyon**  
Riverside

**Glen Holmes**  
Hemet

**Steve Manos**  
Lake Elsinore

**Russell Betts**  
Desert Hot Springs

**STAFF**

**Director**  
**Ed Cooper**

**John Guerin**  
**Paul Rull**  
**Barbara Santos**

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 965-5132

Ms. Desiree Bowie, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92522  
**(VIA HAND DELIVERY)**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION**

File No.: ZAP1229MA16  
Related File No.: PP26118 (Plot Plan)  
APN: 314-040-029

Dear Ms. Bowie:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its December 8, 2016 regular meeting, as ALUC Director, I have reviewed County of Riverside Case No. PP26118 (Plot Plan), a proposal to establish a contractor's storage yard with a 528 square foot office trailer on a 1.01 acre parcel located southerly of Oleander Avenue, northerly of Peregrine Way, and westerly of Harvill Avenue in the unincorporated community of Mead Valley.

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted to 200 people per average acre and 500 people per single acre. Based on the size of the proposed trailer and the information provided by the applicant, it is anticipated that the maximum occupancy of the site would not exceed five persons.

[www.rcaluc.org](http://www.rcaluc.org)

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 4,760 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top of roof exceeding 1,535.6 feet AMSL. The project site elevation is 1,536 feet AMSL. The applicant proposes a mobile office trailer 14 feet in height, resulting in a maximum top point elevation of 1,550 feet AMSL. Therefore, review by the FAA OES was required.

The project applicant submitted Form 7460-1 to the FAA OES on December 2, 2016, and FAA OES assigned Aeronautical Study Number 2016-AWP-12003-OE to this proposal. The aeronautical study revealed that the proposed structure would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES



## AIRPORT LAND USE COMMISSION

issued a "Determination of No Hazard to Air Navigation" letter on December 21, 2016. The FAAOES conditions have been incorporated into ALUC's conditions listed below.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The landowner shall provide the attached notice to potential purchasers of the property and to any tenants/lessees of the structure(s) placed thereon. Additionally, this notice shall be recorded as a deed notice.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.
5. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2016-AWP-12003-OE) and has determined that neither marking nor lighting of the structures therein at the heights and elevations studied is

## AIRPORT LAND USE COMMISSION

necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

6. The proposed structures shall not exceed a height of 14 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1,550 feet above mean sea level.
7. The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
8. Temporary construction equipment used during actual construction of the structures shall not exceed 14 feet in height and a maximum elevation of 1,550 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
9. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study No. 2016-AWP-12003-OE

cc: Jorge Navarro (applicant/property owner)  
Kal Farah, Redlands Consultants & Associates (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1229MA16\ZAP1229MA16.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2016-AWP-12003-OE

Issued Date: 12/21/2016

Jorge Navaro  
 Jorge Navaro  
 8973 Coyote Bush Rd.  
 Riverside, CA 92508

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building MOBILE OFFICE
Location:	PERRIS, CA
Latitude:	33-51-29.62N NAD 83
Longitude:	117-15-44.18W
Heights:	1536 feet site elevation (SE)
	14 feet above ground level (AGL)
	1550 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 06/21/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6558. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-12003-OE.

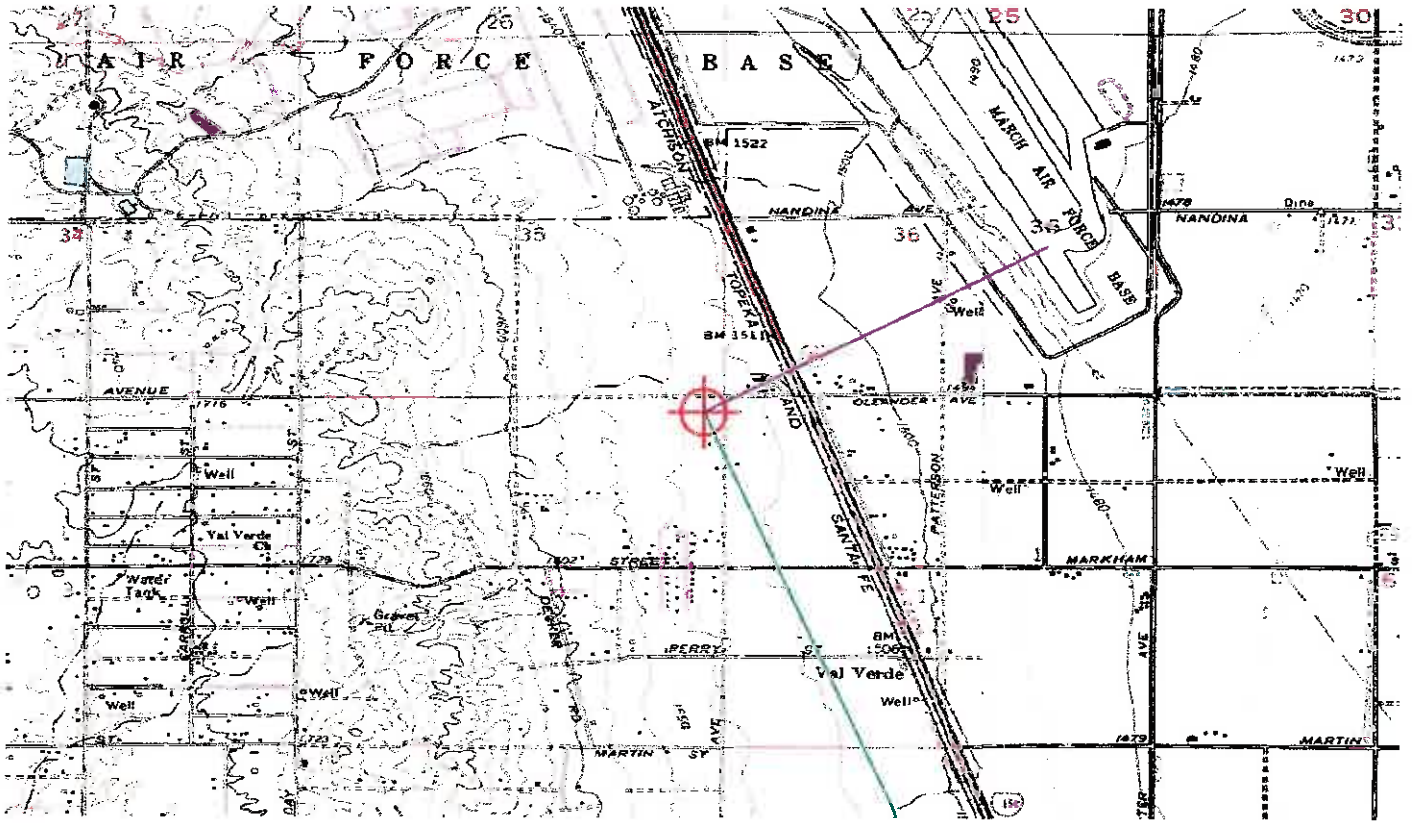
**Signature Control No: 311687263-313178911**

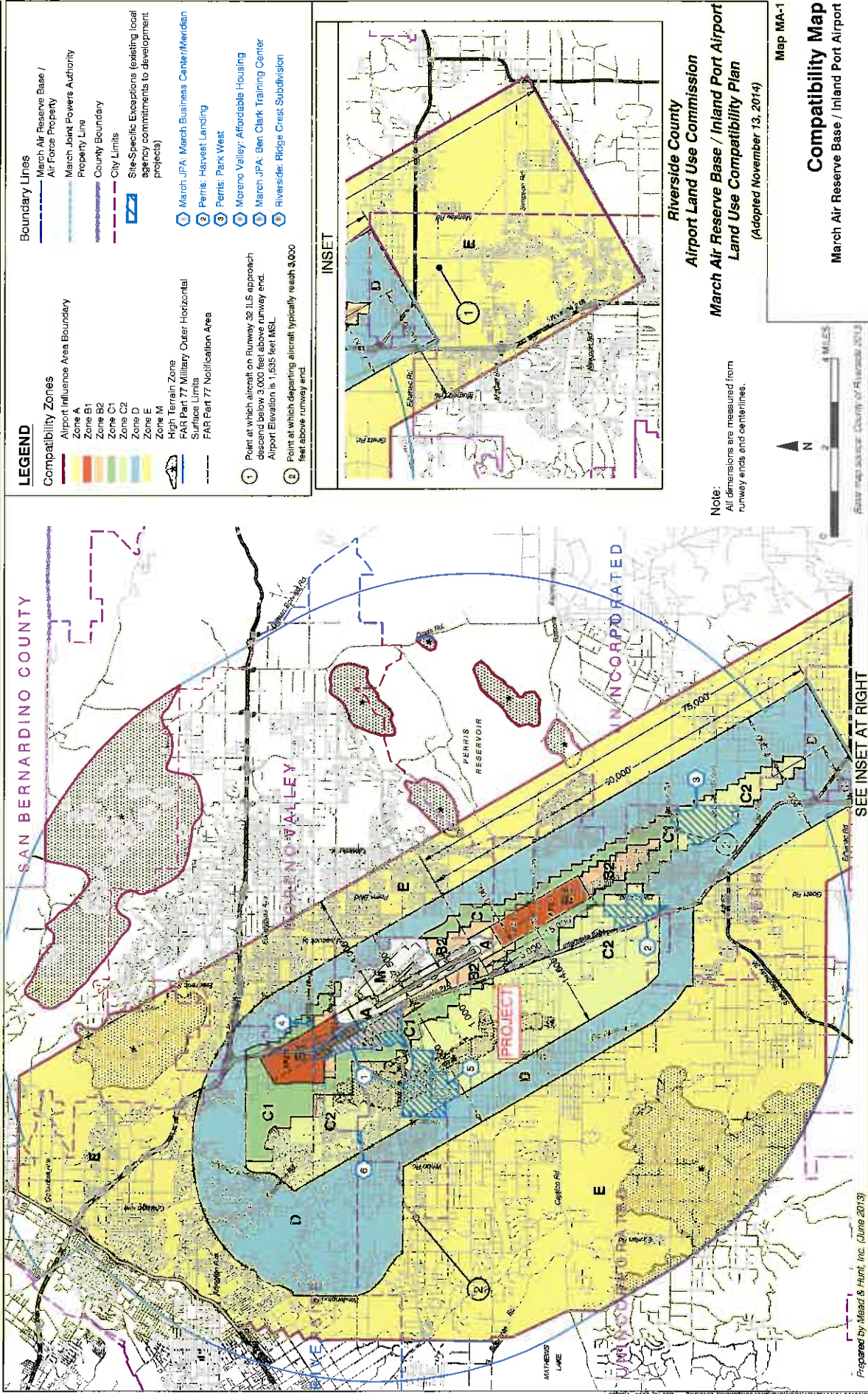
( DNE )

LaDonna James  
Technician

Attachment(s)  
Map(s)

Verified Map for ASN 2016-AWP-12003-OE





**LEGEND**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- ③ March JPA: March Business Center/Meridian
- ④ Perris: Harvest Landing
- ⑤ Perris: Park West
- ⑥ Moreno Valley: Affordable Housing
- ⑦ March JPA: Ben Clark Training Center
- ⑧ Riverside: Ridge Crest Subdivision

**INSET**



Note: All dimensions are measured from runway ends and centerlines.



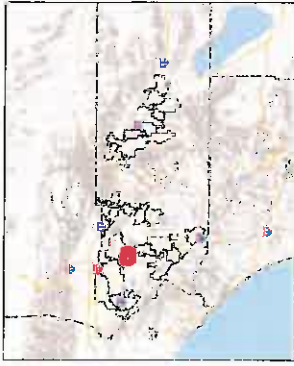
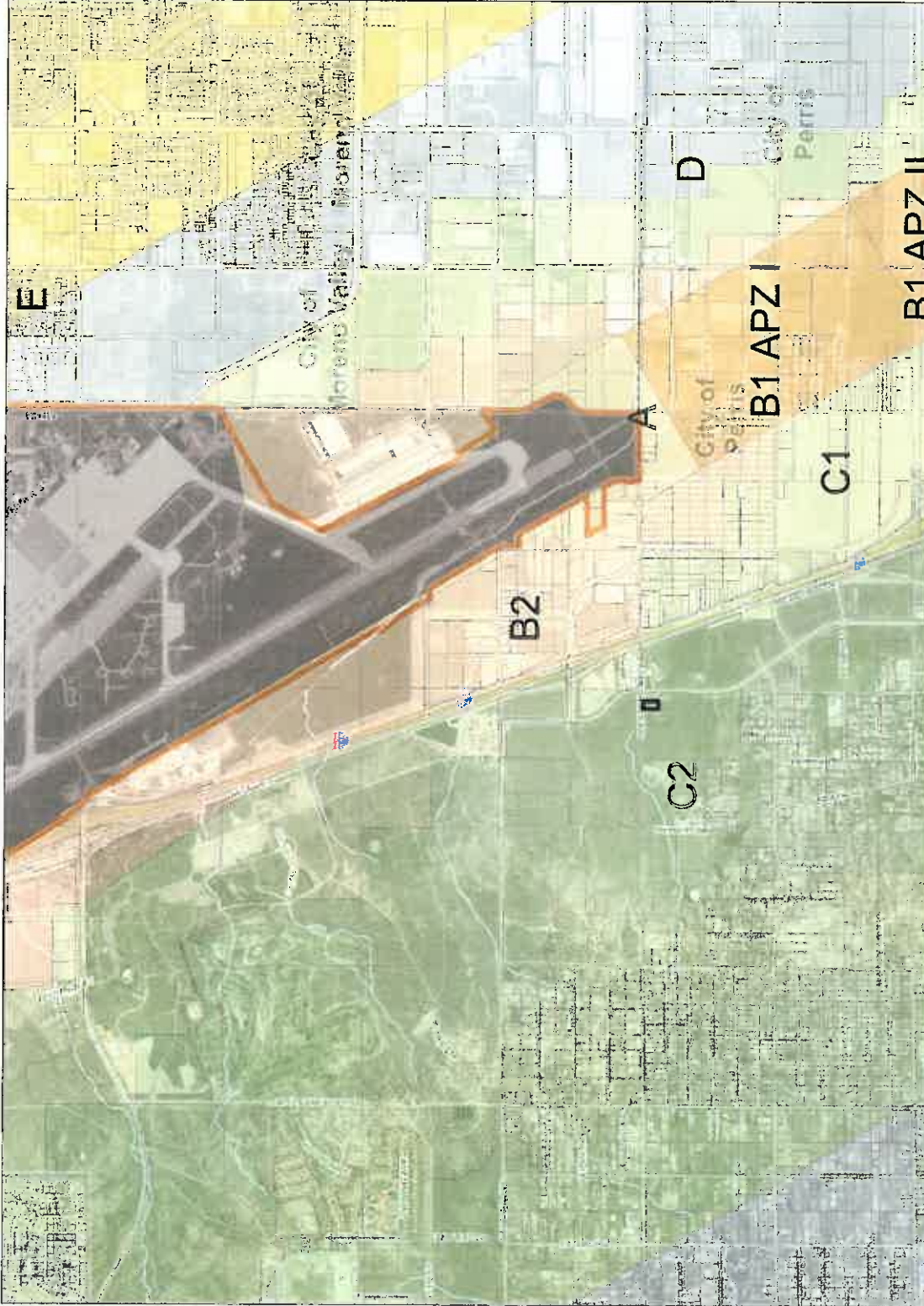
**Riverside County**  
**Airport Land Use Commission**  
**March Air Reserve Base / Inland Port Airport**  
**Land Use Compatibility Plan**  
 (Adopted November 13, 2014)

Map MA-1

**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

# My Map



## Legend

- Airports
- AIA

## Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

## Notes

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0 3,578 7,155 Feet

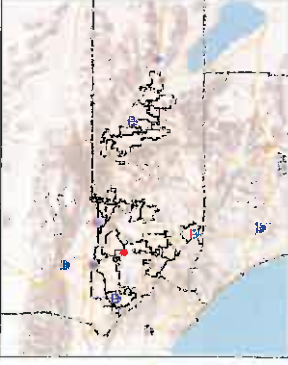


REPORT PRINTED ON... 11/28/2016 9:27:59 AM

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# My Map



## Legend

- Display Parcels
- Airports
- AIA

## Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

## Notes

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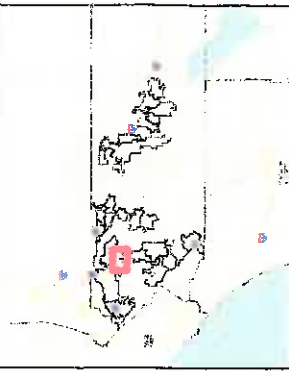
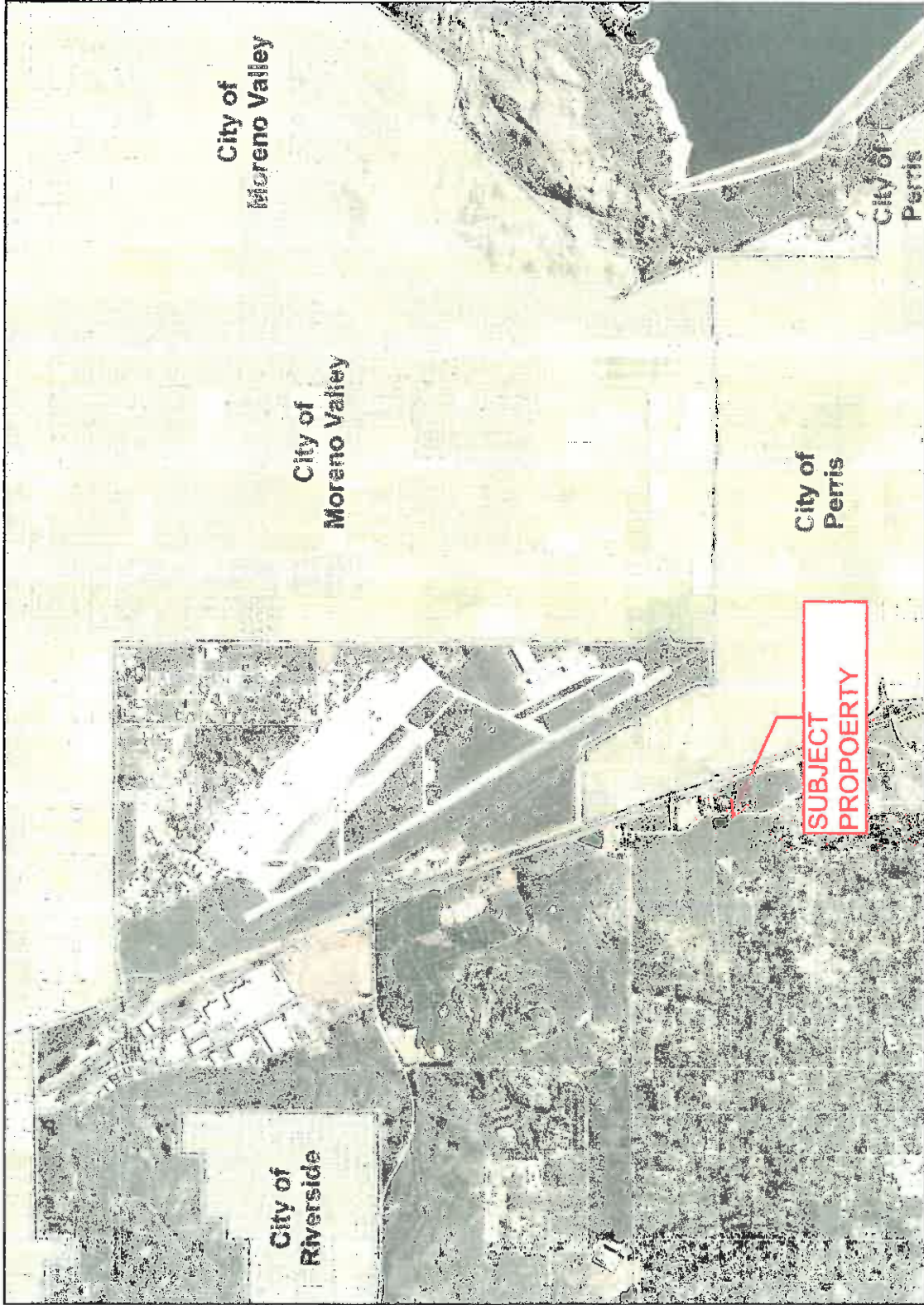
0 270 540 Feet



REPORT PRINTED ON... 11/28/2016 9:25:53 AM

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# My Map



## Legend

-  City Boundaries
-  Cities

## Notes

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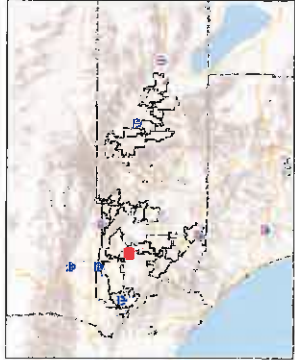
REPORT PRINTED ON... 11/8/2016 9:11:51 AM

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# My Map



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



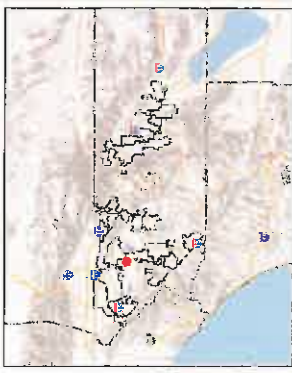
**Notes**

\*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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# My Map



## Legend

- Display 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.



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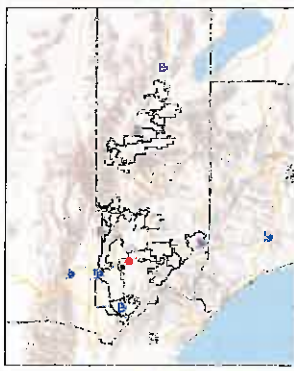
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# My Map



## Legend

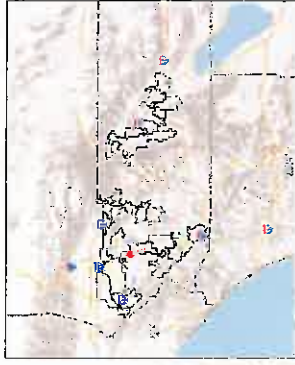
- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

## Notes

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# My Map



## Legend

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

## Notes

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0 270

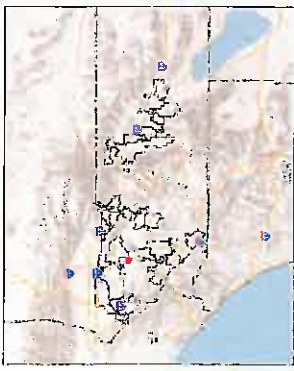
540 Feet



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# My Map



## Legend

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

## Notes

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0 112

224 Feet



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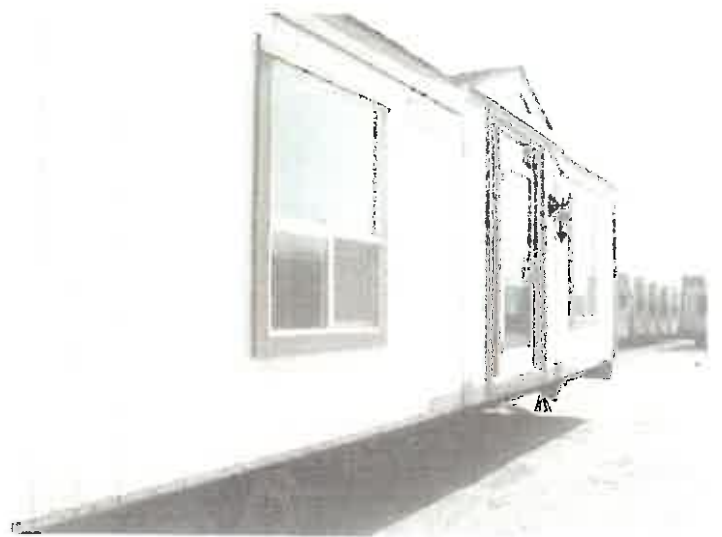




**EAST ELEVATION**



**WEST ELEVATION**



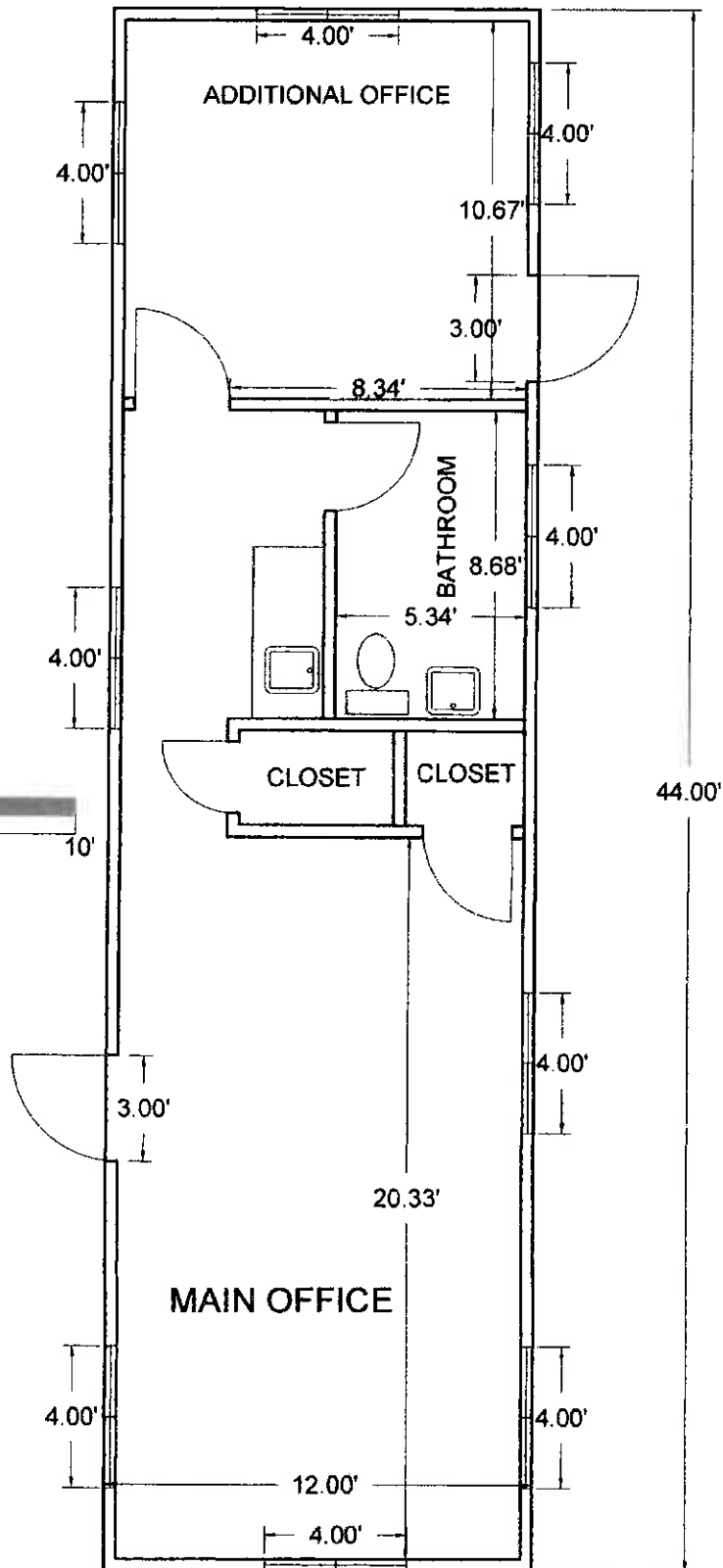
**SOUTH ELEVATION**



**NORTH ELEVATION**



# EXHIBIT FLOOR PLAN



11/8/2016 9:11:06 AM

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: April 3, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
March Air Reserve Base, Attn. General  
Manager  
Mead Valley Municipal Advisory Council (MAC)  
Board of Supervisors - Supervisor: 1st  
Planning Commissioner: 1st

Perris Sphere of Influence  
Val Verde Unified School District  
Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

**PLOT PLAN NO. 26118** – EA42956 - Applicant: Redlands Consultant & Associates, – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Northerly of Peregrine Way, southerly of Oleander Ave., easterly of Decker Rd., and westerly of Harvill – 1.01 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Plot Plan proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office. Related Cases: N/A - APN: 314-040-029 **BBID: 269-025-995 UPROJ CASE: PP26118**

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 3, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctima.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.*

December 8, 2016

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



**RE: AB 52 Consultation; PP26118, EA42956**

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

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

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

Sincerely,

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

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

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

November 18, 2016



Redlands Consultants & Associates  
Attn: Kal Farah  
621 S. Buena Vista St.  
Redlands, CA. 92373

**Subject: SAN53 – Will Serve Assessor Parcel Number 314-040-029**

Dear Mr. Farah:

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

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

**Expiration - one year from date of issue**

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4309.

Sincerely,

Edmund Chew  
Civil Engineering Associate  
New Business Department  
Eastern Municipal Water District

EC:mdp



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

October 14, 2016

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Mary Bear Magee  
Evie Gerber  
Darlene Miranda  
Richard B. Searce, III  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

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

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PP 26118 EA 42956**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated October 12, 2016 and received in our office October 13, 2016.

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

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

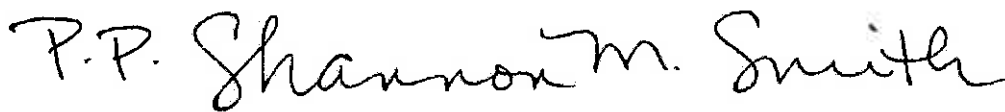
The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

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

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

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Jorge Navarro ("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 314-040-029 ("PROPERTY"); and,

**WHEREAS**, on October 7, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26118 ("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:  
Jorge Navarro  
8973 Coyote Rush Rd.  
Riverside, CA 92508

With a copy to:  
Redlands Consultants & Associates  
c/o Farah Kal  
621 S. Buena Vista St.  
Redlands, CA 92373

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:   
Juan Perez CHARISSA LEACH  
Asst. Riverside County TLMA Director/Interim Planning Director

Dated: 4/12/17

**PROPERTY OWNER:**  
Jorge Navarro

By:   
Jorge Navarro

Dated: 4/3/17

**"SEE ATTACHED DOCUMENT"**

# CALIFORNIA ALL PURPOSE 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 Riverside }

On 4.3.17 before me, Raeanne Rogers Notary Public,

Date

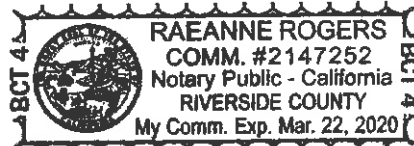
(here insert name and title of the officer)

personally appeared Jorge Navarro

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] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_



# 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.**

**PP26118/EA42956**

*Project Title/Case Numbers*

Desiree Bowie

*County Contact Person*

(951)955-8254

*Phone Number*

n/a

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Redlands Consultants & Associates

*Project Applicant*

621 S. Buena Vista St., Redlands, CA 92373

*Address*

Northerly of Peregrine Way, southerly of Oleander Ave., easterly of Decker Rd., and westerly of Harvill.

*Project Location*

The Plot Plan proposes a 30,000 square foot contractor's storage yard with a 528 square foot mobile office.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$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
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*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1613361

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: REDLANDS CONSULTANTS & ASSOCIATE \$2,210.25  
paid by: CK 2239  
paid towards: CFG06327 CALIF FISH & GAME: DOC FEE  
PP26118/EA42956  
at parcel #: 22950 PEREGRINE WY PERR  
appl type: CFG3

By \_\_\_\_\_ Nov 03, 2016 09:43  
MGARDNER posting date Nov 03, 2016

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1612123

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: REDLANDS CONSULTANTS & ASSOCIATE \$50.00  
paid by: CK 2200  
paid towards: CFG06327 CALIF FISH & GAME: DOC FEE  
PP26118/EA42956  
at parcel #: 22950 PEREGRINE WY PERR  
appl type: CFG3

By \_\_\_\_\_ Oct 07, 2016 09:22  
MGARDNER posting date Oct 07, 2016

\*\*\*\*\*  
\*\*\*\*\*

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](http://www.rctlma.org)





**OFFICE OF THE TREASURER-TAX COLLECTOR**  
**RIVERSIDE COUNTY, CALIFORNIA**

[Home](#)   [Search](#)   [Last Search Results](#)   [Payment List](#)   [FAQ](#)   [Contact Us](#)   [Property Tax Portal](#)

**Property Tax Payments - Property Tax Details**

[Go Back](#)

<b>RIVERSIDE COUNTY SECURED PROPERTY TAX DETAILS</b> <b>FISCAL YEAR <span style="color: red;">JULY 1, 2016 - JUNE 30, 2017</span></b>	<b>Assessment Number</b> 314040029-5	<b>Bill Number</b> 217009
--	---	------------------------------

<b>LND</b>	-	-	-	-	<b>Total Assessment</b>
\$184,324.00	-	-	-	-	\$184,324.00

-	-	-	-	<b>Total Exemptions</b>
				\$0.00

<b>Net Value</b>
\$184,324.00

Tax Rate Area	Tax Rate	Property Data
098-056	1.09209%	1.01 ACRES M/L IN PARS D & 1 PM 081/097 PM 14741

Mailing Address	Situs Address
8973 COYOTE BUSH RD RIVERSIDE CA 92508	None

**Tax Payment Distribution** (For information regarding these charges please contact the Taxing Agency directly at the number listed below)

Taxing Agency	Phone Number	Inst 1	Inst 2
GENERAL PURPOSE/VOTER-APPROVED DEBT	(951) 955-3820	\$1,006.49	\$1,006.49
MWD STANDBY EAST	(866) 807-6864	\$3.50	\$3.50
EMWD STDBY-COMBINED CHARGE	(951) 928-3777	\$13.12	\$13.12

<a href="#">View/Print Bill</a>			
1st Installment		2nd Installment	
Due Date:	12-12-2016	Due Date:	04-10-2017
Status:	Paid	Status:	Paid
Taxes Due:	\$1,023.11	Taxes Due:	\$1,023.11
Penalties Due:	\$0.00	Penalties Due:	\$0.00
Additional Fees Due:	\$0.00	Additional Fees Due:	\$0.00
<b>Total Due:</b>	<b>\$1,023.11</b>	<b>Total Due:</b>	<b>\$1,023.11</b>

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/17/2017,

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

APN (s) or case numbers PP 26118 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

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

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

**PLOT PLAN NO. 26118** – Intent to Adopt a Negative Declaration – Applicant: Redlands Consultant & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Northerly of Peregrine Way, southerly of Oleander Avenue, easterly of Decker Road, and westerly of Harvill Avenue – 1.01 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **JUNE 19, 2017**  
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 Project Planner Desiree Bowie at (951) 955-8254 or email at [dbowie@rivco.org](mailto:dbowie@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

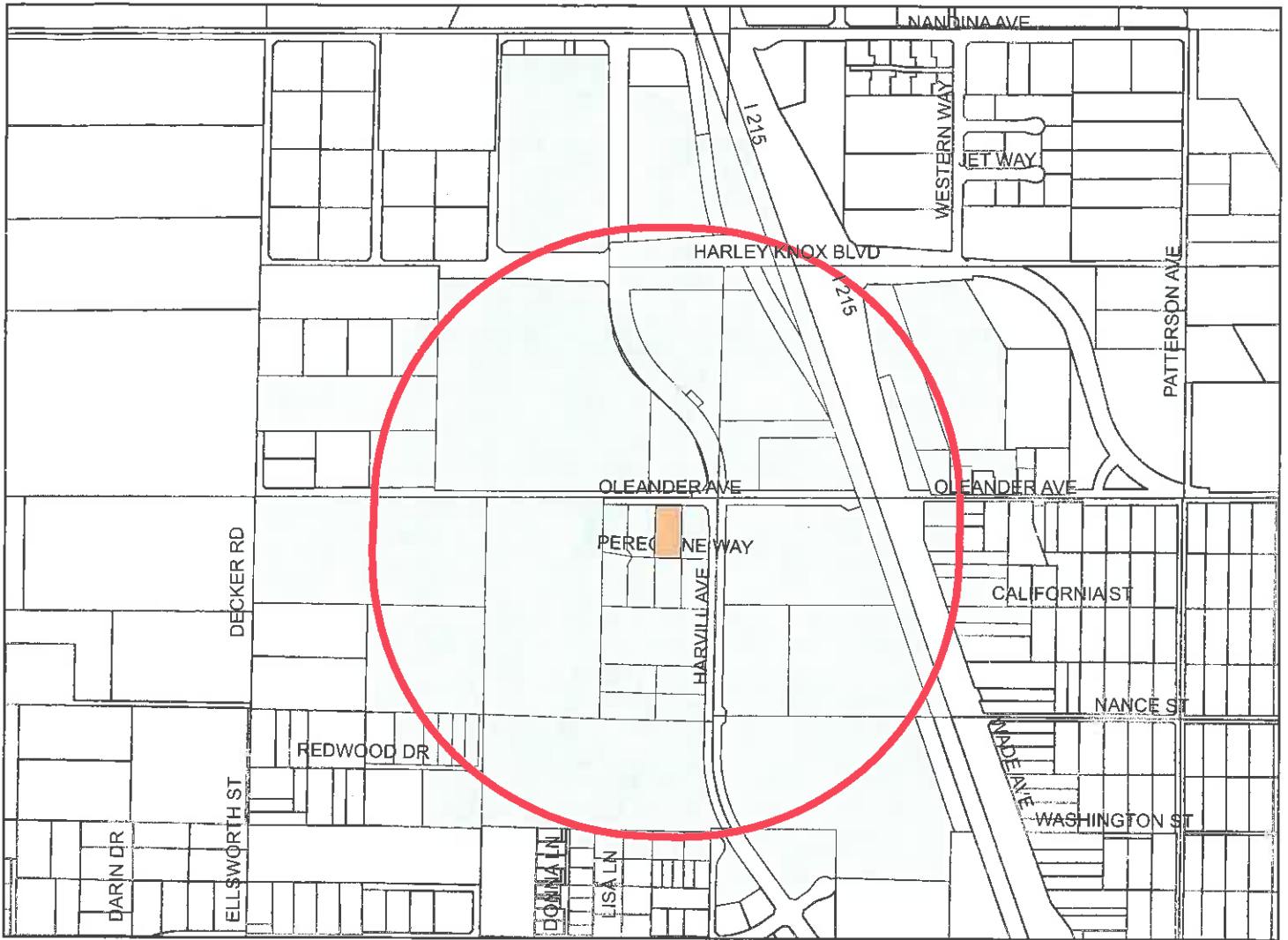
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 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: Desiree Bowie  
P.O. Box 1409, Riverside, CA 92502-1409

**PP26118 ( 1600 feet buffer )**



**Selected Parcels**

294-210-048	295-310-049	314-100-074	314-040-027	314-190-038	294-210-052	294-210-057	294-210-042	314-040-001	314-040-003
314-100-028	314-100-020	314-100-047	314-190-015	314-110-075	314-260-017	295-310-040	295-310-058	295-310-065	314-190-023
294-210-025	314-040-029	314-200-012	314-040-028	295-310-054	295-310-055	295-310-056	314-200-010	314-190-024	295-310-018
295-310-044	314-040-004	314-040-013	314-040-014	314-040-015	314-040-021	314-040-023	314-040-024	314-040-025	314-040-026
314-040-031	314-051-015	314-100-082	314-100-084	314-260-012	314-100-008	314-100-018	314-200-007	314-200-009	314-200-006
294-210-034	294-210-035	294-210-046	294-210-056	314-190-025	294-190-008	294-210-003	314-100-060	314-200-008	294-210-049
294-210-050	294-210-051	295-310-047	295-310-050	295-310-051	314-040-030	314-200-011	314-100-005		



830 415 0 830 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: 294210025, APN: 294210025  
JEFFREY CARPENTER  
1380 W OLEANDER AVE  
PERRIS CA 92570

ASMT: 295310056, APN: 295310056  
KNOX LOGISTICS  
C/O CLARION PARTNERS  
1717 MCKINNEY STE 1900  
DALLAS TX 75202

ASMT: 294210042, APN: 294210042  
KYMBERLY SISLER, ETAL  
21155 BOX SPRINGS RD  
MORENO VALLEY CA 92557

ASMT: 295310065, APN: 295310065  
HGN HARLEY LOGISTICS  
C/O NEWCASTLE PARTNERS  
1 MARITIME PLZ STE 1665  
SAN FRANCISCO CA 94111

ASMT: 294210056, APN: 294210056  
PERRIS GATEWAY INV  
C/O JASON KROTTS  
4100 MACARTHUR BL STE 120  
NEWPORT BEACH CA 92660

ASMT: 314040003, APN: 314040003  
RALPH THOMAS, ETAL  
43910 FLORES DR  
TEMECULA CA 92592

ASMT: 295310040, APN: 295310040  
ROY MURANAKA, ETAL  
C/O CR COUSINS INC  
P O BOX 8360  
NORTHRIDGE CA 91327

ASMT: 314040027, APN: 314040027  
ELVIRA SANSOTA, ETAL  
22980 PEREGRINE WAY  
PERRIS, CA. 92570

ASMT: 295310047, APN: 295310047  
STATE OF CALIF  
C/O DEPARTMENT OF TRANSPORTATION  
P O BOX 231  
SAN BERNARDINO CA 92402

ASMT: 314040028, APN: 314040028  
KIM TRAN  
46121 SHARON ST  
TEMECULA CA 92592

ASMT: 295310049, APN: 295310049  
ADJ HOLDINGS  
C/O TINA LOVATO WOODS  
807 E MISSION RD  
SAN MARCOS CA 92069

ASMT: 314040029, APN: 314040029  
JORGE NAVARRO  
8973 COYOTE BUSH RD  
RIVERSIDE CA 92508

ASMT: 295310051, APN: 295310051  
STATE OF CALIF  
DEPT OF TRANSPORTATION  
464 W FOURTH ST 6TH FL  
SAN BERNARDINO CA 92401

ASMT: 314040030, APN: 314040030  
TIMOTHY TAYLOR, ETAL  
P O BOX 6170  
MORENO VALLEY CA 92554



ASMT: 314100005, APN: 314100005  
KAREN CONNELL, ETAL  
10265 VICTORIA AVE  
RIVERSIDE CA 92503

ASMT: 314190023, APN: 314190023  
JAMES LAZROVICH  
P O BOX 59396  
SAN JOSE CA 95159

ASMT: 314100018, APN: 314100018  
MIJO INV  
2273 SUREE ELLEN LN  
ALTADENA CA 91001

ASMT: 314190024, APN: 314190024  
LORI PERALEZ  
18399 SEATON AVE  
PERRIS, CA. 92570

ASMT: 314100028, APN: 314100028  
MARY TIMMONS, ETAL  
4675 WADE AVE  
PERRIS CA 92571

ASMT: 314190025, APN: 314190025  
ABELINA MARTINEZ, ETAL  
P O BOX 1811  
PERRIS CA 92572

ASMT: 314100047, APN: 314100047  
EDGE O TOWN INC  
C/O LAURIE BARNES  
22923 LAVA WAY  
NUEVO CA 92567

ASMT: 314190038, APN: 314190038  
ROSEMARY STANLEY, ETAL  
18412 DONNA LN  
PERRIS, CA. 92570

ASMT: 314100060, APN: 314100060  
RIVERSIDE COUNTY TRANSPORTATION COMM  
PO BOX 12008  
RIVERSIDE CA 92502

ASMT: 314200006, APN: 314200006  
ELIDA ZERMENO, ETAL  
521 CRONY AVE  
HENDERSON NV 89011

ASMT: 314100074, APN: 314100074  
ALPHA OWENS CORNING CO  
C/O STEVE JAMESON  
950 HIGHWAY 57 E  
COLLIERVILLE TN 38017

ASMT: 314200007, APN: 314200007  
CHRISTINA JONES, ETAL  
22710 REDWOOD DR  
PERRIS, CA. 92570

ASMT: 314190015, APN: 314190015  
GLORIA LAZROVICH  
22920 MARKHAM ST  
PERRIS, CA. 92570

ASMT: 314200008, APN: 314200008  
SONIA GUILLEN  
332 YOSEMITE AVE  
PERRIS CA 92570



ASMT: 314200009, APN: 314200009  
MINNIE STANLEY, ETAL  
22730 REDWOOD DR  
PERRIS, CA. 92570

ASMT: 314200010, APN: 314200010  
LINDA CUSTA  
P O BOX 1624  
PERRIS CA 92572

ASMT: 314200011, APN: 314200011  
DONNA MCDERMOTT, ETAL  
C/O DONNA L MCDERMOTT  
26346 RIDGEMOOR RD  
SUN CITY CA 92586

ASMT: 314200012, APN: 314200012  
MARIA GONZALES, ETAL  
22721 REDWOOD DR  
PERRIS, CA. 92570

ASMT: 314260012, APN: 314260012  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O LINDAY J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

ASMT: 314260017, APN: 314260017  
HALLE PROPERTIES  
C/O PIERRE F SMITH  
20225 N SCOTTSDALE RD  
SCOTTSDALE AZ 85255



PP26118 APP/OWN/ENG LABELS

APP/ENG

Redlands Consultants & Associates  
c/o Kal Farah  
621 S Buena Vista St.  
Redlands, CA 92373

OWNER

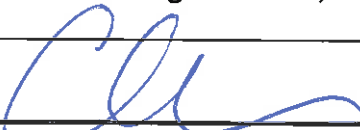
Jorge Navarro  
8973 Coyote Bush Rd.  
Riverside, CA 92508

Jorge Navarro  
8973 Coyote Bush Rd.  
Riverside, CA 92508



Agenda Item No.: 3.3  
Area Plan: Southwest  
Zoning District: Rancho California  
Supervisorial District: First  
Project Planner: Tim Wheeler  
Directors Hearing: June 19, 2017

Parcel Map No. 36615  
Environmental Assessment No. 42697  
Applicant: Adrian Gallarzo  
Engineer/Representative: Love Engineering



Charissa Leach  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION:

The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

### PROJECT LOCATION:

Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina. No address assigned to the subject parcel.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Mountainous (RM) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use: | Rural Mountainous (RM) (10 Acre Minimum)   |
| 3. Existing Zoning:                   | Residential Agriculture - 5 Acre Minimum (R-A-5)   |
| 4. Surrounding Zoning:                | Residential Agriculture - 5 Acre Minimum (R-A-5)   |
| 5. Existing Land Use:                 | Farming Operation  |
| 6. Surrounding Land Use:              | Single Family Residence, Farming Operations, Vacant Land   |
| 7. Project Data:                      | Total Acreage: 25.80 Gross Acres<br>Total Proposed Lots: 2 parcel lots created<br>Proposed Min. Lot Size: N/A<br>Schedule: H |
| 8. Environmental Concerns:            | See attached environmental assessment  |

### RECOMMENDATIONS:

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42697**, 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 PARCEL MAP NO. 36615**, 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 has a General Plan Land Use Designation of Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and is within the Southwest Area Plan. This Land Use Designation envisions single family residential uses and agricultural uses, with a maximum density of 1 dwelling unit per 10 acres. The proposed project is a land division of one parcel into two, approximately 13-acres each parcels that could each result in the construction of a single family residence by right on each parcel. This use is consistent with the uses envisioned by the Rural: Rural Mountainous Land Use Designations.
2. The proposed subdivision into two (2) lots with a minimum of 12.76 gross acre lots, is consistent with the Rural: Rural Mountainous (R: RM) (10 Acre Minimum) designation.
3. The proposed project is consistent with the Santa Rosa/De Luz General Plan Policy Area goals and policies. The Santa Rosa Plateau/De Luz Policy Area is intended to help maintain the rural and natural character of the area. Rural residential development or agricultural uses are appropriate. This project meets both of those intended criteria as it is an existing avocado orchard and will remain as such; plus if development of dwellings is to occur in the future, the large size of the parcels will help keep the rural nature consistent with the surrounding area.
4. The project site is surrounded by properties that have a General Plan Land Use Designation of Rural: Rural Mountainous (R: RM) (10 Acre Minimum).
5. The zoning classification for the subject site is Residential Agricultural - 5 Acre Minimum (R-A-5). The R-A-5 zone has acceptable standards for lot sizes. The parcels (lots) proposed with this project far exceed the minimum size of 20,000 square feet with minimum widths of 100 feet and depths of 150 feet. Each proposed parcel is approximately 12.47 acres with widths of roughly 480 feet and depths of 875 feet. The size of the proposed parcels allows for front yards and automobile storage (if needed for dwelling development) to occur.
6. The project site is surrounded by properties which have a zoning classification of Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, south, east and west.
7. There are single family residences and agricultural uses within the vicinity of the proposed project.
8. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan, Cell 7148 and has completed Habitat Acquisition and Negotiation Strategy (HANS No. 2208). HANS No. 2208 was applied for on December 3, 2014. It was completed and sent to JPR on October 8, 2015. JPR approved HANS No. 2208 with no conservation required on January 29, 2016. Additionally, riparian/riverine areas present on the site will remain there in their existing conditions with 100% avoidance.
9. The project site is located within a Very High Fire Hazard Area and is within the State Responsibility Area ("SRA") for fire protection services. As part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel/tract maps, and other types of proposed entitlements, which result in construction. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and

provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Assistant Fire Marshall Payne stated that they have the authority to enforce all applicable State fire laws and that the notification requirement of Title 14 has been met. The following additional findings have been met:

- a. The Tentative Parcel Map No. 36615 is for the subdivision of an existing 25.80 gross acre parcel into 2 parcels. Proposed subdivision is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, blue dot pavement marker, super fire hydrants, emergency water standards, fuel modifications, fire breaks and non-flammable walls. Fire protection services can easily access the parcel(s), via La Cruz Dr.
  - b. Fire protection and suppression services are available for the parcel(s) through the California Department of Forestry and Fire Protection.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. La Cruz Drive is 30 feet wide from the centerline of the road fronting the parcel(s). Conditions are imposed on the tentative parcel map for water supply certificates and requirements, blue dot reflectors, and address monuments.
10. Any land division map by a local governing body is required to affirmatively address all of the matters covered by Government Code Section 66474. The following are findings set forth in Article VII, Section 7.1 of Ordinance No. 460:
- a. The proposed map is consistent with the County's General Plan and any applicable Specific Plans.
    - i) The existing General Plan Designation for the project site is Rural: Rural Mountainous (R: RM) (10 Acre Minimum) in the Southwest Area Plan. This proposed subdivision is consistent with that general plan designation. This Land Use Designation envisions single family residential uses and agricultural uses, with a maximum density of 1 dwelling unit per 10 acres. The proposed project is a land division of one parcel into two, approximately 13-acres each parcels that could each result in the construction of a single family residence by right on each parcel. This use is consistent with the uses envisioned by the Rural: Rural Mountainous Land Use Designations. There are no Specific Plans within the vicinity of this project site.
  - b. The design or improvements of the proposed map is consistent with the County's General Plan and any applicable Specific Plans.
    - i) The existing General Plan Designation for the project site is (R: RM) (10 Acre Minimum). No design features or improvements are proposed for the project site as it will remain an avocado orchard. Since single family residential development is a use by right; with no improvements or design features proposed, any dwelling constructed on the parcels would be rural in nature and consistent with the General Plan Designation. There are no Specific Plans within the vicinity of this project site.
  - c. The site of the proposed map is physically suitable for the type of development.
    - i) Currently the project site is an existing avocado orchard. Single family residential development is a use by right. Any dwelling(s) constructed on the parcels would be suitable physically and their development would be consistent with the surrounding area.

- d. The site of the proposed map is physically suitable for the proposed density of the development.
    - i) The project site is located within a rural area of large parcels existing of 5 to 10 acres in size. This project proposes to subdivide the existing 25 acre lot into roughly 12 plus acre sized parcels. This density of development will continue to be consistent with the surrounding rural physicality of the area. At most, all the large parcels in this area, including this proposed project, could allow for density consisting of main and secondary dwellings, plus a guest quarter.
  - e. The design of the proposed map or proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
    - i) The project site is not changing from its current use of an existing avocado orchard. With avoidance of the riparian/riverine as required, the proposed project will not interfere 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.
  - f. The design of the proposed map or type of improvements is not likely to cause serious public health problems.
    - i) As no alterations or development are proposed for this subdivision and the current use of an avocado orchard is remaining. However, since single family residential development is a use by right; no public health concerns will be generated due to the proposed map or type of improvements developed by a residence.
  - g. The design of the proposed map or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed map may be approved if alternate easements for access or use will be provided and they are substantially equivalent to the easements previously acquired by the public. Additionally, this finding only applies to easements of record or established by a court judgement.
    - i) As no improvement or alterations are proposed for this project subdivision, no easements will be acquired by the public at large, for access through, or use of property. No additional on-site right-of-way shall be required on La Cruz Drive since adequate right-of-way exists, per PM 3/38-39.a Cruz Drive. Either with the current use of an existing avocado orchard or development of a single family residence will not conflict with easements, access through, or use of the property that will occur.
11. Any division of land into 4 parcels, where all parcels are not less than 1 acre in gross area, shall be defined as a Schedule H parcel map division by County of Riverside Ordinance 460. The minimum improvements shall be as follows for parcels no less than 5 acres in gross area:
- a. Proposed Streets or Street Improvements. No improvements are required for the project subdivision. The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements. No acceptance for maintenance is required for this proposed project. Legal access for this site was previously provided per the underlining map PM 3/38-39. The access will not change due to this proposed subdivision.
  - b. Other Improvements. Domestic water, fire protection facilities, electrical and communication facilities, and sewage disposal are available to the proposed subdivision due to the fact that neighboring parcels in the surrounding area have developed residences on them with these

utilities provided or installed. This project currently does not propose development or pad locations, but residential development can occur and would have access to said facilities and utilities.

12. In compliance with Assembly Bill No. 52 (AB52), notices regarding this project were mailed to six requesting tribes on March 2, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Cahuilla Band of Indians. Consultation with Pechanga took place on June 22, 2016, August 24, 2016 and September 07, 2016. Pechanga requested that a monitor be present during ground disturbing activities. Cahuilla requested to monitor ground disturbing activities. Consultation concluded with both Pechanga and Cahuilla on September 8, 2016.
13. Environmental Assessment No. 42697 did not identify any potentially significant impacts or any need for any mitigation.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural - 5 Acre Minimum (R-A-5) 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 H 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 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).

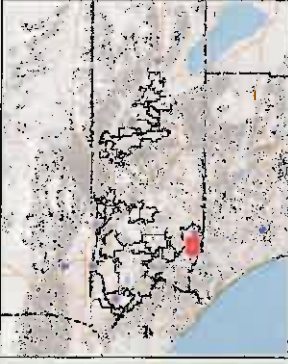
### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence; or
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. A County Service Area; or
  - e. A liquefaction potential area; or
  - f. An airport influence area;

3. The project site is located within:
  - a. A State Responsibility Area and a Very High Fire Classification; and
  - b. The WRMSHCP Area; and
  - c. The De Luz Community Service District.
  
4. The subject site is currently designated as Assessor's Parcel Number 936-170-010.

# Parcel Map No. 36615

## Vicinity Map



### Legend

- City Boundaries
- Cities
- roads
- highways
- HIWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- 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 3,435 6,870 Feet

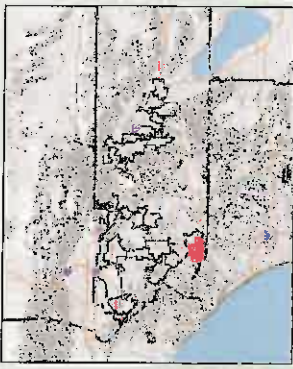


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# Parcel Map No. 36615

## Land Use Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

### Notes

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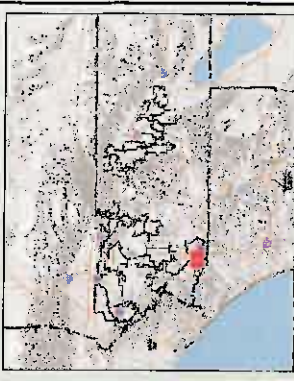
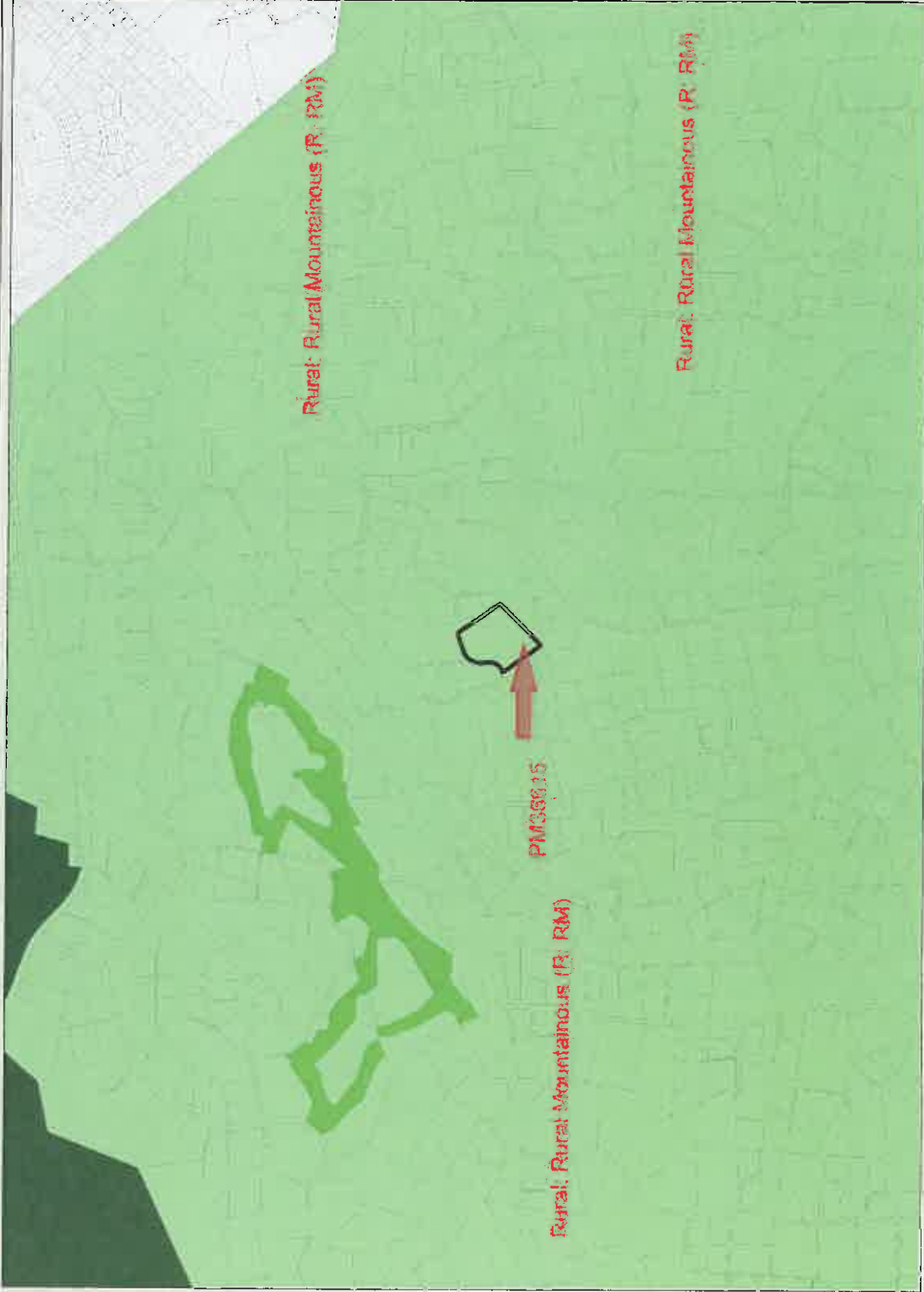
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# Parcel Map No. 36615

## General Plan Map



### Legend

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

### Notes

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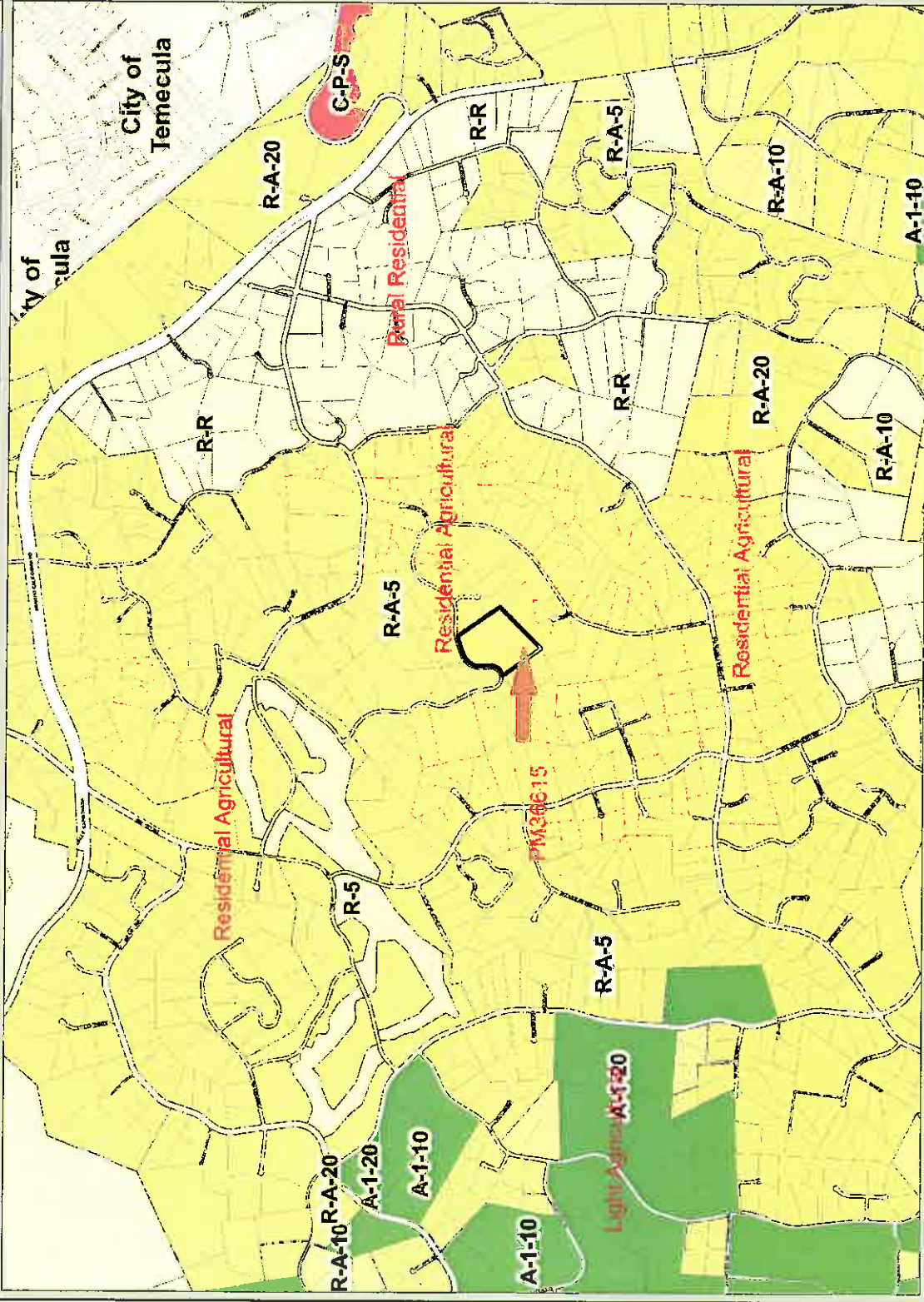
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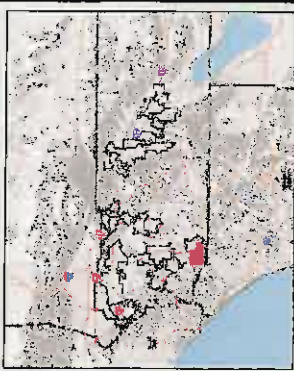
# Parcel Map No. 36615 Zoning Map



**Legend**

Zoning

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



**Notes**

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0 3,435 6,870 Feet

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# TENTATIVE PARCEL 36615

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

**OWNERS**  
 ARIANA AND LINDA CALLAZO  
 22085 CLUMBER DR  
 DANA POINT, CA 92621  
 T: (562) 419-1884

**APPLICANT**  
 LOVE ENGINEERING  
 31815 PANCO CALIFORNIA ROAD  
 SUITE 200-118  
 TEMECULA, CA 92591  
 T: (951) 440-8149 F: (951) 303-9701

**ENGINEER/EXHIBIT PREPARER**  
 LOVE ENGINEERING  
 31815 PANCO CALIFORNIA ROAD  
 SUITE 200-118  
 TEMECULA, CA 92591  
 T: (951) 440-8149 F: (951) 303-9701

**ASSESSOR'S PARCEL NO.**  
 532-172-010

**PROPERTY ADDRESS**  
 LA CREEZ DRIVE, TEMECULA, CA 92592

**LEGAL DESCRIPTION**  
 PARCEL 36615, MAP 78/04-57, ZONE RA-4-S, LAND USE RM

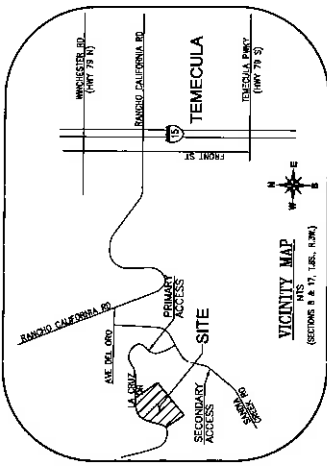
**EXISTING EASEMENTS**  
 THERE ARE NO EXISTING EASEMENTS

**ACREAGE**  
 2.18 ACROSS-PARCEL ACRES NET  
 2.18 ACROSS-PARCEL ACRES GROSS

**LAND USE**  
 RM (RESIDENTIAL)  
 EXISTING ZONING: RA-4-S  
 MINIMUM LOTS: 12.78 ACRES

**UTILITIES**  
 WATER: TEMECULA UTILITY WATER COMPANY  
 SEWER: TEMECULA UTILITY WATER COMPANY  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE: VERIZON  
 CABLE: COMCAST  
 CABLE SCHOOL: TEMECULA UNIFIED SCHOOL DISTRICT  
 WASTE/RECYCLING: WASTE MANAGEMENT SERVICES

**TOPOGRAPHY**  
 FIELD SURVEY CONDUCTED ON 07/25/11 BY:  
 TONYA S. LINDEN, L.S. 11045  
 3030 SOUTHWEST AVENUE, SUITE 100  
 MERRITT, CA 95030  
 PH (925) 352-2200



- NOTES**
- 2011 TEMECULA MAP BOOK PAGE 008 1-A-019-1/2-2
  - NO IMPROVEMENTS PROPOSED
  - PROPOSED IMPROVEMENTS TO BE SHOWN ON THE SITE PLAN
  - THIS PROJECT IS NOT WITHIN A SPECIAL PLAN
  - THE PROPERTY IS NOT WITHIN A COUNTY SERVICES AREA OR COMMUNITY FACILITIES DISTRICT
  - 200 FEET OF THE PROPERTY BOUNDARY, UNLESS OTHERWISE NOTED
  - SITE IS NOT SUBJECT TO LIQUOR CONTROL AND IS NOT WITHIN A SPECIAL STUDY ZONE. SITE IS NOT IN A SUBSIDENCE AREA
  - ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS
  - NO EXISTING STRUCTURES
  - ALL STREETS ARE EXISTING PAVED STREETS
  - NO COMMON AREAS OR OPEN SPACE ARE PROPOSED
  - NO WATER QUALITY IMPROVEMENTS ARE REQUIRED

**NOTE**  
 DEVELOPMENT IS NOT PROPOSED AS PART OF THIS SUBDIVISION

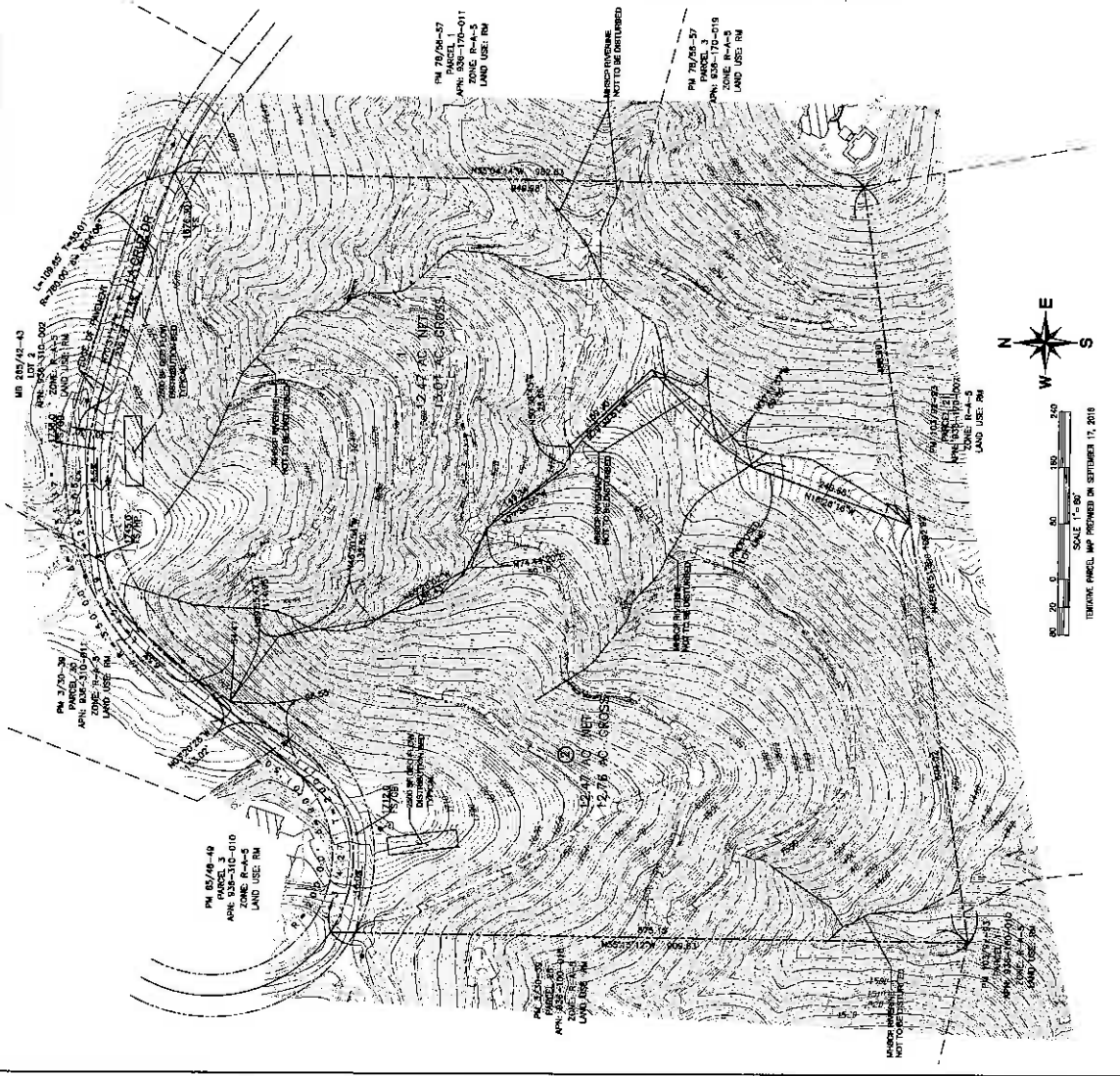
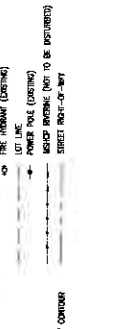
**IMPROVEMENT SCHEDULE**  
 SUBDIVISION N. SUBDIVISION

**LEGEND**

BOUNDARY	---	SEE THE RECORD DRAWING
CONTIGUOUS	---	SEE THE RECORD DRAWING
DEVELOPMENT	---	SEE THE RECORD DRAWING
EXISTING ROAD	---	SEE THE RECORD DRAWING
EXISTING TROTTWAY	---	SEE THE RECORD DRAWING
EXISTING UTILITY	---	SEE THE RECORD DRAWING
PROPOSED UTILITY	---	SEE THE RECORD DRAWING
PROPOSED ROAD	---	SEE THE RECORD DRAWING
PROPOSED TROTTWAY	---	SEE THE RECORD DRAWING

**ABBREVIATIONS**

AC	Acres
AS	As Shown
BL	Block
CD	City of Development
CR	County of Riverside
CS	County Services Area
CU	County Utility
DC	Development
DM	Development Map
DR	Development Record
DS	Development Study
EA	Environmental Assessment
EC	Environmental Code
ED	Environmental Design
EE	Environmental Engineering
EF	Environmental Form
EG	Environmental Group
EH	Environmental Hazard
EI	Environmental Impact
EJ	Environmental Investigation
EK	Environmental Information
EL	Environmental Location
EM	Environmental Map
EN	Environmental Notice
EO	Environmental Order
EP	Environmental Plan
EQ	Environmental Quality
ER	Environmental Report
ES	Environmental Study
ET	Environmental Test
EU	Environmental Unit
EV	Environmental Value
EW	Environmental Warning
EX	Environmental Example
EY	Environmental Year
EZ	Environmental Zone



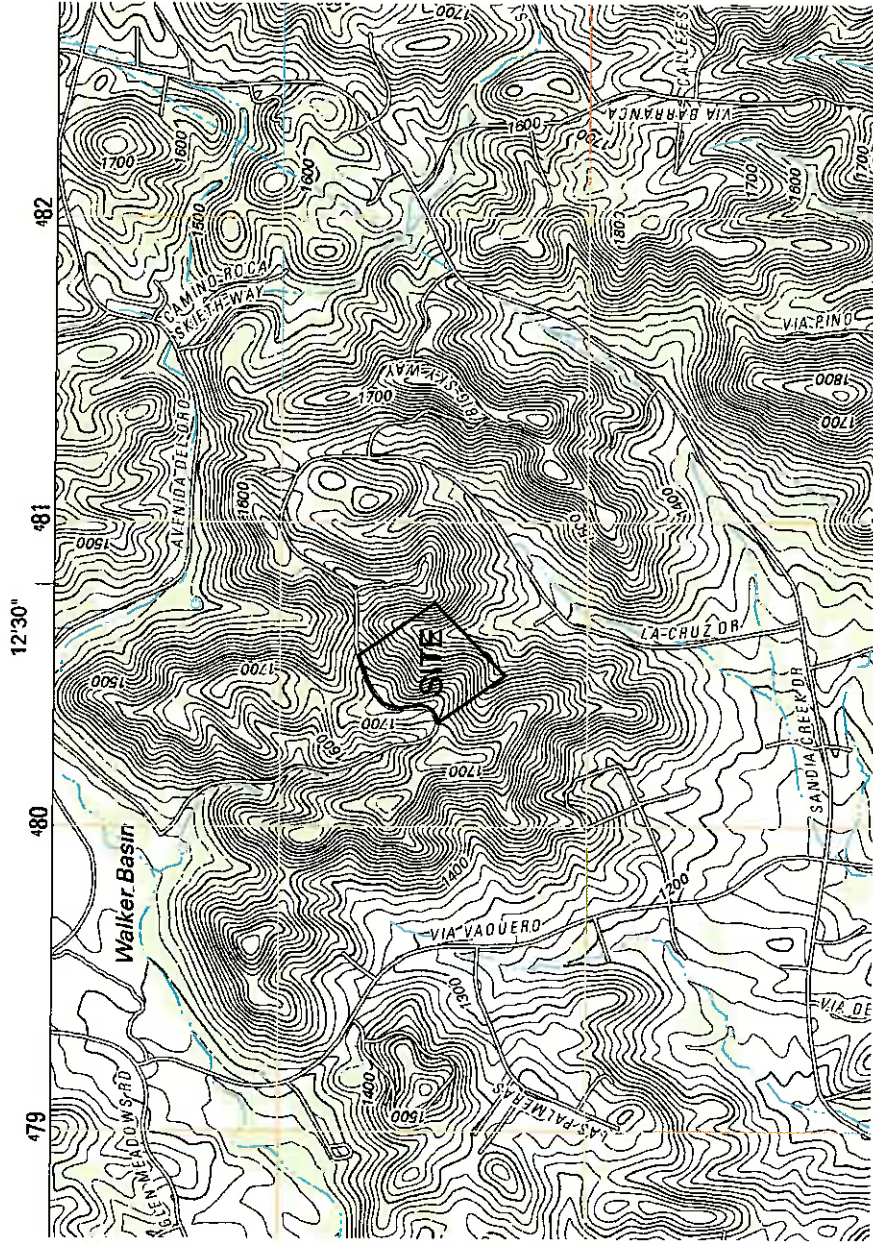
<p><b>EXHIBIT AMENDMENTS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	DESCRIPTION																					<p><b>SEAL</b></p>	<p><b>BENCHMARK</b></p> <p>BY THE COUNTY OF RIVERSIDE, CALIFORNIA</p> <p style="text-align: center;"><b>TENTATIVE PARCEL 36615</b></p> <p>DATE: SEPTEMBER 14, 2015</p> <p>BY: THOMAS S. LOVE</p>	<p><b>LOVE ENGINEERING</b>        PLANNING - ENGINEERING - SURVEYING        31815 Panama California Road, Suite 200-118, Temecula, CA 92591        TEL: (951) 440-8149 / FAX: (951) 303-9701        WWW: WWW.LOVE-ENG.COM</p> <p>PREPARED UNDER THE SUPERVISION OF:        THOMAS S. LOVE</p>	<p>SHEET NO. 1</p> <p>OF 1 SHEETS</p>
NO.	DATE	BY	DESCRIPTION																									

**Underground Service Alert**

CALL 811 BEFORE YOU DIG  
 TOLL FREE PUBLIC SERVICE ALERT  
 1-800-277-2600

UNDEGROUND SERVICE ALERT

# TPM 36615 USGS MAP



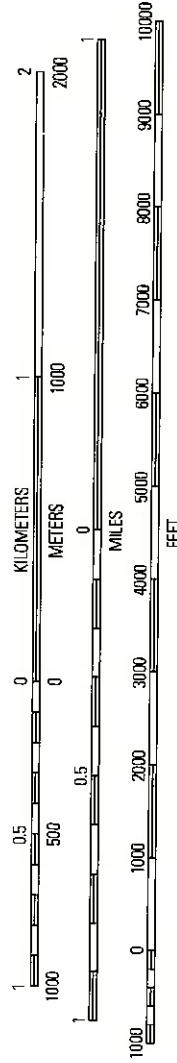
T8SR3W, SECS 17 & 18



QUADRANGLE LOCATION

Walker	Murrieta	Becheval Mountain
Fallbrook	Temecula	Pechanga
Merro Hill	Bonsall	Pala

SCALE 1:24 000



CONTOUR INTERVAL 20 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 0.6.1

TRACT 36615 AERIAL PHOTO



Google earth

feet  
meters

3000  
900



TPM 36615 PANORAMIC PHOTO KEY



Google earth

feet  
meters

3000  
900





PICTURE #1



PICTURE #2

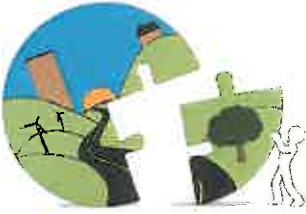


PICTURE #3



PICTURE #4





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: PM36615 / EA42697

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Tim Wheeler Title: Project Planner Date: May 22, 2017

Applicant/Project Sponsor: Adrian Gallarzo Date Submitted: June 9, 2014

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: June 19, 2017

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

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

For additional information, please contact Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42697 ZCFG6082

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42697  
**Project Case Type (s) and Number(s):** PM36615  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Adrian Gallarzo  
**Applicant's Address:** 7736 Pivot Street Downey, CA 91789

### I. PROJECT INFORMATION

**Project Description:** The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

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

**B. Total Project Area:** 25.80 Gross Acres

**C. Assessor's Parcel No(s):** 936-170-010

**Street References:** North of Sandia Creek Dr.; South of La Cruz Dr.; and West of Calle Catrina. No address assigned to the subject parcel.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
T8WR3W Sections 8 & 17

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The proposed project is located within the Southwest Area of the Riverside County. More specifically the project is located within the Santa Rosa Plateau/De Luz area. The majority of the proposed project site currently contains an avocado orchard. This area has historically supported agricultural cultivation and is now transitioning into estate residential uses. Surrounding the project are large parcels, estate residences with ancillary agricultural cultivation.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Santa Rosa/De Luz General Plan Policy Area goals and policies. The Santa Rosa Plateau/De Luz Policy Area is intended to help maintain the rural and natural character of the area. Rural residential development or agricultural uses are appropriate. This project meets both of those intended criteria as it is an existing avocado orchard and will remain as such; plus if development of dwellings is to occur in the future, the large size of the parcels will help keep the rural nature consistent with the surrounding area.
2. **Circulation:** The proposed project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.

3. **Multipurpose Open Space:** The proposed project will avoid natural watercourses, floodplains, and will preserve any oak trees which may be located on the site. Riparian/Riverine areas present on the site will remain there in their existing conditions with 100% avoidance.
4. **Safety:** The proposed project is located in a Very High Fire area and State Responsibility Area, and has been reviewed by the Riverside County Fire Department and will implement required fire safety standards and standard fire Conditions of Approval required for a project in a high fire area.
5. **Noise:** The surrounding uses are large-lot residential and agricultural, the existing and proposed future use of the land is agricultural, and a potential future use if large-lot residential. Because these are similar, low intensity uses, the existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. Neither will the proposed project result in noise compatibility impacts on neighboring land uses.
6. **Housing:** The project provides the appropriate number of housing units for the site relative to the projects parcel sizes and density. These proposed parcels could provide a density consisting of a main dwelling, a secondary dwelling, and a guest quarters. Currently the parcel is used for an avocado orchard and per the property owner, it will remain as such.
7. **Air Quality:** The project proposes continued avocado orchard use, with no construction proposed. Air quality will not be affected by the project's approval.

**B. General Plan Area Plan(s):** Southwest Area Plan

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

**D. Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum)

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

**F. Policy Area(s), if any:** Santa Rosa Plateau / De Luz Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area to the north, east, south, and west
2. **Foundation Component(s):** Rural to the north, east, south, and west
3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south and west
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Santa Rosa Plateau/ De Luz Policy Area to north, east, west and south

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

**2. Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Residential Agricultural – 5 Acre Minimum (R-A-5)

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

**K. Adjacent and Surrounding Zoning:** Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, south, east and west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

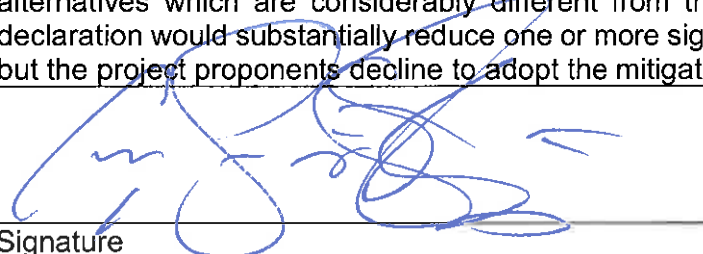
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.

An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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



March 31, 2017

Date

Tim Wheeler, Project Planner  
Printed Name

For: Charissa Leach, Asst. TLMA Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated a State Eligible Scenic Highway. The Project is not visible from Interstate 15, and will not have an impact on Scenic Highways. There will be no impact.

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate-density development in addition to the agricultural cultivation which permeates the vicinity. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. The project proposes no grading at this time as the parcel(s) are currently used for farming an avocado orchard. A single-family residence is a use by right in the R-A zone, and therefore the proposed project could result in a single-family residence being constructed on each of the two parcels being created. Accordingly, grading or ground-disturbing activities to support building pads, associated driveways, and septic systems have been considered. However, the visual impacts of grading will not be significant on this site due to vegetative screening, due to the large lot size, and the above-described limitation on the number of houses. There will be a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project is located approximately 21.80 miles from the Mt. Palomar Observatory and is in Zone B as identified in Ordinance No. 655. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. The project has been conditioned to note on the Environmental Constraints sheet that the property is located within Zone B of Ordinance No. 655 (Condition of Approval 50.Planning.23). This Condition of Approval will prevent any significant light effects on the Mt. Palomar Observatory, and the project will therefore have a less than significant impact on the Mt. Palomar Observatory.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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**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?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed continued use of an avocado orchard will not increase the light intensity on site or to the surrounding parcels. However, a single family residence on each lot is a use by right in the R-A zone, and such potentially foreseeable residential land use would necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Since these standards are imposed on all outdoor lighting sources, they are not considered unique mitigation for CEQA purposes. While the proposed development will increase the distribution of light in the vicinity of the project, it would only be the lighting for continued agricultural uses and/or single-family residences. Therefore, impacts will be less than significant level with adherence to County lighting standards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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**AGRICULTURE & FOREST RESOURCES** Would the project

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-17 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to Map My County (MMC - GIS database), the project is located on a parcel which is designated as Unique Farmland. The project does not propose to convert the land from its existing use of an avocado orchard at this time. However, one single-family residence per legal parcel is a use by right in the R-A Zone, and therefore portions of the proposed lots may convert to a non-agricultural use (residential structures on each lot) in the future. There are large lots and parcels with both agricultural and residential uses on them in the surrounding area. It is likely that this same type of combined use would continue if the proposed parcels were developed for residential use in the future. Therefore the project will have a less than significant impact to agricultural lands.

b) According to MMC, the project is not located within an Agricultural Preserve. Therefore, there will be no impact.

c) The subject property is currently an existing avocado orchard. The zoning of the project site and the surrounding area within 300 feet is Residential Agricultural (R-A). The R-A zone allows for a mixture of both agricultural and residential purposes; with an emphasis agricultural uses. The surrounding parcels in the vicinity are a mixture of either just orchards or dwellings with orchards also. Therefore, there is a less than significant impact.

d) As stated in Finding of Fact 4a, the proposed project is designated as Unique Farmland. However, the project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project will not involve changes in the existing environment which have not been previously analyzed. Therefore, The project will result in a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>5. Forest</b>	<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
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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas" and Project Application Materials.

Findings of Fact:

a-c) The project site is not located within the forest land area as per the Western Riverside County Parks, Forests, and Recreation Areas Map. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
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:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. There is no proposal at this time for any development and of any kind and the subject site will continue as an avocado orchard. Therefore, there is a less than significant impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Currently, the applicant states that there are no plans to develop the project site with residential dwellings, it will stay as an avocado orchard. However, considering that residential development may occur in the future because single-family residences are a use by right in the R-A zone, construction of one additional house over what is currently allowed on the existing parcel could result. However, the construction of one single family residence is specifically recognized by CEQA as categorically exempt, due to the fact that a one single-family residence simply would not result in any significant impacts. Moreover, standard dust-control measures implemented during grading would prevent any short term, construction-related impacts from rising to a level of significance (Condition of Approval 80.BS GRADE.1) and per Ordinance 457.. Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. No development is proposed for this project and it will remain an existing avocado orchard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Existing surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions as the project is not changing from its existing use of an avocado orchard. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is a less than significant impact.

e) Surrounding uses are residential and agricultural and do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project does not propose residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Environmental Programs Department Review, PDB06211 - HANS No. 2208, GIS database, WRCMSHCP and, On-site Inspection

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 a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell number 7148. The project was processed through the Habitat Acquisition and Negotiation Strategy (HANS No. 2208). The HANS was applied for on December 3, 2014. It was completed and sent to JPR on October 8, 2015. JPR approved HANS No. 2208 with no conservation required on January 29, 2016. Additionally, riparian/riverine areas present on the site will remain there in their existing conditions with 100% avoidance. The Environmental Constraints Sheet (ECS) will be required to show the riparian/riverine as an area not to be disturbed (Condition of Approval 50.EPD.1). The provision of the non-disturbance area on the ECS will meet the goals of the MSCHP, and there are no other applicable adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans. Therefore, the impact is considered less than significant.

b) Based on the review conducted by the Environmental Programs Department (EPD), the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.

c) Based on the review conducted by EPD, the land division will not 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. Therefore impacts are expected to be less than significant.

d) With avoidance of the riparian/riverine as required under Condition of Approval 50.EPD.1, the proposed project will not interfere 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, less than significant impacts to wildfire corridors are anticipated.

e) The project site does contain riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the Final Map prior to recordation (Condition of Approval 50.EPD.1). Therefore, impacts are considered less than significant.

f) The Environmental Programs Department nor hydrology maps identified the natural watercourse as 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, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is less than a significant impact.

g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist , CRM Tech on June 20, 2016, it has been determined that there will be no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Phase I Historical/Archaeological Resources Survey Tentative Parcel Map No. 36615, Assessor's Parcel No. 936-170-010, Santa Rosa Plateau Area, Riverside County, California", prepared by CRM Tech, dated September 02, 2016.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist , CRM Tech on June 20, 2016, it has been determined that there will be no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Phase I Historical/Archaeological Resources Survey Tentative Parcel Map No. 36615, Assessor's Parcel No. 936-170-010, Santa Rosa Plateau Area, Riverside County, California", prepared by CRM Tech, dated September 02, 2016.

c) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist , CRM Tech on June 20, 2016, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The results of the survey are provided in an archaeological survey report entitled, "Phase I Historical/Archaeological Resources

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Survey Tentative Parcel Map No. 36615, Assessor's Parcel No. 936-170-010, Santa Rosa Plateau Area, Riverside County, California", prepared by CRM Tech, dated September 02, 2016. There will be no impact.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is not used for any religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified, and there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**10. Tribal Cultural Resources**

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

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

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

Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to six requesting tribes on March 02, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Cahuilla Band of Indians. Consultation with Pechanga took place on June 22, 2016, August 24, 2016 and September 07, 2016. Pechanga requested that a monitor be present during ground disturbing activities. Cahuilla requested to monitor ground disturbing activities (Condition of Approval 60.Planning.23 thru 25). Consultation concluded with both Pechanga and Cahuilla on September 8, 2016. There are no known physical tribal cultural resources at the project site, and no ground disturbing activities are currently proposed. For this reason, there is anticipated to be no impact.

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

Monitoring: No monitoring 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?

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?

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

Findings of Fact:

a-b) The proposed project is not located within one-half mile of an earthquake fault, no traces of faults were found on site, and is not located within an earthquake fault zone; therefore, there will be no impacts associated with the exposure of people or structures to adverse effects.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**12. Liquefaction Potential Zone**

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

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

Findings of Fact:

a) The proposed project is not located in an area which has potential to be affected by liquefaction; therefore, no impact related to liquefaction is not expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) 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. Currently the applicant plans for the project site to remain as an avocado orchard. However, with approval of this map, an additional single family residence could be constructed onsite. However, the California Building Code (CBC) requirements pertaining to residential development will any potential impacts from rising above a level of less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**14. Landslide Risk**

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

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

Findings of Fact:

a) According to Figure S-4, the project site is not located within an area susceptible to seismically induced landslides and rockfalls. Therefore, no impacts are expected to occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**15. Ground Subsidence**

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

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

Findings of Fact:

a) According to MMC (GIS database), the proposed project is not located in an area susceptible to subsidence; therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, GIS database

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is will not have no impact associated with geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation required

Monitoring: No monitoring required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes slight to no grading that will alter the site’s natural topography. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.

b) The project proposes slight to no grading that will alter the existing slopes currently on site per the active avocado orchard. Therefore, the impact is considered less than significant.

c) No subsurface sewage disposal systems will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 by the California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review, Project Application Materials

Findings of Fact:

a) No additional planting or grading is proposed at this time that would result in substantial soil erosion or loss of topsoil; as the current use on the parcel(s) of an avocado orchard will remain. However, with approval of the Parcel Map, an additional single family residence could be constructed on site, as single-family residences are a use by right within the property's zone. Grading associated with one additional single family residence is minor and will be required to comply with all applicable laws, which will prevent any impacts from rising above a level of significance. Therefore, the impact is considered less than significant.

b) A Review by the County Geologist did not identify expansive soils as an issue of concern, and the site is considered as exhibiting a low expansion potential. Therefore, this impact is considered less than significant.

c) The project is conditioned by the Environmental Health Department for a Phase I Environmental Site Assessment, percolation report to be performed, septic plans to be submitted, and a water will serve letter to be provided if residential development of a dwelling occurs on the parcels created by this subdivision. These are conditions of approval for either prior to grading or building permit issuance. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Project Application Materials, Flood Control Department review

Findings of Fact:

a-b) The proposed subdivision project is currently used as an avocado orchard and, according to the applicant, is anticipated to remain in that use for the foreseeable future, with no construction of structures or dwelling currently proposed. However, single family residences are a use by right in the property's zone, and approval of the parcel map could result in the construction of an additional single-family residence. The topography of the area consists of well-defined ridges and natural watercourses which traverse the site. There is adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings, the natural watercourses shall be kept free of all buildings and obstructions. Any grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be required to perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances and other legal requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

Findings of Fact:

a) According to General Plan Figure S-8, the project site lies within an area of moderate wind erosion. The project is currently used as an avocado orchard and will continue to be an avocado orchard with no proposed development of structures or dwellings at this time. However, because single family residences are a use by right in the property's zone, approval of the Parcel Map could result in the construction of one additional single family residence. To the extent such a residence is constructed in the future, the project will be required to control any dust created during grading activities for that residence. With compliance with all applicable ordinances and other legal requirements, the project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**21. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

Currently, the site is an existing avocado orchard and has been one for many years. No structures or improvements are currently proposed for this property, and no development is proposed at this time. Therefore, geologic/paleontological studies are not deemed necessary at this time. There is a less than significant impact regarding this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**GREENHOUSE GAS EMISSIONS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Greenhouse Gas Emissions</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Climate Action Plan, Project Application Materials

Findings of Fact:

a-b) The project site is currently an existing avocado orchard and is anticipated to continue to be an avocado orchard for the foreseeable future. This subdivision is to divide the parcel between the property owners. There is no disturbance for residential development for the foreseeable future. However, because single family residences are a use by right in this zone, approval of the Parcel Map could result in one additional single family residence allowed to be constructed. However, construction of one single family residence would not generate sufficient greenhouse gas emissions to potentially have a significant impact on the environment. This project site will not generate green gas emissions either directly or indirectly on the environment. Even to the extent the additional single family residence were someday proposed, compliance with all applicable ordinances and other legal requirements would prevent a conflict with any plan, policy, or regulation adopted by the County regarding greenhouse gas emissions. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b>	Would the project			
<b>23. Hazards and Hazardous Materials</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project is currently being used for growing avocados. The use of pesticides may occur as a result of this agricultural use. Since the avocado orchards currently exist, the current use of pesticides is considered part of the baseline, or existing conditions. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact. To the extent the additional single family residence that could result from approval of this parcel map were someday proposed, the construction of a single residence would have very minor impacts and would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Compliance with applicable ordinances and other legal requirements for the handling of hazardous materials would prevent any impacts associated with continued avocado cultivation or construction of an additional single family residence from rising beyond a level of less than significant.

c) The project will provide adequate access to the proposed parcels and will not encroach onto public right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, no impact will occur.

d) No schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, no impact will occur.

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, it would not create a significant hazard to the public or the environment. Therefore, no impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

24. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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

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

- a) According to MMC (GIS database), the proposed project is not located in the vicinity of an airport; therefore, there will be no impact to an Airport Master Plan.
- b) According to MMC (GIS database), the proposed project is not located in the vicinity of an airport; therefore, it is not required to be reviewed by the Airport Land Use Commission.
- c) According to MMC (GIS database), the proposed project is not located within the vicinity of an airport; therefore, it is not located within an airport land use plan and will not result in a safety hazard for people living on the property.
- d) According to MMC (GIS database), the proposed project is not located within the vicinity of a private airstrip or heliport; therefore, there is no impact in relation to safety hazards for people residing in the area.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**25. 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?

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

**Findings of Fact:**

a) According to MMC (GIS database), the proposed project is located in a Very High Fire Area. The project has been reviewed by the Riverside County Fire Department to ensure that the design is suitable for this area and the safety of residents is ensured. To this end, the Environmental Constraints Sheet (ECS) must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7. And, 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.

An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building. Also, access will not have an up, or downgrade of more than 15%. Access will a 10 foot wide traffic lane, 14 feet horizontal clearance and vertical clearance of 15'. 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. with these mitigation measures listed above, less than significant impacts are anticipated. And finally, prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan. Any habitat conservation issue affecting the Fire Department fuel modification

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirement, shall have concurrence with the responsible wildlife and/or other conservation agency. Therefore, it will have a less than significant impact on the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HYDROLOGY AND WATER QUALITY** Would the project

<b>26. Water Quality Impacts</b>				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Currently the proposed project is used for an avocado orchard. The subdivision is to split the property so that ownership may be given to two different family members. The use of the avocado orchard is to remain with no development of structures or dwelling currently anticipated. However if residential development is proposed in the future, the project has been conditioned to address those concerns through a grading permit. The existing drainage patterns on site are to remain after the project is approved. Therefore, the project has a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not violate any water quality standards or waste discharge requirements at this time as no residential development is proposed. Therefore, there is no impact.

c) Water service will be supplied by the Rancho California Water District. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). With no proposed residential development at this time, the current usage of water on this site will remain the same as will it for the surrounding parcels. Therefore, there is no impact.

d) The project will not exceed the capacity of existing or planned stormwater drainage systems. The existing use on the property is an avocado orchard and is anticipated to remain as such. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.4). Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone; therefore, even if housing is someday proposed for the parcels, 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. No impacts are anticipated.

f) The proposed project is not located within a 100-year flood zone; therefore,, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

g) The project site has a natural slopes and the use existing on the project site is that of an avocado orchard. However, if development of the project site creates more than 5,000 square feet of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to Riverside County. This shall be noted on the Environmental Constraints Sheet (ECS) (Condition of Approval 50.Trans.2). Therefore, the project is not anticipated to substantially degrade water quality and will have a less-than-significant impact.

h) The site is currently used and will continue to be used as an avocado orchard. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). However, if residential development occurs in the future, these construction practices will be addressed through the grading of a dwelling. Therefore, there is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**27. 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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) 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 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Currently the existing use on the project site is an avocado orchard. The site has been designed to avoid the Riparian/Riverine areas. To ensure these areas remain undisturbed, an Environmental Constraints Sheet (ECS) showing the associated Riparian/Riverine habitat shall be recorded. (Conditions of Approval 10.Flood Ri.1 and 50.EPD.1) Therefore, the Riparian/Riverine will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant.

b) Since the project does not propose additional impervious surfaces, the existing absorption rates and the amount of surface runoff will not be affected. Even if it were developed with one additional average-sized single family residence, the amount of impervious surface added would be minimal compared to the lot size. Therefore, the impact is considered less than significant.

c) The project site is not located in an area susceptible to the impacts of the failure of a levee or dam. The proposed project would therefore not 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. There is no impact.

d) The proposed project is not expected to change the amount of surface water in any body of water. The closest body of water, Lake Skinner, is approximately 10.2 miles away. No buildings or obstructions are proposed as currently the site is used as an avocado orchard and will continue as such for the foreseeable future. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>LAND USE/PLANNING</b> Would the project				
<b>28. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The area surrounding the project site is a mixture of large-lot residential uses, farming operations, and vacant land. The proposed project is currently proposing continuation of the existing avocado grove use and will not result in an alteration of the present or planned land use of this area. Even if the site is developed to an additional single-family residence on an approximately 12-acre lot, that is consistent with the surrounding and is in compliance with the future anticipated growth on the Santa Rosa Plateau. Therefore, there will be a less than significant impact.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county; therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>29. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is currently zoned Residential Agricultural – 5 Acre Minimum (R-A-5). The proposed project is in compliance with the standards for R-A-5. There is no impact.

b) The project site is surrounded by land which is zoned Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, south, east, and west. There is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is surrounded by single-family residences, avocado orchards and vacant land. The project is located in an area of the County that has historically been used for agricultural purposes and is currently transitioning into estate residences. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

d) The land use designation for the proposed project site is Rural: Rural Mountainous (R: RM) (10 Acre Minimum). The proposed project will be consistent with the Land Use Designation and policies of the General Plan. There is no impact.

e) The proposed project will not disrupt or divide the physical arrangement of an established community. There is no impact.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**MINERAL RESOURCES** Would the project

**30. Mineral Resources**

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

**Source:** Riverside County General Plan Figure OS-6 "Mineral Resources Area"

**Findings of Fact:**

a) The proposed project is located within an area designated as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

**31. 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

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

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**32. Railroad Noise**

NA  A  B  C  D

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

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

a) The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**33. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**34. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

a) The proposed project of subdividing a currently active avocado orchard into two (2) parcels. No further development is proposed at this time. However, short-term construction-related noise impacts may occur during project grading and construction of residential development if it ever occurs in the future. Construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**35. Noise Effects on or by the Project**

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

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project will not raise ambient noise levels in the area which currently exist without the project. Currently the project site is an existing avocado orchard. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. There is no current proposal for residential development on the project site, but it may occur in the future, as one single family residence is permitted by right per parcel in the applicable zone. The project proposes the creation of two (12) acre residential lots which are similar in intensity to neighboring properties. Even if ultimately developed to one single family residence per parcel, the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction of residential development, if it were to occur in the future. As discussed in Finding of Fact 34a, construction hours would be limited due to the close proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

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

d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Currently the project site is used as an avocado orchard with no structures or dwellings on site. The property owner/applicant has no plans to develop residences on site now or in the foreseeable future. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**36. Housing**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 site is currently an avocado orchard; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing. Therefore, there is no impact.

c) The proposed project site is currently an avocado orchard; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.

e) The project proposes the addition of one (1) residential parcel, which equates to an increase of three (3) additional persons. Currently the project site is an existing avocado orchard with no dwellings on it. As currently proposed, this population increase will not exceed official regional or local population projections. Therefore, there is no impact.

f) The proposed project site is currently an avocado orchard; thus, the proposed project will not induce substantial population growth in the area (directly or indirectly). The project proposes no residential development and will remain an avocado orchard. This will not result in new homes; but if new residential development were to occur, it would be a minimal growth of people, nothing substantial. Also no road extensions or other infrastructure would be needed as a result of this project. Therefore, there is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

**37. Fire Services**

Source: Riverside County General Plan Safety Element, Ord. 659.13, Project Review

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project will not have a significant impact on fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Sheriff Services**

Source: Riverside County General Plan Safety Element, Ord. 659.13, Project Review

Findings of Fact:

The proposed project could have an extremely minor increase in the potential need for sheriff services. Payment of fees in compliance with Ordinance No. 659 will prevent the proposed project's impacts on sheriff services from rising to a level of significance. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Schools**

Source: GIS database

Findings of Fact:

The project site is located within the Murrieta Unified School District. The project will comply with State laws regarding any school fees. This is a standard condition of approval and is not considered mitigation for CEQA purposes. Therefore, there is a less than 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.

**40. 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:

Because it could result in the construction of one additional single family residence beyond what is currently permitted for the property in question, the proposed subdivision could result in a very minor increased demand for library services. Upon compliance with Ordinance No. 659, the project will not impact library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**41. 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 subdivision of the proposed 25.80-acre parcel could result in an extremely minor but incremental 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 presence of medical communities generally corresponds with an increase in population associated with new development. As such, no mitigation is necessary. There is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**RECREATION**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input 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: 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 scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately 3 persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Southwest Planning Area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (per Conditions of Approval 50.Planning.7 and 90.Planning.4). This is a standard condition of approval and is not considered unique mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**43. Recreational Trails**

Source: Southwest Area Plan Figure 8 “Trails and Bikeway Systems”

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of any recreational trails. The project will have no impact with regard to recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Project Application Materials, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

- a) The proposed project could increase the population of the area by approximately 3 persons if developed for single family residential in the future, and this could have an extremely minor increase in vehicular traffic. Because of the project's extremely small size even if developed, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Therefore, the impact is considered less than significant.
- b) Because of its extremely small size, it is not anticipated that the proposed project would exceed levels of service standards established by the County Congestion Management Agency for designated road or highways. Therefore, there is no impact.
- c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed subdivision will not create the need for additional right-of-way. The Transportation Department has determined no additional on-site right-of-way shall be required on La Cruz Drive since adequate right-of-way exists, per the underline map (Parcel Map 3/38-39). Therefore, there is no impact.

g) Currently the project site is used as an avocado orchard with no foreseeable development for dwellings proposed. However, if residential development of dwellings do occur, it is not anticipated that there will be a substantial effect upon circulation during the proposed construction period(s). The project will not result in road improvements to the streets as discussed in the above paragraph. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>45. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, SWAP Figure 8 "Trails and Bikeway Systems"

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of a bike trail. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>UTILITY AND SERVICE SYSTEMS</b>	Would the project			
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<b>46. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

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 served by the Rancho California Water District and, because of its extremely small increase in population even if it is ultimately built out with an additional single-family residence, 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) The proposed project will be served by the Rancho California Water District. Because of its extremely small addition in population even if built out, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**47. Sewer**

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review, Staff Review

Findings of Fact:

a) The proposed project will not result in the construction of Onsite Wastewater Treatment Systems, since its current use of the project site is an existing avocado orchard. Conditions of Approval have been added by Environmental Health Department in case in the future residential development does occur, a Percolation Report will be required. Said plans are required to be submitted to Environmental Health prior to Building Permit Issuance. Therefore, the impact is considered less than significant.

b) The proposed project has adequate wastewater treatment capacity to serve the project site should residential development occur. Therefore, the project will not result in service that has inadequate capacity to serve the project's projected demands at this time or in the future. Therefore, the impact is considered less than significant.

**48. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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)?

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-b) Currently, the existing use on site is that of an avocado orchard with no planned development of dwellings in the future. The project is relatively small and will not generate significant amounts of construction or demolition waste if residential development were to occur. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**49. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a,b,c) The project site is currently an existing avocado orchard with no foreseeable residential development proposed. However, if residential development occurs in the future, the project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) Storm water drainage will be handled off site. Less than significant impact to occur.

e) Currently the project site is an existing avocado orchard and will remain this way for the foreseeable future. If residential development ever occurs, cumulative traffic impacts from the project may result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This 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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g) The project will not require additional government services. No impact

Mitigation: No mitigation required.

Monitoring: No monitoring required

**50. Energy Conservation**

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

The project design does not conflict with adopted energy conservation plans. No impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Project Application Materials, Staff Review

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the effects of past projects, other current projects and probable future projects)?

Source: Project Application Materials, Staff Review

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. Currently the project site is used as an avocado orchard. Property owners/applicant are not proposing residential development now or in the foreseeable future. However, if residential development does occur in the future, they would be consistent with the existing developments within the vicinity of residential developments with agricultural or farming operations. Therefore, there should be a less than significant impact.

**53.** Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Project Application Materials, Staff Review

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

**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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

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 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.

PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

10. GENERAL CONDITIONS

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. 36615 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36615, dated June 19, 2017.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2                      MAP - 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. 3                      MAP - DISTURBS NEED G/PMT                      RECOMMND

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

PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - POTABLE WATER SERVICE

RECOMMND

PM36615 is proposing potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 MAP - SLOPES AND ATU

RECOMMND

Prior to building permit issuance, a soils percolation report consistent with the Department's Technical Guidance manual will be reviewed. The report shall address that the on-site wastewater treatment system (OWTS) shall not be installed in slopes greater than 30% and that as a result of grading that may be needed to develop the site, that Advanced Treatment Units (ATUs) may be required. Please contact this Department for additional details (951)955-8980.

10.E HEALTH. 3 USE - NO DEVELOPMENT

RECOMMND

PM36615 is not proposing any development and Environmental Health conducted our review based on this information.

FIRE DEPARTMENT

10.FIRE. 1 MAP - #52-COM/RES HYDRANT

RECOMMND

Provide or show there exists approved fire hydrants located within 600 feet of all portions of all structures.

10.FIRE. 2 MAP - #50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, 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.

PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP - FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36615 is a proposal to subdivide an approximately 25.8-acre site into two lots. The site is located in the western Rancho California/Santa Rosa Plateau area northerly of Sandia Creek Dr, southerly of Santa Cruz Dr, westerly of Calle Catrina.

The topography of the area consists of well-defined ridges and natural watercourses which traverse the site. There is adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings, the natural watercourses shall be kept free of all buildings and obstructions. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 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

PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

10. GENERAL CONDITIONS

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

RECOMMND

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 48 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. 2 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 County Archaeologist 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

PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, 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. 3 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 H map.

10.PLANNING. 4 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.

10.PLANNING. 9 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-5 zone.

10.PLANNING. 12 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

PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

10.PLANNING. 12                   MAP - ORD 810 OPN SPACE FEE (cont.)                   RECOMMND

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. 13                   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. 17                   MAP - PDA05002R1 ACCEPTED                   RECOMMND

Revised County Archaeological Report (PDA) No. 5002r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated September 02, 2016. This report was received on September 02, 2016 and accepted by the County Archaeologist on September 06, 2016.

PDA05002r1 concludes: no "historical resources" exist within or adjacent to the project area, and thus the project as currently proposed will not cause a substantial adverse



PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

10.PLANNING. 17                    MAP - PDA05002R1 ACCEPTED (cont.)                    RECOMMND

change to any known "historical resources". No further cultural resources investigation is necessary for the proposed project unless development plans change as to include areas not covered by this study.  
PDA05002r1 recommends: if buried cultural materials are discovered during grading all work shall halt until the resources can be evaluated by a professional archaeologist.

These documents are herein incorporated as a part of the record for project.

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 tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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 - TS/EXEMPT                        RECOMMND

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

PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

10. GENERAL CONDITIONS

10.TRANS. 4                      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.

10.TRANS. 5                      MAP - NO ADD'L ON-SITE R-O-W                      RECOMMND

No additional on-site right-of-way shall be required on La Cruz Drive since adequate right-of-way exists, per PM 3/38-39.

WASTE DEPARTMENT

10.WASTE. 1                      MAP - HAZARDOUS MATERIALS                      RECOMMND

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.

10.WASTE. 3                      MAP - LANDSCAPE PRACTICES                      RECOMMND

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

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

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

05/23/17  
12:34

Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36615

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP PM36615 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.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 EPD - ENVIRON CONSTRAINT SHEET

RECOMMND

Prior to map recordation of the final map, an Environmental Constraint Sheet shall be prepared that clearly depicts and labels the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat shall be depicted on project maps and exhibits on Tentative Parcel Map 36615, as mapped in the document titled, "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis", PDB06211, dated August 11th, 2015. Future development of the Tentative Parcel Map 36615 will not result in impacts to Riparian/Riverine Areas present on the site will remain there in their existing conditions with 100% avoidance.

FIRE DEPARTMENT

50.FIRE. 2 MAP - #7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3                      MAP - #43-ECS-ROOFING MATERIAL                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

50.FIRE. 4                      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. 5                      MAP - #73-ECS-DRIVEWAY REQUIRE                      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 a 10 foot wide traffic lane, 14 feet horizontal clearance and vertical clearance of 15'. 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. 6                      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. 7                      MAP - #88-ECS-AUTO/MAN GATES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be at least 2 feet

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7                      MAP - #88-ECS-AUTO/MAN GATES (cont.)                      RECOMMND

wider than the traffic lane and minimum width of 14 feet horizontal clearance and vertical clearance of 15 feet. 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' 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.

50.FIRE. 8                      MAP - #004-ECS-FUEL MODIFICATI                      RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 9                      MAP - #46-WATER PLANS                      RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 10                      MAP - #6-ECS WATER CERTIFICATI                      RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

PARCEL MAP Parcel Map #: PM36615

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50. PRIOR TO MAP RECORDATION

50.FIRE. 11                      MAP - #53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 12                      MAP - #98-ECS-HYD/WTR TANK                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 600' of all portions of all structures or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 13                      MAP - #70-ECS-ADDRESS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The address will be clearly visible from public roadway. A permanent monument may be provided for the address. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

50.FIRE. 14                      MAP - #59-ECS-HYDR REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exists or that financial arrangements have been made to provide hydrant(s)

50.FIRE. 15                      MAP - #8-ECS-WATER TANK/WELL                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, and Environmental Constraint Sheet shall be filed with the final map containing the following: "The property is

PARCEL MAP Parcel Map #: PM36615

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50. PRIOR TO MAP RECORDATION

50.FIRE. 15                    MAP - #8-ECS-WATER TANK/WELL (cont.)                    RECOMMND

located in the Hazardous Fire Area. Prior to the issuance of a building permit, the applicant or developer shall provide a water system for fire protection consisting of a private well and water storage tank of sufficient size, approved by the Riverside County Fire Department.

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. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of Parcel 1 = 13.04 gross acres and 12.47 net acres. Parcel 2 = 12.76 gross acres and 12.47 net acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-5 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP (if any).

PARCEL MAP Parcel Map #: PM36615

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50. PRIOR TO MAP RECORDATION

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 Service Area No. 152 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 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.



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50. PRIOR TO MAP RECORDATION

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, Zone B."

50.PLANNING. 24                   MAP - ECS AFFECTED LOTS                   RECOMMND

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

"ENVIRONMENTAL CONSTRAINT NOTE:  
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_\_, Page \_\_\_\_."

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 - 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.

50.TRANS. 2                   MAP - WQMP REQMNT ON FINAL MAP                   RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2                    MAP - WQMP REQUNT ON FINAL MAP (cont.)                    RECOMMND

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1                    USE - GRADING & FEASIBILITY                    RECOMMND

On those projects where the grading plans are prepared by other than the person preparing the soils feasibility report, a statement must be included on the grading plan submitted for review and approval with the soil engineer's signature and seal as to the appropriateness of the grading with regard to the conclusions and recommendations set forth in the soil engineer's feasibility report.

60.E HEALTH. 2                    USE - PHASE I ESA REQUIRED                    RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

EPD DEPARTMENT

60.EPD. 1                    EPD - MSHCP RIP/RIV MAPPING                    RECOMMND

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat shall be depicted on project maps and exhibits on Tentative Parcel Map 36615, as mapped in the document titled, "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis", PDB06211, dated August 11th, 2015. Future development of the Tentative Parcel Map 36615 will not result in impacts to Riparian/Riverine Areas present on the site will remain

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - MSHCP RIP/RIV MAPPING (cont.)                      RECOMMND

there in their existing conditions with 100% avoidance.

FIRE DEPARTMENT

60.FIRE. 1                      MAP - #004 FUEL MODIFICATION                      RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) non flammable walls along common boundaries between rear yards and open space.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

60.FIRE. 2                      MAP - HFA REVIEW & APPROVAL                      RECOMMND

Fire Department shall review and approve building setbacks, water and access for new inle family dwellings that are in a hazardous fire area.

PLANNING DEPARTMENT

60.PLANNING. 3                      MAP - HILLSIDE DEV. STANDARDS                      RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 4                      MAP - SLOPE GRADING TECHNIQUES                      RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4                    MAP - SLOPE GRADING TECHNIQUES (cont.)                    RECOMMND

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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

60.PLANNING. 5                    MAP - GRADING & BRUSHING AREA                    RECOMMND

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

60.PLANNING. 6                    MAP - POST & BEAM FOUNDATIONS                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 10                    MAP - PLANNING DEPT REVIEW                    RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 23 MAP - CRMMP REQUIRED

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to develop and implement a Cultural Resource Mitigation and Monitoring Program that addresses the details of all activities that must be completed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as mitigate potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMMP provides procedures to be followed and are to ensure that impacts on cultural resources will not occur without mitigation that would reduce the impacts to less than significant. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist and if required, in consultation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - CRMMP REQUIRED (cont.)

RECOMMND

with the Tribal monitor. All Archaeological Monitors shall be approved by the County Archaeologist prior to commencement of grading activities.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

If Human Remains Found- 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,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - CRMMP REQUIRED (cont.) (cont.)

RECOMMND

pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (two working days). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. 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.

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same:

"A fully executed reburial agreement with the monitoring Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

"A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and Native American tribal members for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - CRMMP REQUIRED (cont.) (cont.) (cont.) RECOMMND

"If more than one Native American Group was involved with AB52 or SB18 consultation for the project and a consensus cannot be reached as to the disposition of artifacts (cultural resources), the Project Archaeologist shall then proceed with the cultural resources being curated at the Western Science Center. The applicant is responsible for all costs related to curation.

Phase IV Report - A final archaeological report shall be prepared by the Project archaeologist and submitted to the County Archaeologist prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy shall be submitted to the County, Project Applicant, the Eastern Information Center (EIC) and the Tribe.

60.PLANNING. 24 MAP - NATIVE MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

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. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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 Project Archaeologist is responsible for implementing



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP - NATIVE MONITOR (cont.)

RECOMMND

mitigation and standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that 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 three 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.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 25

MAP - ARTIFACT DISPOSITION

RECOMMND

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same:

"A fully executed reburial agreement with the monitoring Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - ARTIFACT DISPOSITION (cont.)

RECOMMND

"A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and Native American tribal members for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

"If more than one Native American Group was involved with AB52 or SB18 consultation for the project and a consensus cannot be reached as to the disposition of artifacts (cultural resources), the Project Archaeologist shall then proceed with the cultural resources being curated at the Western Science Center. The applicant is responsible for all costs related to curation.

TRANS DEPARTMENT

60.TRANS. 1 MAP - 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 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.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2

MAP - PHASE IV CULTURAL RPT

RECOMMND

The developer/holder shall prompt the Project Cultural Resources Professional to submit one PDF of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

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 - PERC TEST REQD                    RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 2                    USE - SEPTIC PLANS                    RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

80.E HEALTH. 3                    USE - WATER WILL SERVE                    RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

FIRE DEPARTMENT

80.FIRE. 1                    MAP - #50A- WATER TANK SYSTEM                    RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2                      MAP - #50B-HYDRANT SYSTEM                      RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 3                      MAP - HFA REVIEW & APPROVAL                      RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

80.FIRE. 4                      MAP-RESIDENTIAL FIRE SPRINKLER                      RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777  
East County- Palm Desert Office 760-863-8886

80.FIRE. 5                      MAP - FIRE DEPT CLEARANCE REQD                      INEFFECT

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant shall speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777  
East County - Palm Desert Office 760-863-8886  
Website - rvcfire.org

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1                   MAP - UNDERGROUND UTILITIES                   RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                   MAP - SCHOOL MITIGATION                   RECOMMND

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

80.PLANNING. 9                   MAP - FEE BALANCE                   RECOMMND

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

WASTE DEPARTMENT

80.WASTE. 1                   MAP - WASTE RECYCLE PLAN (WRP)                   RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777  
Indio office (760)863-8886

90.FIRE. 2 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

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. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 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.

05/23/17  
12:34

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



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

DATE: February 25, 2016

**TO:**

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

Riv. Co. Surveyor  
Rancho California Water District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety  
Biology  
Southern California Edison Co.

Southern California Gas Co.  
Verizon  
1st District Supervisor  
1st District Planning Commissioner

**TENTATIVE PARCEL MAP NO. 36615 – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.**

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for an **LDC meeting on March 10, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

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Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Interim Urban/Regional Planner II**, or e-mail at [TWheeler@rctlma.org](mailto:TWheeler@rctlma.org)/MAILSTOP #: 1070

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

June 17, 2014

Adrian Gallarzo  
7736 Pivot Street  
Downey, CA 91789

RE: Tentative Parcel Map No. 36615 – Schedule “H” subdivision of 25.80 acres into two residential parcels. (APN: 936-170-010)

Dear Applicant:

Thank you for submitting your application and deposit with the County of Riverside Planning Department. My name is Damaris Abraham, and I have been assigned as the planner (project manager) to review your proposal. Based on the documents submitted with your application, your proposal is not ready to be transmitted to the Land Development Committee (LDC) to review for the following reasons:

1. The project is located in the Western Riverside County Multiple Species Conservation Plan (WRMSHCP), in Cell Group M', Criteria Cell Number 7148 and will require a Habitat Acquisition and Negotiations Strategy (HANS) application to be submitted and approved by the Environmental Programs Division (EPD). For more information regarding the HANS process please visit the EPD website at <http://rctlma.org/epd/Forms-Applications/HANS> or call 951-955-6892.

If you have any questions, please contact me at (951) 955-5719 or via email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Juan C. Perez, Interim Planning Director

---

Damaris Abraham, Project Planner

cc: Love Engineering  
Attn: Tom Love  
31915 Rancho California Rd, Suite 200-166  
Temecula, CA 92591

Y:\Planning Case Files-Riverside office\PM36615\Letters and Correspondence\PM36615.Initial Contact Letter-Not Ready for LDC.docx

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

February 18, 2016

Adrian Gallarzo  
7736 Pivot Street  
Downey, CA 91780

Dear Mr. Gallarzo:

**Re: JPR 15-11-10-01 Determination Letter – No Conservation**  
**HANS No. 2208**  
**Case No. PAR01426**  
**Assessor's Parcel Number(s): 936-170-010**

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

A handwritten signature in blue ink, appearing to read "Kenneth Baez".

Kenneth Baez  
Principal Planner

KB:ms

xc: Harry Sandoval  
Brian Beck, RCA  
Noelle Ronan, Dudek  
Damaris Abraham, Planner

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

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

DATE: February 25, 2016

**TO:**

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

Riv. Co. Surveyor  
Rancho California Water District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety  
Biology  
Southern California Edison Co.

Southern California Gas Co.  
Verizon  
1st District Supervisor  
1st District Planning Commissioner

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

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**Other listed entities/individuals:**

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

COMMENTS:

*no comments*

DATE: 3/8/16

SIGNATURE: *[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.*



**Rancho  
Water**

March 16, 2016

Tim Wheeler  
**Riverside County**  
Planning Department  
Post Office Box 1409  
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY  
TENTATIVE TRACT/PARCEL MAP NO. 36615 – EA42697  
PARCEL NO. 26 OF PARCEL MAP NO. 28;  
APN 936-170-010  
[RIVERSIDE COUNTY PLANNING DEPARTMENT]**

Board of Directors

**William E. Plummer**  
President

**Ben R. Drake**  
Senior Vice President

**Stephen J. Corona**

**Lisa D. Herman**

**John E. Hoagland**

**Danny J. Martin**

**Bill J. Wilson**

Officers

**Jeffrey D. Armstrong**  
General Manager

**Richard R. Aragon, CPFO**  
Director of Finance/Treasurer

**Jason A. Martin**  
Director of Administration

**Rich Ottolini, R.E.H.S., MSL**  
Interim Director of Operations  
& Maintenance

**Andrew L. Webster, P.E.**  
Chief Engineer

**Kelli E. Garcia**  
District Secretary

**James B. Gilpin**  
Best Best & Krieger LLP  
General Counsel

Dear Mr. Wheeler:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 12-inch diameter water pipeline (1990 Pressure Zone) within La Cruz Drive. Please refer to the enclosed exhibit map.

Water service to the subject project/property exists (under Account No. 3049666, Location No. 2037975). Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water services/meters for domestic service, fire service, and landscape irrigation service, as applicable.

Where private on-site water facilities (for water service, fire service, irrigation, or other purpose) will cross or will be shared amongst multiple lots/project units (**only by special variance of the Rules and Regulations**), and/or where such 'common' facilities will be owned and maintained by a Property Owners' Association, RCWD requires execution and recordation of a *Reciprocal Easement and Maintenance Agreement* or equivalent document of covenants, codes, and restrictions.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances and policy), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements.

Sewer service to the subject project/property is not available. All proposed waste discharge systems must comply with the State Water Resources Control Board, health department, and/or other requirements as they relate to the protection of groundwater quality, pursuant to RCWD's Groundwater Protection Policy.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**

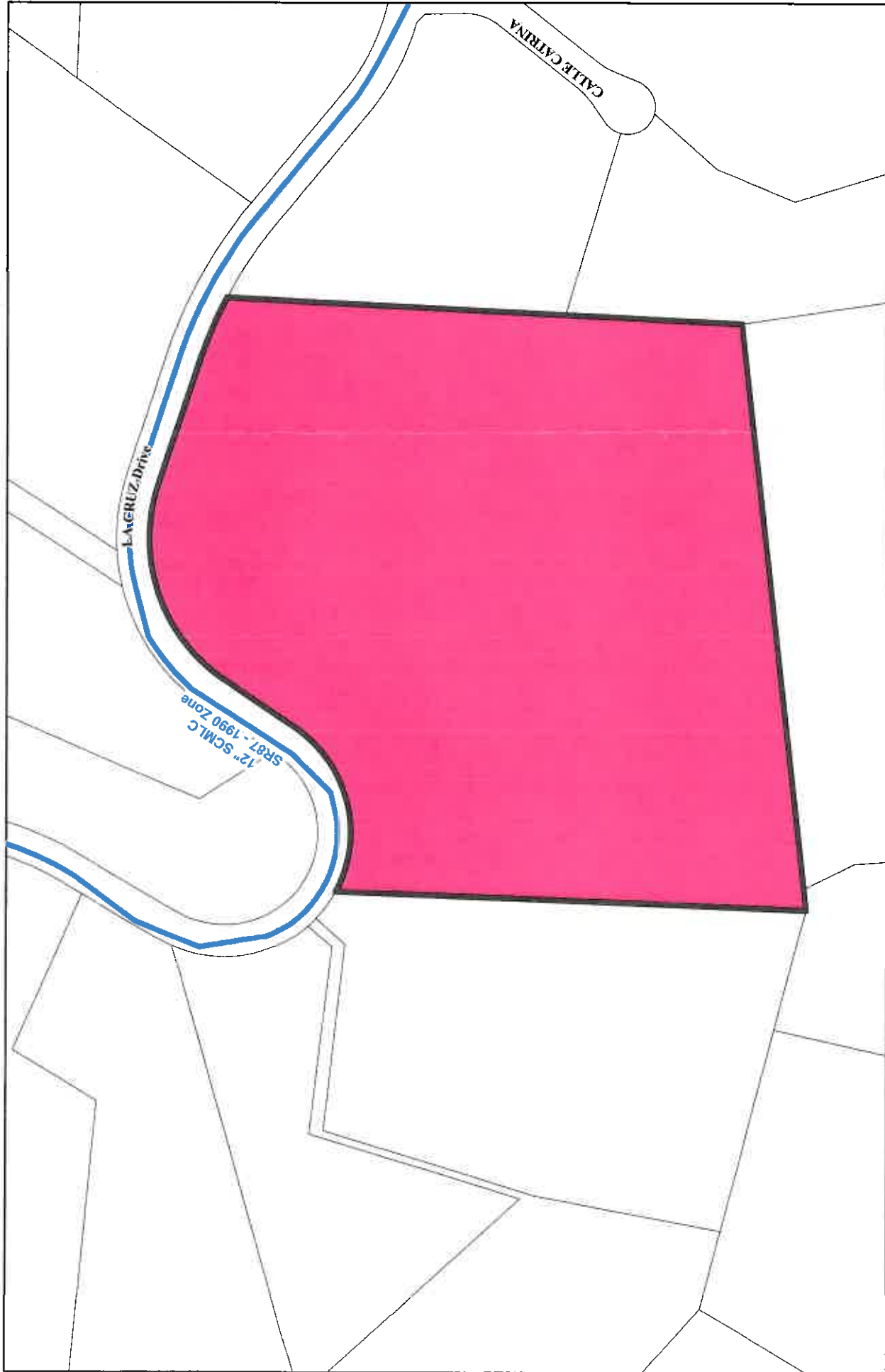


Krisma Crowell  
Engineering Services Representative

Enclosure: Exhibit Map

cc: Corey Wallace, Engineering Manager-CIP & Development  
Phillip Dauben, Associate Engineer  
Corry Smith, Engineering Services Supervisor  
Ramon & Maria Esparza  
Adrian & Liduvina Gallarzo





936-170-010  
Parcel 26 of Parcel Map 28  
Tentative Parcel 36615

RECEIVED

AND DEVELOPMENT COMMITTEE (LDC) INITIAL CASE TRANSMITTAL

MAR 03 2016

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

RCWD

P.O. Box 1409

Riverside, CA 92502-1409

DATE: February 25, 2016

TO:

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

- Riv. Co. Surveyor
Rancho California Water District
Riv. Co. Fire Department
Riv. Co. Building & Safety
Biology
Southern California Edison Co.

- Southern California Gas Co.
Verizon
1st District Supervisor
1st District Planning Commissioner

- RCWD Distribution Stamp
With Attach
A. Webb
C. Walker
J. Kirshberg
P. Dauben
C. Smith
J. Haessly
W. Beck
Central Files
Copied and distributed by: RW

TENTATIVE PARCEL MAP NO. 36615 - EA42697 - Applicant: Adrian Gallarzo - Engineer/Representative: Love Engineering - First Supervisorial District - Rancho California Zoning District - Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) - Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina - 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. - APN: 936-170-010.

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Public Hearing Path: Administrative Action: [ ] DH: [x] PC: [ ] BOS: [ ]

COMMENTS:

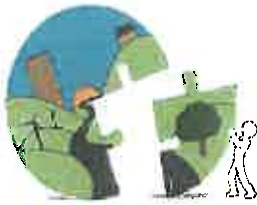
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 2, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

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**REQUEST:** Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink, appearing to read "Heather Thomson".

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map

Tim  
Jubens

March 29, 2016

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



**RE: AB 52 Consultation; PM36615**

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

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Pechanga Band of Luiseño Indians who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 2, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**TENTATIVE PARCEL MAP NO. 36615** – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5)

**REQUEST:** Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

Attachment: Project Vicinity Map

RM

# RINCON BAND OF LUISEÑO INDIANS

## Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·  
(760) 297-2635 Fax:(760) 749-2639



March 14, 2016

Heather Thomson  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

pm

**Re: Tentative Tract Map No. 36615**

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Tentative Tract Map No. 36615 Project and we thank you for the continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple  
Manager  
Rincon Cultural Resources Department

Bo Mazzetti  
Tribal Chairman

Stephanie Spencer  
Vice Chairwoman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 2, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)**

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Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 2, 2016

Gabrieleno Band of Mission Indians – Kizh Nation  
Andrew Salas, Chairman  
P.O. Box 393  
Covina, CA 91723

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 2, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)**

Dear Mr. Heredia:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

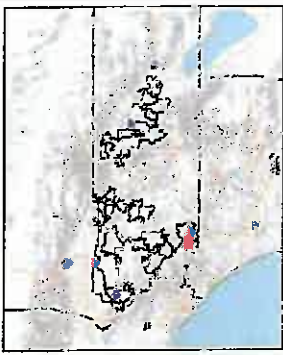
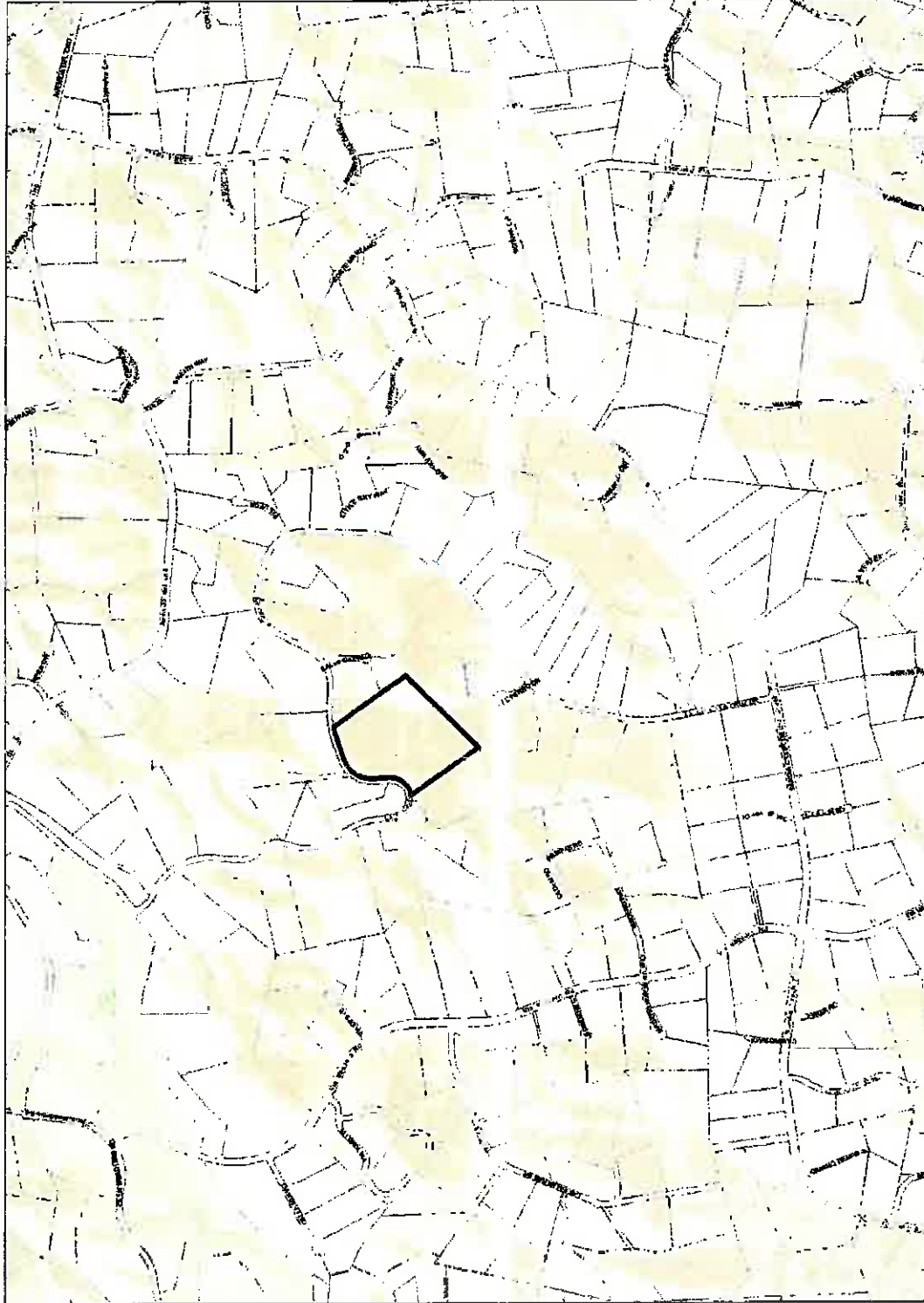
email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

Attachment: Project Vicinity Map





PM36615



**Legend**

- Display Parcels
- Airports
- City Boundaries
- Cities
- roads
- highways
- HIWAY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers
- World Street Map

**Notes**

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

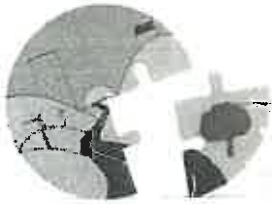


0 2,000 4,000 Feet



REPORT PRINTED ON... 3/2/2016 4:31:11 PM

© Riverside County TLMA GIS



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006559

## 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: Parcel Map 36615

DATE SUBMITTED: 6/9/2014

### APPLICATION INFORMATION

Applicant's Name: Adrian Gallarzo

E-Mail: vjmiller999@yahoo.com

Mailing Address: 7736 Pivot St

<u>Downey,</u>	<u>Street</u> CA	<u>91789</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (562) 419-4984 Fax No: ( )

Engineer/Representative's Name: Love Engineering/Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Rd, Suite 200-166

<u>Temecula,</u>	<u>Street</u> CA	<u>92591</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner's Name: Adrian Gallarzo E-Mail: vjmiller999@yahoo.com

Mailing Address: 7736 Pivot St

<u>Downey,</u>	<u>Street</u> CA	<u>91789</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (562) 419-4984 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

**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.

Adrian Gallarzo *Adrian Gallarzo*  
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.

Adrian Gallarzo & Liduvina Gallarzo *Adrian Gallarzo Liduvina Gallarzo*  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Ramon Esparza and Maria Esparza *Ramon Esparza Maria Esparza*  
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): 936-170-010  
Section: 8 & 17 Township: 8S Range: 3W  
Approximate Gross Acreage: 24.99 acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Sandia Creek Dr, South of \_\_\_\_\_, East of \_\_\_\_\_, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: 2011, Page 978, Grids A1, A2 B1, B2

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):

Subdivide 24.99 acre parcel into two parcels.

No development proposed

Related cases filed in conjunction with this request:

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

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

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

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

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

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

Will the proposal 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: N/A - Development not proposed

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards N/A - Development not proposed

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) 9,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision 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

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.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 SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_

Date

6/9/17

Owner/Representative (2) \_\_\_\_\_

Date \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region		
<b>Project File No.</b>		
<b>Project Name:</b>	Tentative Parcel 36637	
<b>Project Location:</b>	La Cruz Dr, Temecula, CA 92590	
<b>Project Description:</b>	Subdivide 24.99 acre parcel into 2 parcels	
<b>Project Applicant Information:</b>	Adrian Gallarzo (562) 419-4984 7736 Pivot St, Downey, CA 90241	
<b>Proposed Project Consists of, or includes:</b>		
	<b>YES</b>	<b>NO</b>
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 checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" 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 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. (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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
*Areas "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 <a href="http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html">www.swrcb.ca.gov/rwqcb9/programs/basinplan.html</a> . The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> 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.	

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Adrian Gallarzo, Liduvina Gallarzo, Ramon Esparza and Maria Esparza (“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 936-170-010 (“PROPERTY”); and,

**WHEREAS**, on April 8, 2014, PROPERTY OWNER filed an application for Tentative Parcel Map No. 36615 (“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:  
Adrian & Liduvina Gallarzo  
7736 Pivot Street  
Downey, CA 90241

Ramon & Maria Esparza  
20665 E. Climber Drive  
Diamond Bar, CA 91789

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: 2/9/17

FORM APPROVED COUNTY COUNSEL  
BY: MELIS 11/4/16  
TE

**PROPERTY OWNER:**  
Adrian Gallarzo, Liduvina Gallarzo, Ramon Esparza and Maria Esparza

By: Adrian Gallarzo  
Adrian Gallarzo

Dated: 11-02-16

By: Liduvina Gallarzo  
Liduvina Gallarzo

Dated: 11-02-16

By: Ramon Esparza  
Ramon Esparza

Dated: 11/2/16

By: Maria Esparza  
Maria Esparza

Dated: 11/2/16

**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 November 2, 2016 before me, John M. Trujillo - Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Adrian Gallardo, Liduvina Gallardo,  
Name(s) of Signer(s)  
Ramon Esparza and Maria Esparza

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: Indemnification Agreement Document Date: 11-02-2016  
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: \_\_\_\_\_

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

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

**TENTATIVE PARCEL MAP NO. 36615** – Intent to Adopt a Negative Declaration – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering – First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of La Cruz Drive, and westerly of Calle Catrina – 25.80 Gross Acres – Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – **REQUEST:** The proposed project is a Schedule “H” parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **JUNE 19, 2017**  
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 Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2017

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

APN (s) or case numbers Pm 36615 For

Company or Individual's Name Planning Department,

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

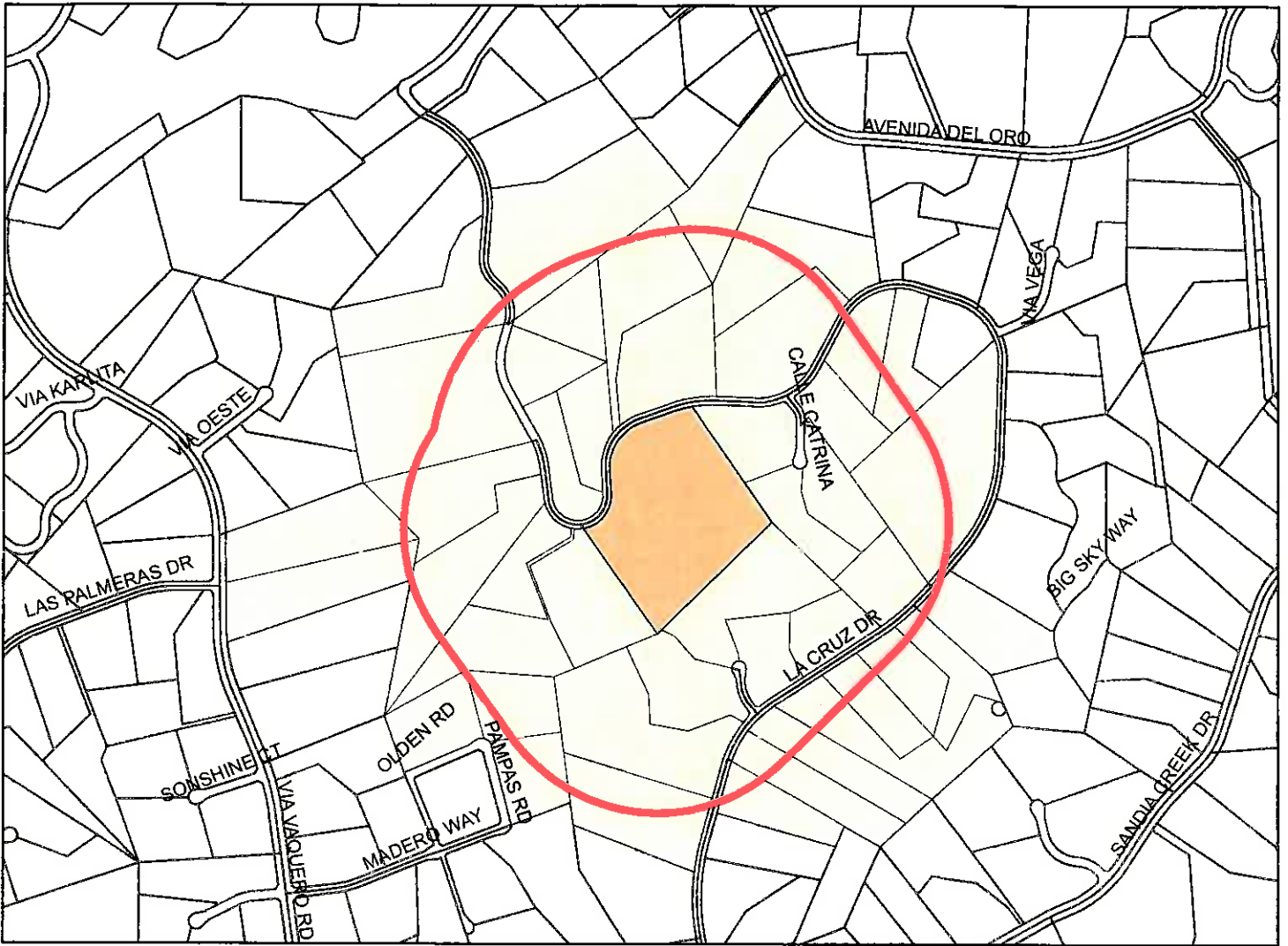
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PM36615 (1200 feet buffer)**



**Selected Parcels**

936-170-010	936-160-010	936-240-013	936-170-008	936-310-009	936-180-009	936-250-028	936-150-015	936-170-019	936-150-016
936-310-010	936-180-003	936-310-011	936-170-009	936-180-006	936-170-014	936-250-029	936-150-014	936-180-011	936-160-007
936-250-026	936-070-012	936-170-011	936-310-001	936-310-002	936-310-003	936-310-004	936-310-006	936-170-007	936-100-016
936-310-008	936-100-011	936-250-018	936-250-019	936-170-020	936-100-012	936-260-012	936-250-017	936-100-015	936-100-017
936-100-018	936-100-019	936-160-009	936-060-007	936-310-007					



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: 936070012, APN: 936070012  
LOS ABUELOS RANCH  
8548 PRESTWICK DR  
LA JOLLA CA 92037

ASMT: 936150016, APN: 936150016  
HARRIET HULING, ETAL  
P O BOX 893835  
TEMECULA CA 92589

ASMT: 936100011, APN: 936100011  
DIANA BEIN, ETAL  
P O BOX 586  
TEMECULA CA 92589

ASMT: 936160007, APN: 936160007  
LA CRUZ  
P O BOX 916  
DANA POINT CA 92629

ASMT: 936100012, APN: 936100012  
WILLIAM EWING, ETAL  
44610 VIA VAQUERO  
TEMECULA, CA. 92590

ASMT: 936160010, APN: 936160010  
JUANA CONEJO, ETAL  
31775 CALLE CHAPOS  
TEMECULA CA 92591

ASMT: 936100015, APN: 936100015  
ZHENGHAN INTERNATIONAL TRADING INC  
44665 LA CRUZ DR  
TEMECULA, CA. 92590

ASMT: 936170008, APN: 936170008  
KIMBERLY VELEZ, ETAL  
45355 LA CRUZ  
TEMECULA, CA. 92590

ASMT: 936100016, APN: 936100016  
LOUISE JT LIVING TRUST, ETAL  
C/O WALTER MORAWA  
43757 LA CRUZ DR  
TEMECULA, CA. 92590

ASMT: 936170009, APN: 936170009  
SANDRA LONIELLO, ETAL  
45315 LA CRUZ  
TEMECULA, CA. 92590

ASMT: 936150014, APN: 936150014  
KATHERINE CARRUTH RENNER  
44320 PAMPAS RD  
TEMECULA, CA. 92590

ASMT: 936170010, APN: 936170010  
LIDUVINA GALLARZO, ETAL  
20665 CLIMBER DR  
DIAMOND BAR CA 91789

ASMT: 936150015, APN: 936150015  
DEBRAH KITCHINGS, ETAL  
P O BOX 2369  
TEMECULA CA 92593

ASMT: 936170011, APN: 936170011  
FELICITAS DOUCETTE YAKUT, ETAL  
39788 CALLE CONTENTO  
TEMECULA CA 92591

ASMT: 936170014, APN: 936170014  
MARTHA MAGNESS, ETAL  
1425 EAST RD  
LA HABRA HEIGHTS CA 90631

ASMT: 936240013, APN: 936240013  
GARY MEHRTENS, ETAL  
C/O ANNETTE MEHRTENS  
1791 TIERRA LIBERTIA RD  
ESCONDIDO CA 92026

ASMT: 936170019, APN: 936170019  
SULTANA DAYA, ETAL  
26095 CALLE CATRINA  
TEMECULA, CA. 92590

ASMT: 936250017, APN: 936250017  
LAURA THOMAS, ETAL  
45450 LA CRUZ  
TEMECULA, CA. 92590

ASMT: 936170020, APN: 936170020  
LYNN MCCORMACK, ETAL  
26088 CALLE CATRINA  
TEMECULA, CA. 92590

ASMT: 936250018, APN: 936250018  
DEV INC, ETAL  
17870 CASTLETON ST NO 323  
CITY OF INDUSTRY CA 91748

ASMT: 936180003, APN: 936180003  
FREDRICO ENTERPRISES  
C/O GORMAN CO  
940 CALLE NEGOCIO STE 135  
SAN CLEMENTE CA 92673

ASMT: 936250019, APN: 936250019  
CANDICE DONNERT, ETAL  
1665 CRESCENT POINT CT  
RENO NV 89523

ASMT: 936180006, APN: 936180006  
BLANCA HERNANDEZ, ETAL  
1122 N WEST ST  
SANTA ANA CA 92703

ASMT: 936250026, APN: 936250026  
LINDA KILFEATHER  
44196 LA CRUZ DR  
TEMECULA, CA. 92590

ASMT: 936180009, APN: 936180009  
LESLIE BROWN, ETAL  
44420 LA CRUZ DR  
TEMECULA, CA. 92590

ASMT: 936250028, APN: 936250028  
CATHERINE PRUHSMEIER, ETAL  
44700 LA CRUZ DR  
TEMECULA, CA. 92590

ASMT: 936180011, APN: 936180011  
ALLISON BJOIN, ETAL  
P O BOX 1886  
TEMECULA CA 92593

ASMT: 936250029, APN: 936250029  
IRENE CUNNINGHAM, ETAL  
44900 LA CRUZ DR  
TEMECULA, CA. 92590



ASMT: 936260012, APN: 936260012  
BASIA YAKAITIS, ETAL  
800 KENNY WAY  
LAS VEGAS NV 89107

ASMT: 936310006, APN: 936310006  
MCDANIEL BROTHERS  
P O BOX 2588  
FALLBROOK CA 92088

ASMT: 936310008, APN: 936310008  
JOANNE GUVENC, ETAL  
1076 EMMA LN  
NIPOMO CA 93444

ASMT: 936310009, APN: 936310009  
CHAD UEBERSSETZIG  
43650 LA CRUZ DR  
TEMECULA, CA. 92590

ASMT: 936310010, APN: 936310010  
DORA KNUTSON, ETAL  
43730 LA CRUZ DR  
TEMECULA CA 92590

ASMT: 936310011, APN: 936310011  
GAIL UEBERSSETZIG  
1506 LINDA ST  
FALLBROOK CA 92028





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

PM36615 / EA42697

*Project Title/Case Numbers*

Tim Wheeler

*County Contact Person*

(951) 955-6060

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Adrian Gallarzo

*Project Applicant*

7736 Pivot Street Downey, CA 91780

*Address*

North of Sandia Creek Drive; South of La Cruz Drive; and West of Calle Catrina

*Project Location*

The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on June 19, 2017 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment 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*

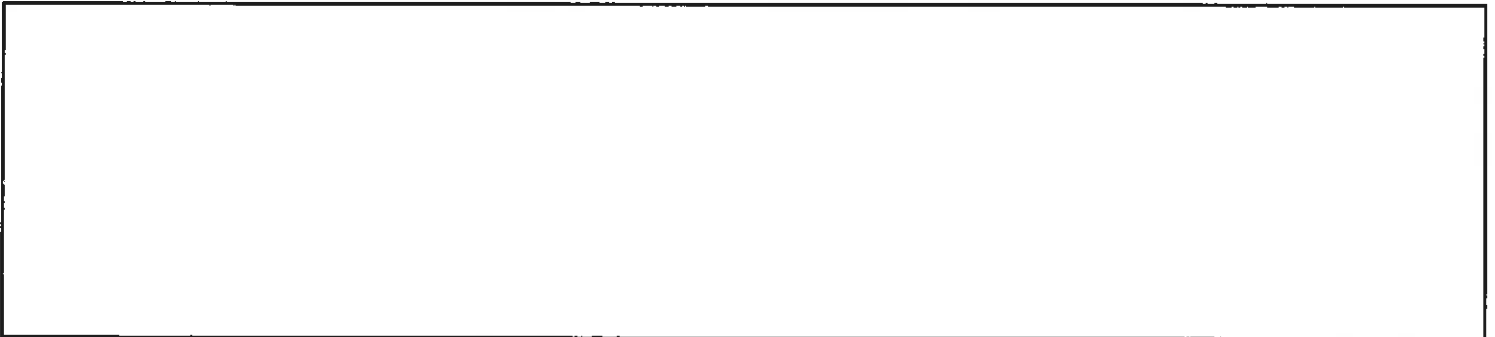
Project Planner

*Title*

June 19, 2017

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1405911

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: ADRIAN GALLARZO \$50.00  
paid by: CK 0014667  
EA42697  
paid towards: CFG06082 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jun 09, 2014 12:22  
MGARDNER posting date Jun 09, 2014

\*\*\*\*\*  
\*\*\*\*\*

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

M\* REPRINTED \* R1603778

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: ADRIAN GALLARZO \$2,210.25  
paid by: CK 016328  
EA42697  
paid towards: CFG06082 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Apr 04, 2016 14:04  
MGARDNER posting date Apr 04, 2016

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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

3.4

Agenda Item No.:  
Area Plan: The Pass  
Zoning District: Cabazon  
Supervisorial District: Fifth  
Project Planner: Jay Olivas  
Directors Hearing: June 19, 2017

PLOT PLAN NO. 26096  
Environmental Assessment No. 42950  
Applicant: Simon CRE Lincoln, LLC  
Representative: MPA Architects



Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Plot Plan No. 26096** proposes a 7,500 square foot commercial retail building for retail uses such as, but not limited to, grocery, hardware, and clothing sales. The proposed building will have a maximum height of 24 feet. The project includes an approximate 38-space parking lot, landscaping, trash enclosure, lighting, and storm drainage facilities. Overall building elevations consist of light stone color stucco on the exteriors, with stone veneer elements and metal awning at the building entrance facing Main Street.

Hours of operation are proposed to be within 8:00 a.m. to 10:00 p.m., Monday through Sunday. No alcohol sales are proposed or allowed with the proposed plot plan.

The project is located southerly of Interstate 10, northerly of Main Street, and easterly of North Fern Street in Cabazon.

### BACKGROUND:

The proposed commercial retail building is located on the northeast corner of Main Street and N. Fern Street in Cabazon with an Interstate 10 freeway exit located at the southeast property corner. The overall site is approximately 1.38 acres on vacant land consisting of two (2) Assessor's Parcel Numbers ("APNs"), 526-060-003 and 526-060-004. Plot Plan No. 26096 is conditioned to merge the two parcels with a Certificate of Parcel Merger prior to grading or building permit issuance (Recommended Conditions of Approval (COA's) 60.Planning.5 and 80.Planning.5 – Parcel Merger Required).

The project includes a Setback Adjustment (SBA No. 6097) to increase the street side yard setback from a maximum of 15 feet in the Mixed Use (MU) zone (Section 9.87 (A.13a) of Ordinance No. 348) to approximately 45 feet along the westerly street boundary of North Fern Street to accommodate the proposed building. Due to the irregular shape of the two properties to be merged, the location of the property adjacent to freeway exit, and the proposed building design, the Setback Adjustment can be supported with findings. Setback Adjustment No. 6097 was approved on June 7, 2017 by the Assistant TLMA Director.

### ISSUES OF POTENTIAL CONCERN:

No issues of concern.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Mixed Use Area (MUA)
2. Surrounding General Plan Land Use (Ex. #5): Mixed Use Area (MUA); Commercial Retail (CR); Rural Desert (RD)
3. Existing Zoning (Ex. #2): Mixed Use (MU)
4. Surrounding Zoning (Ex. #2): Mixed Use (MU); Manufacturing-Service Commercial (M-SC); Scenic Highway Commercial (C-P-S); Controlled Development Areas (W-2-10)
5. Existing Land Use (Ex. #1): Vacant land
6. Surrounding Land Use (Ex. #1): Interstate 10 with Convenience Store with Gasoline Sales to the north, Vacant land to east, Vacant land, Single-Family Residential, Commercial, Industrial, Hotel, Cabazon Sheriff Station, Post Office, and a Church to the west
7. Project Data: Total Acreage: 1.38 Acres  
Total Bldg. Square Footage: 7,500 square feet  
Building Height: 24 feet
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42950**, 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. 26096**, 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 Mixed Use Area (MUA) on the Pass Area Plan.
2. The project site is located within the Cabazon Policy Area and Community Center Overlay.
3. The proposed project is a commercial retail building for retail uses such as, but not limited to, grocery, hardware, and clothing sales and is consistent with the MUA land use designation of the General Plan in that the MUA land use designation is not intended to identify a particular mixture of residential, commercial, office, entertainment, education and/or recreational uses. Further, the 1.38 acre site provides better access to healthy foods via available circulation facilities such as adjacent streets and access to the freeway (LU 29.7), and proposes desert friendly landscaping to promote the neighborhood character consistent with the MUA land use designation.
4. The project site is surrounded by properties which are designated MUA, Commercial Retail (CR) and Rural Desert (RD).



5. The zoning for the subject site is Mixed Use (MU). Surrounding land is zoned Manufacturing-Service Commercial (M-SC), Scenic Highway Commercial (C-P-S), and Controlled Development Areas (W-2-10).
6. As provided in Section 9.86 of Ordinance No. 348, the proposed project, a commercial retail building with the following uses such as but not limited to grocery (Section 9.86.b(22)), hardware (Section 9.86.b(23)), and clothing sales (Section 9.86.b(13)), is a permitted use, subject to approval of a plot plan, in the MU zone.
7. The proposed project is consistent with the development standards set forth in the MU zone:
  - i) Public Use – Any building over 30,000 square feet shall include a public use area. The proposed building is approximately 7,500 square feet so a public use area is not required.
  - ii) Ground Floor – No more than 50% of all ground floor mixed use building may be for residential dwellings. No residential dwellings are proposed.
  - iii) Transparency – The proposed building does contain transparent windows and shade awning at approximately 50% at front building wall entrance which can be seen from Main Street and parking lot in compliance with Section 9.87.4.A of Ordinance No. 348.
  - iv) Street Orientation – The proposed building is oriented towards Main Street and North Fern Street with side parking lot along the westerly building portion in compliance with Section 9.87.A.5 of Ordinance No. 348. Pedestrian access is encouraged from the main parking lot as opposed to the six foot wide walkway along Main Street which pedestrian access would be discouraged since this area terminates at a freeway exit along the easterly project boundary.
  - v) Entrances – The proposed building does contain an entrance door facing Main Street from an approximate distance of 50 feet from proposed six foot wide walkway along Main Street that connects to North Fern Street in compliance with Section 9.87.A.6 of Ordinance No. 348.
  - vi) Pedestrian Paths – Pedestrian pathways are available from the 38 space off-street parking lot directly into the proposed commercial building including an ADA path, along with proposed walkways along Main Street and North Fern Street that lead to the building entrance in compliance with Section 9.87.A.7 of Ordinance No. 348.
  - vii) Building Design – Building facades shall be varied. The proposed building includes varied roof lines with entrance feature and stucco exteriors with stone veneer elements which provides a visual interest including to pedestrians (COA's 80.Planning.1 - Conform to Elevations and 90.Planning.13 –Color/Finish Compliance).
  - viii) Lot Area – There is no minimum lot area requirement.
  - ix) Lot Width – There is no minimum lot width requirement.
  - x) Setbacks – Building facades shall be no more than 15 feet from street side yard. The project's setback adjustment (SBA 6097) approved by the Assistant TLMA Director on June 7, 2017 increases the street side yard setback from a maximum of 15 feet in the Mixed Use (MU) zone to approximately 45 feet along North Fern Street. This setback adjustment is necessary because it addresses the unique characteristics of the property located adjacent to a freeway exit and narrow lot shape.
  - xi) Height – The maximum height shall be 75 feet and minimum floor to ceiling height shall be 11 feet. No one-family dwellings are directly adjacent to the project site. The nearest one-family dwellings are located approximately 250 feet to the west along Palm Street. Due to maximum proposed building height of 24 feet and a minimum interior height of approximately 11 feet, this development standard is met.

- xii) Roof Mounted Screening Equipment – The project's roof top equipment is screened with a 3 foot high parapet wall to ensure all roof mounted mechanical equipment is screened from the ground elevation view to a minimum sight distance of 660 feet (COA's 80.Planning.9 and 90.Planning.5 – Roof Equipment Shielding).
  - xiii) Trash Areas – Trash collection areas shall be screened by landscaping or architectural features. The project includes a trash enclosure with metal gate and block walls.
  - xiv) Lighting – All lighting fixtures shall be directed and arranged to prevent glare or direct illumination. The project is conditioned to contain hooded lighting (COA 10.Planning.3).
8. Commercial uses have been constructed along Main Street and the Interstate 10 corridor in Cabazon and are operating in the project vicinity.
  9. The proposed commercial retail store project has been conditioned to prohibit overnight camping in Recreational Vehicles (RVs) and overnight car camping (COA 10.Planning.22) within the proposed parking lot to reduce impacts to neighboring properties, including single family residential dwellings approximately 250 feet to the west along Palm Street. Additionally, any temporary events shall require a temporary event permit in accordance with Article XIX of Ordinance No. 348.
  10. This project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not located within a Conservation Area of that plan.
  11. The varied roof line with stucco for the proposed 7,500 square foot retail building with desert landscaping along the exterior property lines shall reduce visual impacts to the surrounding community.
  12. Fire protection and suppression services will be available for the project through the Riverside County Fire Department.
  13. The project site directly abuts Main Street (68-foot right-of-way) and North Fern Street (56 foot right-of-way). North Fern Street provides direct driveway access to the project site.
  14. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding Assembly Bill 52 (AB 52) were also mailed out to nine (9) tribes for the project on January 12, 2017. No requests to consult were received regarding the proposed project.
  15. The initial study performed pursuant to Environmental Assessment No. 42950 identified no potentially significant environmental impacts, and no mitigation is required. The initial study originally described the project use as a commercial retail building. The initial study project description has been updated to clarify that the use of the commercial retail building, which is retail in nature, includes uses such as, but not limited to, grocery, hardware and clothing sales. Since the update to the initial study is for clarification purposes only, recirculation of Environmental Assessment No. 42950 is not required. The use was fully analyzed by the initial study.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Mixed Use Area (MUA) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Mixed Use (MU) 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 conditionally 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 is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
7. The project's setback adjustment (SBA 6097) was approved by the Assistant TLMA Director on June 7, 2017 to increase the street side yard setback from a maximum of 15 feet to approximately 45 feet on North Fern Street. This setback adjustment is necessary to address the unique characteristics of the property located adjacent to a freeway exit and narrow lot shape.

**INFORMATIONAL ITEMS:**



1. As of this writing (6/7/17), no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City Sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. An Agriculture Preserve;
  - d. A County Fault Hazard Zone;
  - e. A High Fire Area; and,
  - f. An Airport Compatibility Zone.
3. The project site is located within:
  - a. Cabazon Policy Area and Community Center Overlay;
  - b. The Mt. Palomar Lighting Area (Ord. 655);
  - c. A Moderate Liquefaction Area;
  - d. The Banning Unified School District;
  - e. The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP); and,
  - f. The Whitewater River Shed.
4. The subject site is currently designated as Assessor's Parcel Numbers 526-060-003 and 526-060-004.

# VICINITY MAP

## PLOT PLAN NO. 26096



### Legend

-  Display Parcels
-  City Boundaries
- Cities**
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP

### Notes



0 449 898 Feet



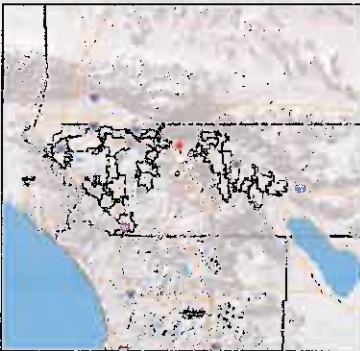
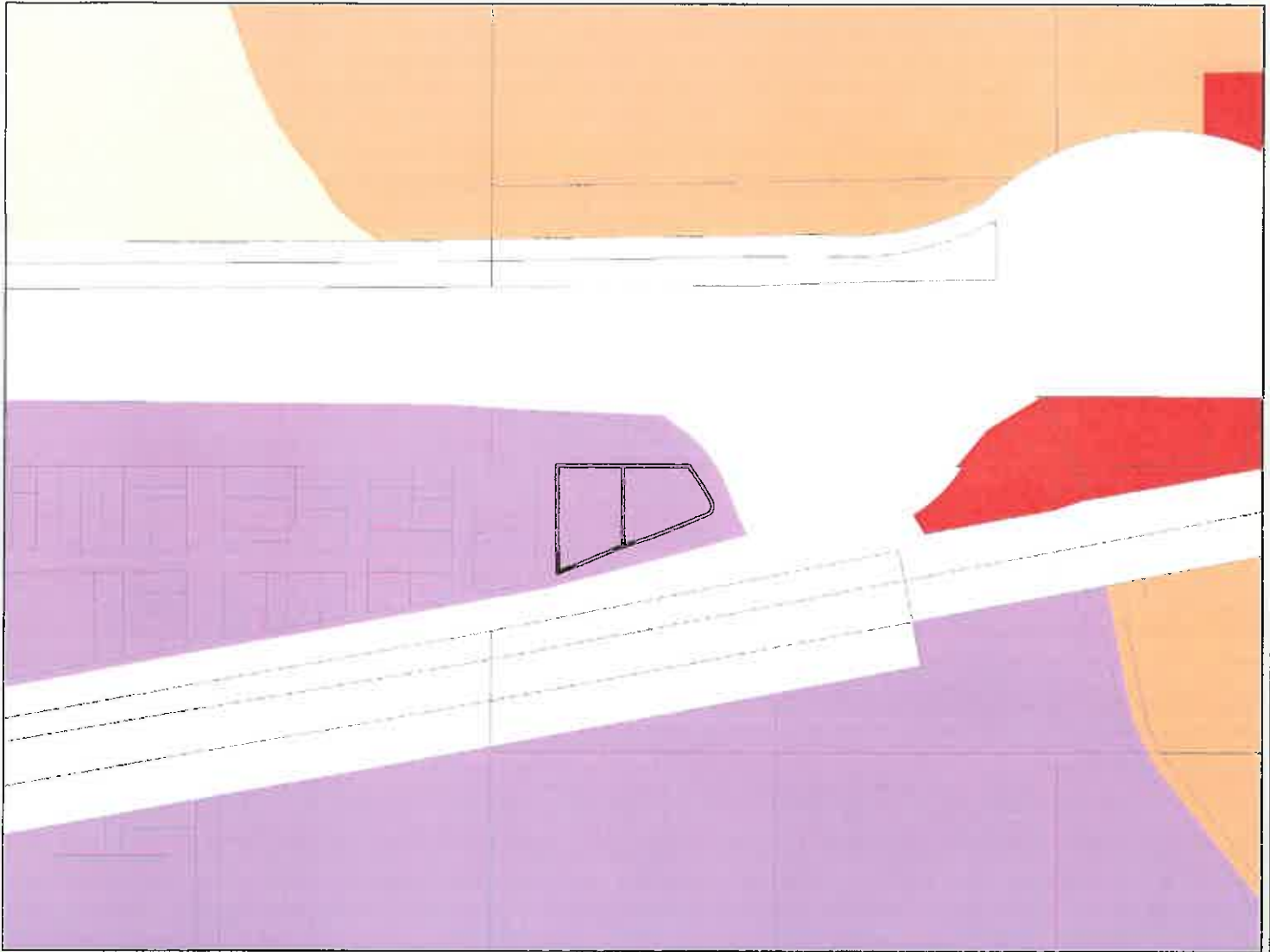
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# GENERAL PLAN LAND USE

PLOT PLAN NO. 26096



## Legend

Display Parcels  
Landuse

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential

- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources

- USHWY
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

## Notes



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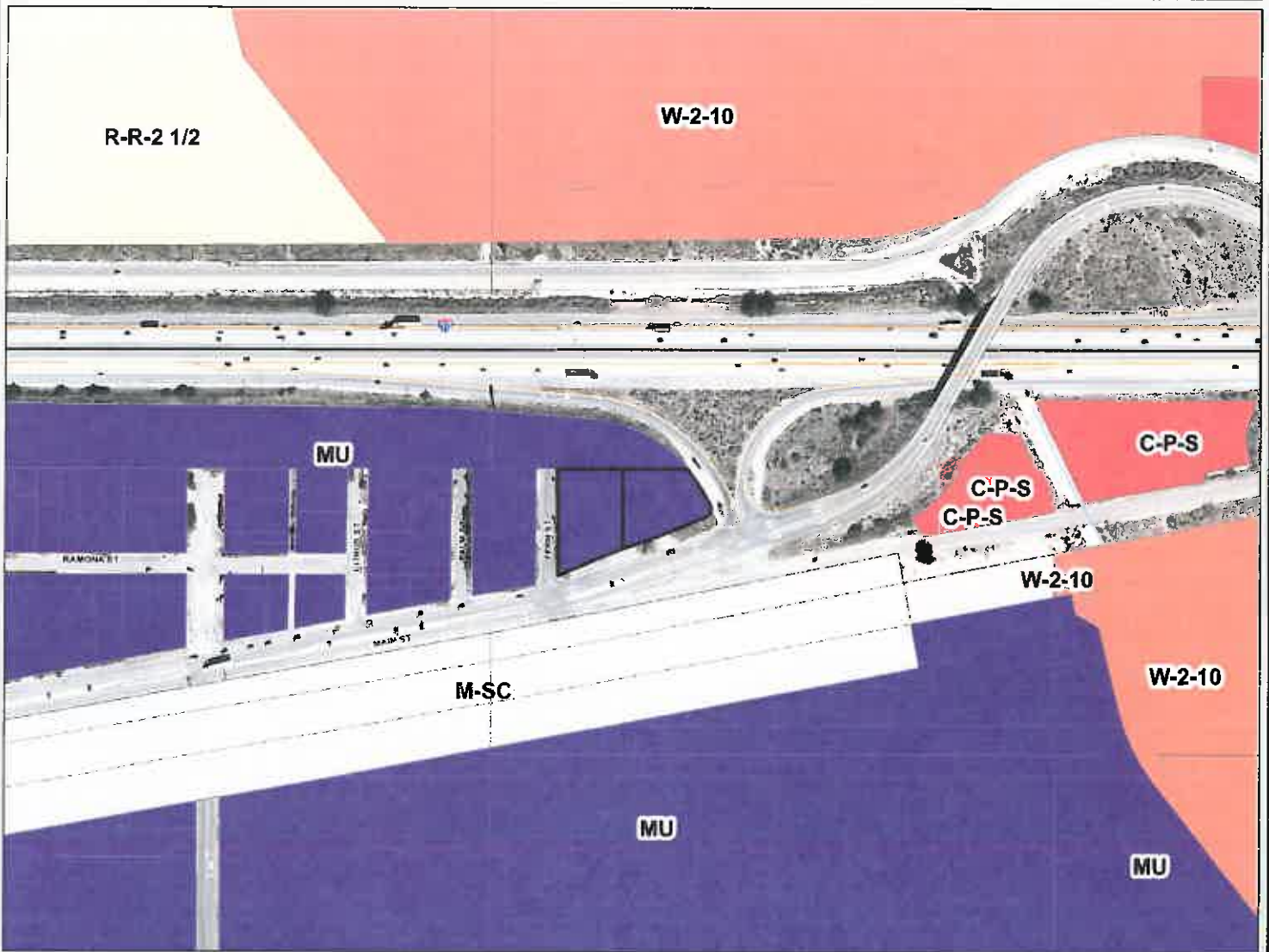
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# ZONING CLASSIFICATION

PLOT PLAN NO. 26096



## Legend

Display Parcels  
 Zoning

OTHER ZONING

A-1

A-1-1

A-1-1 1/2

A-1-1/2

A-1-10

A-1-15

A-1-2

A-2-20

A-2-5

A-D

A-P

A-P-10

A-P-2 1/2

A-P-5

C-1/C-P

C-CV

C-O

M-H-2 1/2

M-H-5

M-M

M-M-3

M-M-5

M-R

M-R-A

M-SC

M-SC-1

M-SC-5

## Notes



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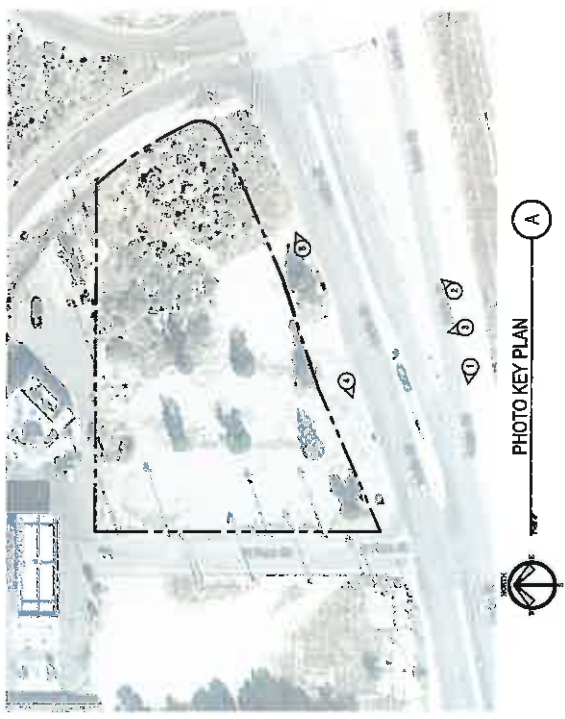
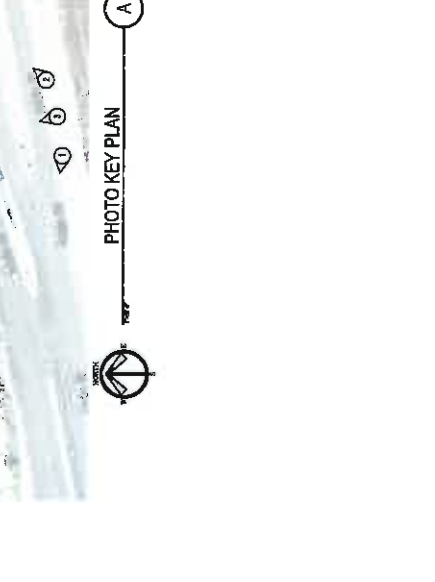
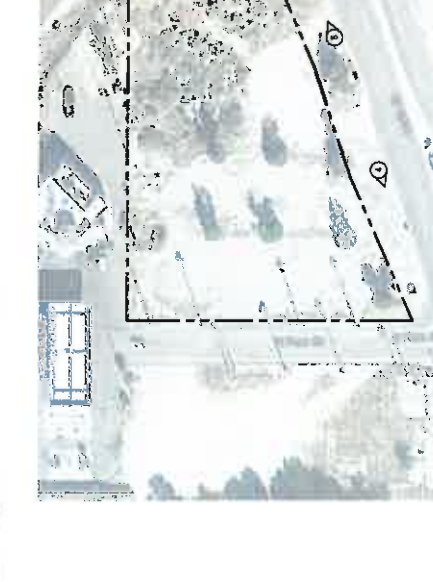


PHOTO KEY PLAN A



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: PLOT PLAN NO. 26096

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: May 25, 2017

Applicant/Project Sponsor: Simon CRE Date Submitted: 9/8/2016

**ADOPTED BY:** Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 05/30/17

Y:\Planning Case Files-Riverside office\PP26096\DH-PC-BOS Hearings\DH-PC\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA42950 ZCFG6320

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42950  
**Project Case Type (s) and Number(s):** Plot Plan No. 26096  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 77588 El Duna Ct, Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-8277  
**Applicant's Name:** MPA Architects (Leonardo Dale)  
**Applicant's Address:** 3578 30<sup>th</sup> Street San Diego, CA 92104  
**Engineer's Name:** Andrew Mizerek  
**Engineer's Address:** 4300 N. Miller Road, Ste. 122 Scottsdale, AZ 85251

### I. PROJECT INFORMATION

**A. Project Description:** Plot Plan No. 26096 proposes a 7,500 square foot commercial retail building for retail uses such as, but not limited to, grocery, hardware, and clothing sales. The proposed building will have a maximum height of 24 feet. The project includes an approximate 38-space parking lot, landscaping, trash enclosure, lighting, and storm drainage facilities. Overall building elevations consist of light stone color stucco on the exteriors, with stone veneer elements and metal awning at building entrance facing Main Street.

Hours of operation are proposed to be from 8:00 a.m. to 10:00 p.m. Monday through Sunday. No alcohol sales are proposed. Project grading consists of approximately 800 cubic yards of cut and 3,000 cubic yards of fill.

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

**C. Total Project Area:** 1.38 Acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 1.38	<b>Lots:</b> 2	<b>Sq. Ft. of Bldg. Area:</b> 7,500	<b>Est. No. of Employees:</b> 20
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 526-060-003; 526-060-004

**E. Street References:** Southerly of Interstate 10, northerly of Main Street, and easterly of North Fern Street in Cabazon.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South, Range 2 East, Section 16.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of two (2) vacant commercial lots. The project site is surrounded by Interstate 10 to the north, Convenience Store with Gasoline Sales, vacant land, single family residential, hotel, commercial, industrial, Cabazon Sheriff Station, Post Office, and existing Church. The project is located in an existing urbanized area. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of Community Development: Mixed Use Area (MUA) Land Use designation in that retail uses such as grocery goods and hardware stores are allowed subject to plot plan, there are available circulation facilities such as adjacent streets (LU 29.7) and proposed desert friendly landscaping. The proposed project meets all other applicable land use policies.
2. **Circulation:** The project has adequate circulation to the site with existing streets including Main Street and N. Fern Street to be further improved with proposed project. Therefore, it is 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 Areas of Flooding Sensitivity. However, proposed retention areas address drainage impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. 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 proposed project is not subject to Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed retail store meets all applicable Air Quality element policies.

B. **General Plan Area Plan(s):** The Pass Area

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

D. **Land Use Designation(s):** Mixed Use Area (MUA)

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 Mixed Use Area.

**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:** Mixed Use (MU)

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

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Mixed Use (MU), Manufacturing Service Commercial (M-SC), and Scenic Highway Commercial (C-P-S).

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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



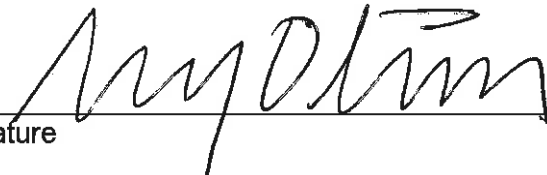
effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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



May 25, 2017

Date

Jay Olivas, Project Planner

For Charissa Leach, P.E.  
Assistant TLMA Director

Printed Name

**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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 project site is located along Interstate 10 in Cabazon which is not designated as a scenic highway corridor. Therefore there would be no impact.
- b) The proposed retail store within an existing mixed-use area including commercial, industrial and residential land uses, will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes an approved desert landscape in accordance with County Ordinance No. 859 as indicated by Conditions of Approval (COA's) such as 80.Trans.18 – Landscape Plot Plan. Therefore impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Mt. Palomar Observatory</b>				
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:

- a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets (COA 10.Planning.19 - Mt. Palomar Lighting Area). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting of a 7,500 square retail store with on-site parking would create a new light source, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Additionally, any lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.3 – Lighting Hooded). Impacts would be less than significant.
- b) Surrounding land uses include commercial buildings, residential dwellings, industrial and vacant land. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential properties to the west. Additionally, desert landscaping shall reduce any automobile lights towards adjoining properties. Therefore, outdoor lighting impacts are considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials

**Findings of Fact:**

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance", it is designated "other lands" and "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<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:

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) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Significance Thresholds and Analysis

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

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the proposed retail building. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for mixed use commercial development and is limited to approximately 1.38 acres, and it is reasonable to assume that a portion of the customers will be already visiting the immediate area which is in close proximity to residential, commercial, and industrial land uses. Additionally, the retail store is limited to approximately 38 parking spaces with most vehicles required to be licensed including in compliance for CA smog standards further limiting impacts to air quality. Due to relatively small size of project with 7,500 square foot building with associated parking, landscaping, on 1.38 acres, air quality impacts would be minor both on a project and cumulative level. Therefore, impacts would be less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to relatively small size of project with 7,500 square foot building with associated parking, landscaping, and on .1.38 acres, air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding and nearby land uses include commercial buildings, industrial buildings, residences, and vacant land; the project is approximately 250 feet from nearest residence, but is not expected to generate substantial point-source emissions due to limited size of project. The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.

- e) Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project will not create objectionable odors affecting a substantial number of people. No impacts are anticipated.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with grading for commercial pad. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred on the subject property which is currently vacant. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding Assembly Bill (AB 52) were also mailed out to nine (9) tribes for the project on January 12, 2017. No request to consult were received regarding the proposed project. Therefore, the project will not alter or destroy any known archaeological site and there will be no impact.

b) The proposed project is not expected to impact archaeological resources. If, however, during any 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.17 – Unanticipated Resources). No impacts are anticipated.

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. No impacts are anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.15–Low Paleo). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

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

**Monitoring:** No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review; County Geological Report No. 2524 (GEO 2525)

**Findings of Fact:**

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is minimal. Compliance with GEO 2524 such as all loose soils within the proposed building footprints being over-excavated to competent native soils exhibiting an in-place relative compaction of at least 85%, and replaced with engineered fill (COA 10.Planning.18 – GEO 2524 Accepted), and compliance with California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building Codes (CBC 2016) for the foundation design, would address any potential liquefaction concerns. Therefore, impacts from liquefaction are 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?

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:

- a) 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. CBC 2016 requirements pertaining to development will mitigate the potential impact to 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?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

- a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the proposed building foundation subject to the CBC 2016. Impacts would be less than significant.

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?

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiche hazards are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a) The project proposes contains relatively flat topography on existing rough graded commercial pad. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

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

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

- a) The project will not result in substantial soil erosion or loss of top soil due to proposed building improvements, paving, landscaping. Impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered low and engineered fill and required depth of footings will create less than significant impacts.
- c) The project site does proposes septic systems, but not alternative waste water disposal. Impacts would be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**Source:** Flood Control District review, Project Application Materials

**Findings of Fact:**

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is anticipated to slightly increase water erosion, but this impact is addressed due to proposed on-site retention and transportation related improvements. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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 project site lies within a high to moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of proposed site improvements such as the 7,500 square foot retail building with 38 space asphalt parking lot and required PM10 Dust Control Plan during construction (COA 10.BS Grade.8 – PM 10 Plan). Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 due to California Smog requirements for California licensed vehicles which would be the majority of customers using the 38 automobile parking spaces at the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used within the proposed retail building. Therefore, less than significant impacts are expected.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project is not anticipated to 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, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>23. Airports</b>				
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"

- a) The project site is not located within an Airport Master Plan. Therefore, there would be no impact.
- b) The project site does not require review by the Airport Land Use Commission. Therefore, there would be no impact.
- c) The project site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. Banning Municipal Airport is located approximately 3.5 miles to the west. No impacts are anticipated.
- 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. Therefore, there is no impact.



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

Monitoring: No 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?

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

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there is no 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?

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

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

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

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?

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

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Drainage Report dated April 1, 2015; WQMP Report dated August 29, 2016 by TTG Engineers

Findings of Fact:

- a) The topography of the site is partially graded desert land. The project would not substantially alter the existing drainage patterns of the project site and is protected by the Cabazon Channel and Interstate 10; however, the project is required to provide retention areas for the proposed retail building site which are routine measures to be incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site (COA 10.Trans.9-Std. Intro). Impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA BS Grade 60.BMP.13 Construction NPDES Permit).
- c) Water service is provided by the San Gorgonio Pass Water Agency. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Additionally, plans for grading, a desert landscape plan, and irrigation are required to be reviewed and approved by the County Transportation Dept. ensuring efficient water management (COA 80.Trans.20-Landscape Project Specific). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned storm water drainage systems. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project proposed project will not place the retail building within a FEMA 100-year flood hazard area that would impede or redirect flows. Therefore there is no impact.
- g) The proposed project is not anticipated to substantially degrade water quality due to reviewed preliminary Water Quality Management Plan with final WQMP plan required (COA 60.Trans.6 WQMP Plan). Impacts would less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The site proposes drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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; WQMP Report dated August 29, 2016

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to proposed drainage improvements. The project lies within the area of the Whitewater River Basin which requires on-site retention facilities to preserve natural storage of riverine flows such that downstream flow is not increased. The site is currently a vacant pre-graded pad where drainage is absorbed by the existing soil, however, the site will be fully improved with 7,500 square foot building and impervious parking lot surface which incremental increased drainage will be kept on-site through use of retention basin. Impacts are considered less than significant which consists of the required retention basin and improvements such as landscape planters.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to proposed drainage improvements largely consisting required on-site retention and by elevating the finished floor a minimum of one foot above the adjacent ground (COA 10.Flood.1). Therefore, the impact is considered less than significant.
- c) The proposed project would not 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 since these structures are not in the project area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since a 7,500 square foot retail building is proposed on 1.38 acres of vacant land, but the subject land is located within an existing mixed use area intended for such development. The project is consistent with the subject land since the land is designated Mixed Use Area (MUA), and retail uses such as grocery stores and hardware stores uses are allowed within MUA designation. Impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is not located within the Sphere of Influence (SOI) of a City. Therefore no impacts are expected.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a-b) The project will be conditionally consistent with the site's existing Mixed Use (MU) zone due to the commercial nature of the project which the MU zone supports such as retail, grocery goods, hardware, which is specifically listed and is supported use with an approved plot plan. The project is surrounded by properties which are zoned Mixed Use. The project would buffer adjacent zones with perimeter treatment, hooded lighting, and landscaping. Therefore, impacts would be less than significant.

c-d) The proposal to add a 7,500 commercial building up to 24 feet in height will be conditionally compatible with existing and surrounding land uses including commercial, single family residential, and industrial land and vacant land due to proposed site improvements. Therefore, impacts would be less than significant.

e) The project will not disrupt or divide the physical arrangement of an established community.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resource</b>				
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"/>
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 area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are commercial and industrial buildings, residences, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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**

e. 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

f. 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

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 two miles of a public airport or public use airport that would expose people using the project to excessive airport noise. The project site is approximately 3.5 miles from the Banning Municipal Airport but the noise level would be less than significant due to commercial nature of the project and compliance with CBC 2016.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

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 proposed project is located within approximately 200 feet of an existing rail road adjacent to Main Street in Cabazon, rail road noise impacts would be less than significant due to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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commercial nature of the project with an enclosed building which would include compliance with California Building Code (CBC) 2016.

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 proposed project is located within approximately 175 feet of Interstate 10 corridor and is adjacent to the I-10 freeway exit along the eastern property line. Highway noise would be less than significant due to the commercial nature of the project with an enclosed building and compliance with CBC 2016.

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

Findings of Fact: The project is not impacted by other noise impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

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

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

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

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development as a retail building will not substantially increase ambient noise levels since the land use is proposed as an enclosed building and due to existing traffic noise along Interstate 10 and Main Street. Therefore, impacts are less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction of the retail building. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning 8 – Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a). Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<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



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

- a) The proposed project will not displace any existing residences due to the commercial nature of the project. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the commercial nature of the project. Therefore, there is no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project.
- d) The project is located within the Cabazon Redevelopment Project Area.
- e) The project would add a new business with approximately 20 employees. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area since the business would be within a 7,500 square foot building and be limited to approximately 20 employees. Any impacts would be less than significant.

**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**

**Source:** Riverside County General Plan Safety Element

**Findings of Fact:**

The proposed commercial building will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Main Street and North Fern Street and will include fire protection improvements such as minimum required fire flow of 1500 GPM and water certification (COA's 10.Fire.5 – Fire Flow, 80.Fire.1 – Water Plans).

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

**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.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: GIS database

Findings of Fact:

The Banning Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees as set by State Law (COA 80.Planning.8). Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes a retail building with approximately 20 workers. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. 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 scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing commercial and mixed use area including residential, industrial, and hotels. Therefore, there is no impact.
- b) Due to the relatively small size of the 1.38 acre building pad zoned Mixed Use, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no impact.

Mitigation: No mitigation measures are required.

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

**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 General Plan does not identify a Class I Bikeway/Regional Trail along Main Street, no impacts are expected.

**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"/>
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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"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

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

Findings of Fact:

- a) The proposed project to add a 7,500 square foot retail building will slightly increase vehicular traffic on the surrounding streets including Main Street (68 foot right of way) and North Fern Street (56 foot right of way) within a designated mixed use zoning area. The Transportation Department and Caltrans Traffic Operations reviewed the All Way Stop Analysis at the northeast corner of North Fern Street and Main Street for the proposed project and concurred with the conclusions in the Warrant Analysis dated December 20, 2016 for an all-way stop intersection (COA 90.Trans.9–Improvements). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to 38 parking spaces with relatively small retail building of 7,500 square feet. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 90.Trans.4 – WRCOG TUMF). Impacts are considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 “Off-Street Parking.” Project parking consists of approximately 38 spaces. The project will not conflict with an applicable congestion management plan.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project’s construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The General Plan does not identify a Class I Bikeway/Regional Trail along Main Street, no impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Coachella Valley Water District and Department of Environmental Health Review

- a) The proposed project is served by the San Geronio Pass Water Agency (SGPWA) and would result in the construction of new water treatment facilities or expansion of existing facilities as the result of the retail building (COA 80.E Health.4 - Water Will Serve). However, due to the relatively small size of the project at 7,500 square feet and desert landscaping, impacts would be less than significant.
- b) The proposed project will be served by SGPWA. Based on review by SGPWA, it is anticipated that the project will have sufficient water supplies available for the project. Additionally, desert landscape irrigation plan compliance required by County Transportation Department and plumbing Codes will limit impacts to ground water supply. Therefore the impact is considered less than significant.

**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

**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 would result in the construction of new waste water treatment facilities consisting of septic system (COA 80.E Health.2 – Septic Plans and 80. E Health.3 Perc Test). Due to the relatively small size of the project with 7,500 square foot retail building, impacts would be less than significant.
- c) The proposed project, with existing and proposed improvements, is very likely to have adequate wastewater treatment capacity to serve the existing project site. Therefore, it is not anticipated the project will result in service that has inadequate capacity to serve the project’s projected demand. Therefore, the impact is considered 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?

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)?

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

**Findings of Fact:**

a-b) The project will not generate significant amounts of construction or retail related trash waste. The project will be served by Riverside County Waste Management Department and shall be required to submit a Waste Recycling Plan (WRP) and compliance with AB 341 as indicated by COAs 80.Waste.1 WRP and 90.Waste.2 Recycling Collection Area. Due to relatively small size of the retail building at 7,500 square feet with single trash enclosure for two (2) bins with required septic system, the project would generate less than significant amounts of solid waste to be disposed. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, impacts are less than significant.

**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?

b) Natural gas?

c) Communications systems?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>49. Energy Conservation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

<b>50.</b> 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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 due to the relatively small size of the 7,500 square foot retail building on 1.38 acres within approximately 175 feet of Interstate 10. The site is surrounded by existing commercial, industrial, and residential development and would largely serve traffic and customers who would normally visit this area even without the proposed retail building.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and project landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobile customers who frequent the site, and would not be cumulatively considerable. Impacts are therefore less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

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

- Earlier Analyses Used, if any: SCAQMD
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department  
 77-588 El Duna Ct. Ste. H  
 Palm Desert, CA 92211

**VII. AUTHORITIES CITED**

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted for a 7,500 square foot commercial retail building for retail uses such as, but not limited to, grocery, hardware, and clothing sales. The building will have a maximum height of 24 feet. The project includes an approximate 38-space parking lot, landscaping, trash enclosure, lighting, and storm drainage facilities. Overall building elevations consist of light stone color stucco on the exteriors, with stone veneer elements and metal awning at building entrance facing Main Street.

Hours of operation are to be within 8:00 a.m. to 10:00 p.m., Monday through Sunday.

No alcohol sales are allowed under the plot plan approval.

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

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10. GENERAL CONDITIONS

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

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. 26096 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, Amended No. 2, dated April 25, 2017.

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,

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

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10. GENERAL CONDITIONS

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

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10. GENERAL CONDITIONS

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                   B&S SUBMITTAL REQUIREMENTS                   RECOMMND

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

PERMIT ISSUANCE:

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

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

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

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

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1

B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

- 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 all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

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.



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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 2 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. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of all portions of the building as measured along approved vehicular travel ways and spaced in accordance with Appendix C of the California Fire Code.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 5 USE\*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1,500 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 V-B construction per the 2013 CBC and building having a fire sprinkler system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 26096 is a proposal to construct a 7,500 sq. ft. commercial retail building with parking spaces and infra-structure on a 1.68 acres lot. The site is located in Cabazon area south of Interstate 10, north of Main Street, and east of N. Fern Street.

The site is protected by Cabazon Channel and Highway 10 to the north. Except for minor sheet flow runoff from the north, the site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points. Offsite flows to the south shall be accepted onsite and directed to perpetuate existing drainage patterns.

The development of this project adversely impacts water quality. Since no District maintained facilities, either existing or proposed, are associated with this project and the site is not within the FEMA floodplain the Transportation Department will have the responsibility to process the review and approval of any preliminary or final Water Quality Management Plan (WQMP) and the hydrology study.

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED (cont.) RECOMMND  
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. 6 USE - HOURS OF OPERATION RECOMMND  
Use of the facilities approved under this plot plan shall be limited to the hours of 8:00 a.m. to 10:00 p.m., Monday through Sunday, in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 7 USE - PERMIT SIGNS SEPARATELY RECOMMND  
No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 8 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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 9 USE - PREVENT DUST & BLOWSAND RECOMMND  
Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - PREVENT DUST & BLOWSAND (cont.) RECOMMND

provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 10 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. 11 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. 12 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 13 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 15 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. 15 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 owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - LOW PALEO (cont.) (cont.)

RECOMMND

will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

10.PLANNING. 16 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:  
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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.  
Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:  
The nondestructive removal and analysis of human remains and items associated with Native American human remains.

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10. GENERAL CONDITIONS

10.PLANNING. 16

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

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. 17 USE - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, 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. 18 USE - GEO02524 ACCEPTED RECOMMND

County Geologic Report GEO No. 2524, submitted for the project Plot Plan No. 26096 (PP26096), was prepared by Geoboden, Inc. The report is titled; "Geotechnical



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10. GENERAL CONDITIONS

10. PLANNING. 18 USE - GEO02524 ACCEPTED (cont.)

RECOMMND

Investigation Report, Proposed Dollar General Building, Cabazon, N Fern Street & Main Street, Cabazon, California," dated August 5, 2016. In addition, Geoboden submitted the following documents:

"Response to County of Riverside, Proposed Dollar General Building, Cabazon, N Fern Street & Main Street, Cabazon, California," dated December 22, 2016.

"Second Response to County of Riverside, Proposed Dollar General Building, Cabazon, N Fern Street & Main Street, Cabazon, California," dated February 28, 2017.

This document is hereby incorporated as a part of GEO No. 2524.

GEO No. 2524 concluded:

1. The subject site is not located within an Alquist-Priolo (AP) Special Study Zone and no faults were identified on the site during our site evaluation and aerial photograph review.

2. It is our opinion the potential for subsidence and liquefaction will not adversely impact the proposed building and associated site improvements.

3. It is our opinion that potential for seismic settlement at the site is minimal.

4. Total settlement of the shallow footings is anticipated to be less than one inch, and differential settlement is anticipated to be approximately half the total settlement.

5. The near surface soils are granular and exhibit very low expansion potential.

GEO No. 2524 recommended:

1. In general, all loose soils within the proposed building footprints should be overexcavated to competent native soils exhibiting an in-place relative compaction of at least 85 percent, and replaced with engineered fill.

2. The upper 3 feet of existing soils, at a minimum, should be removed and replaced with properly compacted fill.

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - GEO02524 ACCEPTED (cont.) (cont.) RECOMMND

3.Actual removal depths will have to be determined during grading on the basis of in-grading observations and testing by a representative of geotechnical consultants.

4.Shallow foundations may be supported on continuous spread footings and isolated spread footings, and should bear entirely upon competent native soils or properly engineered fill.

This update to GEO No. 2524 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2524 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.

10.PLANNING. 19 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 21 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 22 USE - NO RV OR CAR CAMPING RECOMMND

No overnight Recreational Vehicle (RV) camping or Car Camping shall be permitted on the subject site.

10.PLANNING. 24 USE - TEMP OUTDOOR PERMIT REQ RECOMMND

Any Temporary Outdoor Events that are proposed shall be subject to permit requirements of Article XIXa (Temporary Events) as indicated in Zoning Ordinance No. 348.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 11 USE - TS/CONDITIONS RECOMMND

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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10. GENERAL CONDITIONS

10.TRANS. 11 USE - TS/CONDITIONS (cont.)

RECOMMND

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Fern Street (NS) at:  
Project Access (EW)  
Main Street (EW)

I-10 Railroad Avenue/Eastbound Ramps (NS)  
Main Street (EW)

I-10 Westbound Ramps (NS)  
Seminole Drive (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 12 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.

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10. GENERAL CONDITIONS

10.TRANS. 12 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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.

10.WASTE. 2 USE - AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

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10. GENERAL CONDITIONS

10.WASTE. 2 USE - AB 341 (cont.) RECOMMND

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

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

For more information, please visit:  
[www.rivcown.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcown.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 3 USE - AB 1826 RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

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

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

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

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60. PRIOR TO GRADING 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](http://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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   USE - IMPORT / EXPORT (cont.)                   RECOMMND

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

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

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

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

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

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions 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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

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 SURVEY 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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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (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 the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/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

60.PLANNING. 1 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PARCEL MERGR REQD (1) (cont.) RECOMMND

Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 526-060-003 and 526-060-004. 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 Mixed Use (MU) zone.

TRANS DEPARTMENT

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 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 - WATER QUALITY MGMT PLAN RECOMMND

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT RECOMMND

Prior to grading permit final the biologist who conducted the MBTA survey must submit a written report with survey results. At a minimum the report must provide survey

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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 1                      EPD - MBTA REPORT (cont.)                      RECOMMND

results and describe any mitigation measures that were employed to avoid take of any species covered by the MBTA.

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 and Safety Department clearance.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

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

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

80.E HEALTH. 2 USE - SEPTIC PLANS RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

80.E HEALTH. 3 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 4 USE - WATER WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water.

FIRE DEPARTMENT

80.FIRE. 1 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."

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 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 A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - FEE BALANCE RECOMMND

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

80.PLANNING. 6 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. 8 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 9 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. 10 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. 526-060-003 and 526-060-004. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - PARCEL MERGR REQD (2) (cont.) RECOMMND

Department approval. The proposed parcel shall comply with the development standard of the Mixed Use (MU) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.1 is satisfied.

80.PLANNING. 11 USE - COLOR/FINISH SAMPLES RECOMMND

The permittee shall submit three 4" x 4" color and finish samples for Planning Department approval. Coloration shall be compatible with the colors contained in Exhibit A.

TRANS DEPARTMENT

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along Fern Street to establish a 56-foot full-width right-of-way. Additional 3-foot dedication including standard corner cutback shall be required.

80.TRANS. 6 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. 16 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - UTILITY PLAN (cont.)

RECOMMND

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. 18 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. 18

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. 19

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. 19 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. 20 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.No plants taller than 12" at maturity may be used within sight restricted areas. It is not approved with larger plants that require maintenance to comply.

2.Add additional trees adjacent to parking areas to meet minimum percentage of shade for parking areas per Ordinance 348, Section 18.12.

3.Planter islands adjacent to parking spaces shall have a 12" wide concrete walkway strip installed adjacent to curb, and integral with, or doweled into the curb.

4.All bio-retention areas must be planted with appropriate plants. Ornamental rock is not approved.

5.On-site plans need to be coordinated with off-site plans.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

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 - 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 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 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.

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE (cont.) RECOMMND

Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

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\*-#77-SUPER FH/FLOW RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 1,500 GPM shall be installed within 400 feet of all portions of the building and spaced in accordance with Appendix C of the California Fire Code.

90.FIRE. 3 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 38 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. 2 USE - ACCESSIBLE PARKING RECOMMND

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - LOADING SPACES RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 4 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.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.

90.PLANNING. 6 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 7 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 9 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. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9                   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. 26096 has been calculated to be 1.38 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.

90.PLANNING. 10                   USE - ORD 875 CVMSHCP FEE                   RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 26096 is calculated to be 1.38 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11                   USE - INSTALL BIKE RACKS                   RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle rack shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - INSTALL BIKE RACKS (cont.) RECOMMND  
accordance with those plans.

90.PLANNING. 12 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 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. 13 USE - COLOR/FINISH COMPLIANCE RECOMMND  
The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 14 USE - SAFETY FENCING RECOMMND  
A minimum six (6) foot high chain link or equivalent barrier with any drainage measures shall be maintained along the northerly and easterly private property boundaries to inhibit access from pedestrians within the parking lot from accessing I-10 freeway exit ramp located immediately adjacent to the subject property.

TRANS DEPARTMENT

90.TRANS. 3 USE - CALTRANS 1 RECOMMND  
The project proponent shall comply with Caltrans recommendations as outlined in their email dated February 6, 2017.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4                      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. 9                      USE - IMPROVEMENTS                      RECOMMND

Main Street along project boundary is a paved County maintained road designated as a Secondary Highway. No additional improvements are required. Only existing driveways on Main Street shall be closed off by AC dike and 6-foot DG walkway is required behind AC dike within existing right-of-way.

Fern Street along project boundary is projects access road designated as a Local Street and shall be improved with 6-foot wide DG walkway and driveway per standard 207A; street name sign and stop sign on Fern Street at Main Street shell be installed per County Standard.

90.TRANS. 12                      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. 21                      USE - R-O-W DEDICATION                      RECOMMND

Sufficient public street right-of-way shall be provided along Fern Street to establish a 56-foot full-width right-of-way. Additional 3-foot dedication including standard corner cutback is required.

90.TRANS. 24                      USE - DRIVEWAYS                      RECOMMND

The driveway(s) shall be constructed in accordance with the applicable County Standard(s) and shall be located in accordance with Exhibit "A" for Plot Plan No. 26096.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 25 USE - LC LNDSACP 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. 26 USE - LNDSACPE 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. 27 USE - LC COMPLY W/ LNDSACP/ 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 27                   USE - LC COMPLY W/ LNDSCP/ IRR (cont.)                   RECOMMND

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.

WASTE DEPARTMENT

90.WASTE. 1                   USE - WASTE REPORTING FORM                   RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2                   USE - RECYCLNG COLLECTION AREA                   RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

June 7, 2017

Simon CRE  
6900 E 2nd Street  
Scottsdale, AZ 85251

RE: Setback Adjustment No. 6097  
APNs: 526-060-003; 526-060-004  
CEQA EXEMPT

Dear Owner/Applicant:

This letter is to report **APPROVAL** of your application for a Setback Adjustment pursuant to Section 18.33 of Ordinance No. 348 subject to compliance with Exhibit "A" and based on the following findings:

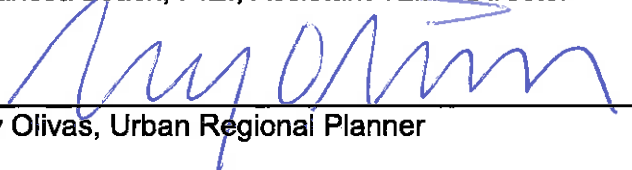
1. The proposal is consistent with the intent and purposes of Ordinance No. 348; and,
2. There are special circumstances applicable to the property, including such factors as size shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement; and,
3. The proposal will not be detrimental to the public health, safety, and welfare nor will it adversely affect the neighboring properties.


This Setback Adjustment application will allow: Increase maximum street side yard setback from 15 feet per the Mixed Use Zone to approximately 45 feet for proposed commercial building (PP26096) along North Fern Street in Cabazon.

Enclosed for your files, is a copy of the approved Exhibits "A" dated June 7, 2017.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, P.E., Assistant TLMA Director

  
Jay Olivas, Urban Regional Planner

  
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P.O. Box 1409, Riverside, California 92502-1409  
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Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555



Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

SRAD06097

## APPLICATION FOR SETBACK ADJUSTMENT



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Simon CRE

Contact Person: Leonardo Dale E-Mail: \_\_\_\_\_

Mailing Address: 3578 30th St

San Diego City CA State 92104 ZIP

Daytime Phone No: (619- ) 236-0595 Fax No: ( )

Property Owner Name: Simon CRE

Contact Person: Dan Biswas E-Mail: \_\_\_\_\_

Mailing Address: 6900 E 2nd Street

Scottsdale City AZ State 85251 ZIP

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

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to

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Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SETBACK ADJUSTMENT**

continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

<u>Simon CRE Dan Biswas</u>	_____
<i>PRINTED NAME OF PROPERTY OWNER(S)</i>	<i>SIGNATURE OF PROPERTY OWNER(S)</i>
_____	_____
<i>PRINTED NAME OF PROPERTY OWNER(S)</i>	<i>SIGNATURE OF PROPERTY OWNER(S)</i>

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 526-060-003; 526-060-004

Address of Property: 50580 Main Street Cabazon, CA

General location (nearby or cross streets): North of Main St., South of \_\_\_\_\_, East of N. Fern St., West of \_\_\_\_\_

Adjustment Requested: \_\_\_\_\_

~~Increase street side yard setback from a maximum of 15 feet to approximately 45 feet in the Mixed Use Zone along North Fern Street for proposed commercial building (PP26096).~~

Reason for Request: \_\_\_\_\_

~~To accomodate proposed commercial building (PP26096) with increased street side yard setback in the Mixed Use Zone due to irregular shaped lot and location near Interstate 10 freeway exit.~~

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



SETBACK ADJUSTMENT Case #: SBA06097

Parcel: 526-060-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      SBA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for a proposed commercial building (PP26096) to increase the street side yard setback from 15 feet to approximately 45 feet due to irregular shaped lot in order to accomodate the Mixed Use Zone.

10. EVERY. 2                      SBA - 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 SETBACK ADJUSTMENT; 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 SETBACK ADJUSTMENT, 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.

SETBACK ADJUSTMENT Case #: SBA06097

Parcel: 526-060-004

10. GENERAL CONDITIONS

10. EVERY. 3                    SBA - CONFORM TO EXHIBIT                    RECOMMND

The development of the premises shall conform substantially with that as shown on Exhibit A.

PLANNING DEPARTMENT

10.PLANNING. 1                    SBA - 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 EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2                    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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                    SBA - EXPIRATION DATE                    RECOMMND

This approval shall be used within two years from the date of approval; 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 the two-year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval.







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P: 508.853.4100  
WWW.SIMONCRE.COM

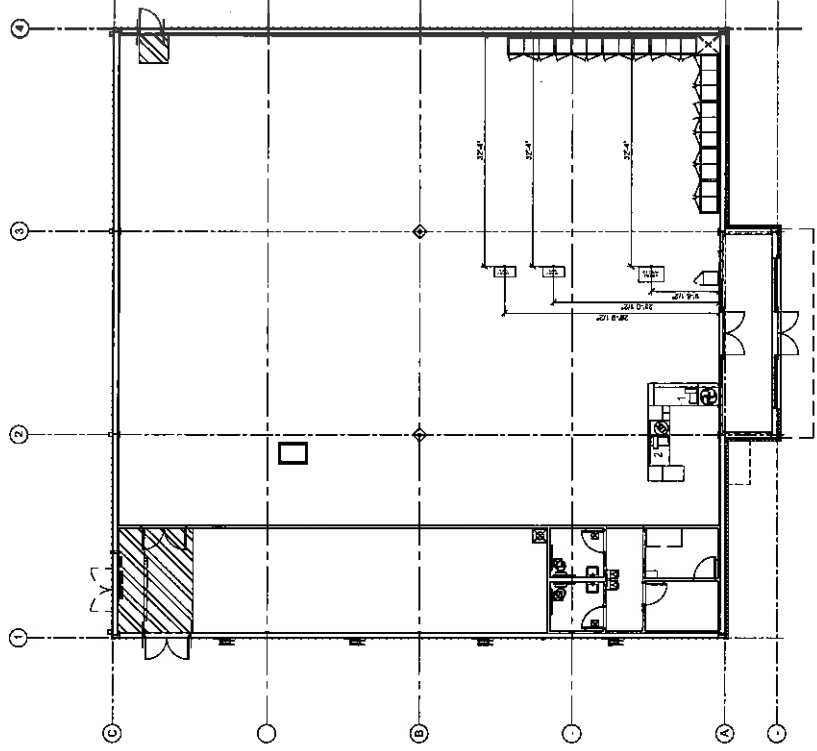
PROJECT

**DOLLAR GENERAL**  
A PROPOSED SITE PLAN REVIEW FOR  
MEC N FERN ST & MAIN ST  
CAMAZON, CA 92230

REVISIONS

SHEET TITLE  
**FLOOR PLAN  
(EXHIBIT 'C')**

A3



1/8" = 1'-0"  
N  
FLOOR PLAN  
A

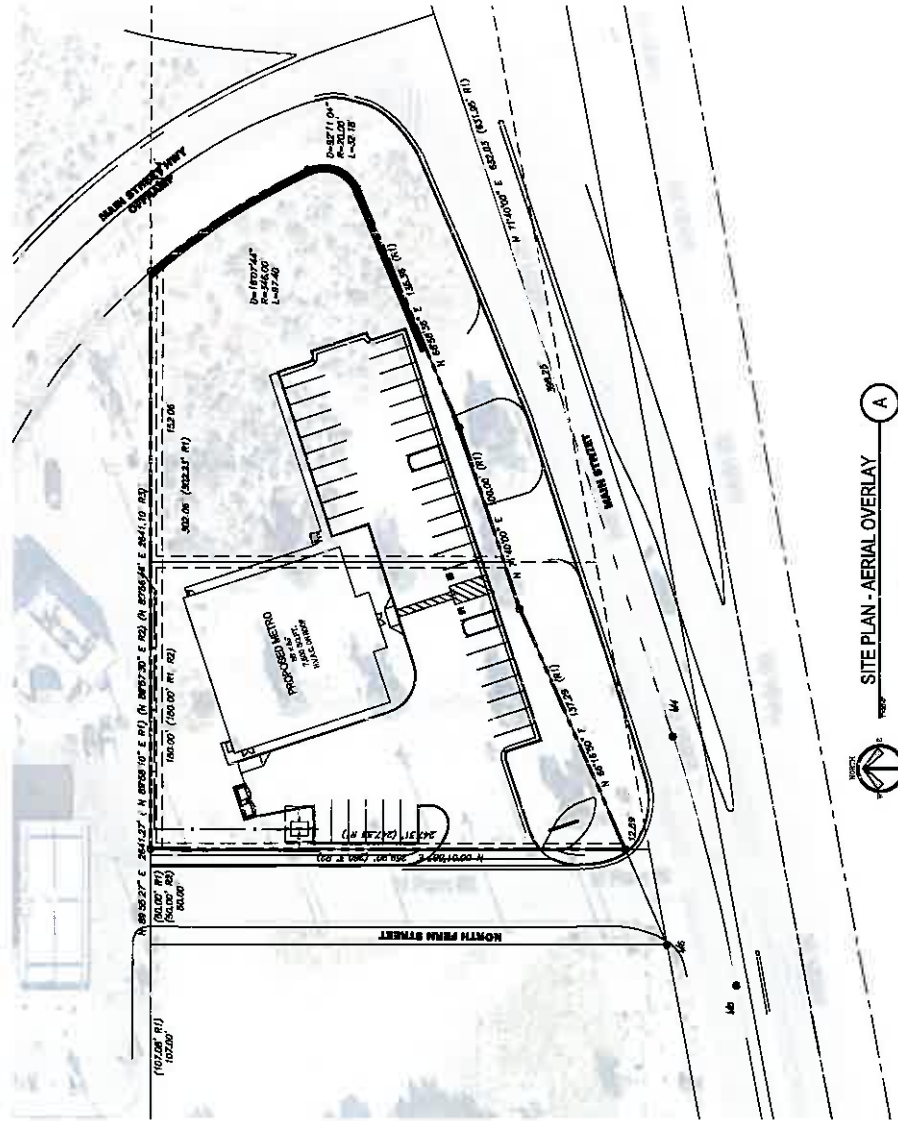


3575 JUNE STREET  
SAN DIEGO, CA 92104  
TEL: 619.238.8837  
WWW.MFAARCHITECTS.COM

**SIMON CRE**  
10000 W. 15th Ave.  
Suite 100  
Denver, CO 80202  
TEL: 303.441.1100  
WWW.SIMONCRE.COM

**DOLLAR GENERAL**  
A PROPOSED SITE PLAN HIGHWAY 106  
NEO N FERN ST. & MAIN ST.  
CABAZON, CA 92230

PROJECT TITLE	SITE PLAN - AERIAL OVERLAY
DATE	07/12/12
SCALE	AS SHOWN
DESIGNED BY	MM
CHECKED BY	MM
DATE PLOTTED	07/12/12
SHEET NO.	A1.1



1" = 100' GRAPHIC SCALE  
NORTH ARROW  
SITE PLAN - AERIAL OVERLAY A





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Commercial

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: SP 26096                      DATE SUBMITTED: 9/8/2016

### APPLICATION INFORMATION

Applicant's Name: Leonardo Dale (MPA Architects)                      E-Mail: LDale@mpa-architects.com

Mailing Address: 3578 30th St.                      Street  
San Diego CA 92104                      City                      State                      ZIP

Daytime Phone No: (619) 236-0595 x310                      Fax No: (619) 236-0557

Engineer/Representative's Name: Andrew Mizerek                      E-Mail: AMizerek@ttgcorp.com

Mailing Address: 4300 N. Miller Rd. Suite 122                      Street  
Scottsdale, AZ 85251                      City                      State                      ZIP

Daytime Phone No: (602) 371-1333                      Fax No: (602) 371-1333

Property Owner's Name: Simon CRE (Dan Biswas)                      E-Mail: dan.biswas@simoncre.com

Mailing Address: 6900 E. 2nd. St.                      Street  
Scottsdale, AZ 85251                      City                      State                      ZIP

Daytime Phone No: (480) 745-2460                      Fax No: (480) 205-5770

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR LAND USE 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.

LEONARDO DALE

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

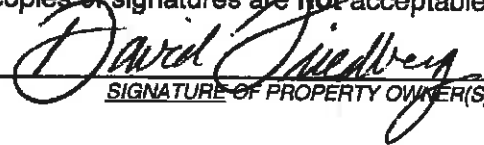
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.



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): 526-060-003-2

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 1.38 acres

General location (nearby or cross streets): North of Main St., South of Hwy 10, East of N. Fern St., West of Hwy 10 off ramp.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

New 7,500 SF commercial Building, designated for general retail, and all associated site infrastructure, including but not limited to:

associated parking, landscaping, trash enclosure, lighting, storm drainage, and infrastructure

Related cases filed in conjunction with this application:

n/a

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

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

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

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

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

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) septic

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: 782

**APPLICATION FOR LAND USE PROJECT**

---

Estimated amount of fill = cubic yards 2,984

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

Import 2,202 Export \_\_\_\_\_ Neither \_\_\_\_\_

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

---

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

---

How many anticipated truckloads? TBD truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 7500 sq. ft.

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

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

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

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

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

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

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

**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: SimonCRE Lincoln, LLC  
Address: 6900 E 2nd St, Scottsdale, AZ 85251  
Phone number: 480 745 2477  
Address of site (street name and number if available, and ZIP Code):  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: 526-060-003;004  
Specify any list pursuant to Section 65962.5 of the Government Code:  
Regulatory Identification number:  
Date of list:

Applicant (1) SimonCRE Lincoln, LLC Date 9/6/14  
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  Unknown

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

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

**PLOT PLAN NO. 26096** – Intent to Adopt Negative Declaration – Applicant: Simon CRE – Representative: MPA Architects, Inc. – Fifth Supervisorial District – Cabazon Zoning District – The Pass Area Plan: Mixed-Use Area (MUA) – Location: Southerly of Interstate 10, northerly of Main Street, and easterly of North Fern Street – 1.38 Gross Acres – Zoning: Mixed-Use (MU) – **REQUEST:** Proposed 7,500 sq. ft. commercial retail building at a maximum height of 24-feet with an approximate 38-space parking lot. The project includes landscaping, trash enclosure, lighting, and storm drainage facilities. Overall building elevations consist of light stone stucco on all the exteriors, with stone veneer elements and metal awning at building entrance facing Main Street.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **JUNE 19, 2017**  
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 Project Planner Jay Olivas at 760-863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on May 24, 2017,

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

APN (s) or case numbers PP26096 For

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

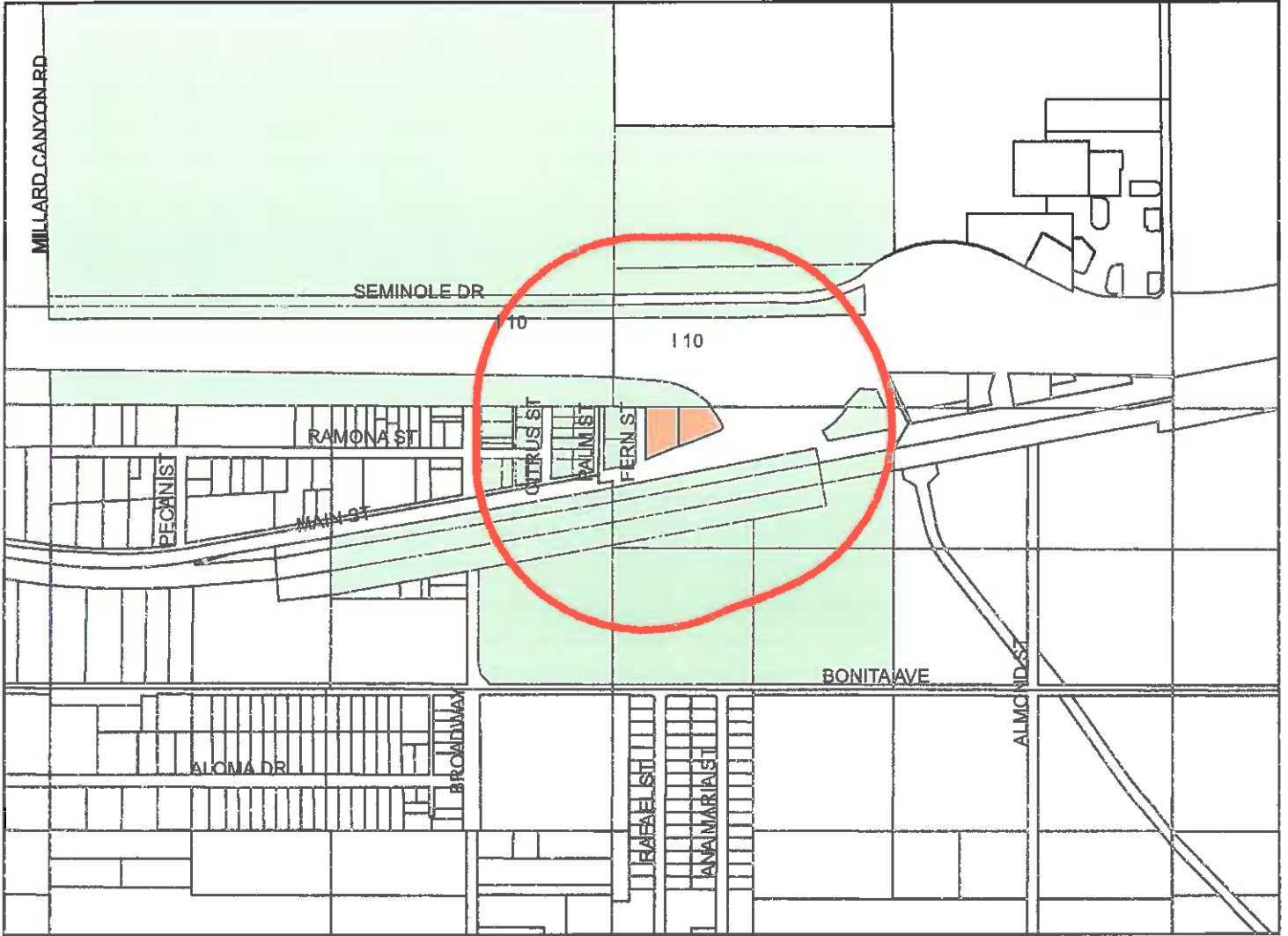
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

**PP26096 ( 800 feet buffer )**



**Selected Parcels**

526-035-011	526-035-009	526-034-001	526-034-002	526-034-003	526-034-005	526-033-006	526-035-003	519-180-016	526-033-005
519-190-024	526-060-008	526-033-009	526-035-012	526-033-002	526-035-005	526-035-007	526-060-001	526-060-002	526-033-003
526-033-004	526-033-001	526-035-008	526-035-010	526-050-013	526-060-005	526-060-006	526-080-001	526-080-002	519-190-001
526-035-002	526-035-004	526-060-003	526-060-004	519-190-002	519-190-003	519-180-017	519-190-027	526-035-001	519-180-014
526-050-010	526-050-011	526-050-012	526-060-009	526-060-010	526-060-011	526-060-012	519-180-018	526-035-006	



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: 519180016, APN: 519180016  
DEPARTMENT OF TRANSPORTATION  
P O BOX 231  
SAN BERNARDINO CA 92403

ASMT: 526033003, APN: 526033003  
BERNICE ELLIS, ETAL  
724 E RAMSEY  
BANNING CA 92220

ASMT: 519180018, APN: 519180018  
USA BIA  
C/O PACIFIC REG OFFICE  
2800 COTTAGE WAY  
SACRAMENTO CA 95825

ASMT: 526033004, APN: 526033004  
BERNICE ELLIS, ETAL  
860 W HOFFER P O BOX K  
CABAZON CA 92230

ASMT: 519190001, APN: 519190001  
MAY NINO, ETAL  
10501 BEAUMONT AVE  
CHERRY VALLEY CA 92223

ASMT: 526033005, APN: 526033005  
EL PRESIDENTE INV ENTERPRISES  
12628 WILLOWBROOK LN  
MORENO VALLEY CA 92555

ASMT: 519190002, APN: 519190002  
BETTY HENDRIX, ETAL  
C/O CABAZON LAND INV NO 63  
P O BOX 6062  
ATASCADERO CA 93423

ASMT: 526033009, APN: 526033009  
GENERAL TELEPHONE CO OF CALIF  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

ASMT: 519190003, APN: 519190003  
BETTY HENDRIX, ETAL  
P O BOX 1020  
SANTA MARGARITA CA 93453

ASMT: 526034005, APN: 526034005  
LESLIE WOOD, ETAL  
874 PALM AVE  
BEAUMONT CA 92223

ASMT: 519190027, APN: 519190027  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 526035001, APN: 526035001  
GLORIA CERDA, ETAL  
12869 ADELPHIA AVE  
SYLMAR CA 91342

ASMT: 526033002, APN: 526033002  
LEON MANAGEMENT GROUP INC  
1516 N EUCLID AVE  
UPLAND CA 91786

ASMT: 526035003, APN: 526035003  
VICKIE HIGHTOWER, ETAL  
1317 SAN MIQUEL  
BEAUMONT CA 92223



ASMT: 526035004, APN: 526035004  
MV CONSOLIDATED  
P O BOX 6366  
ALHAMBRA CA 91802

ASMT: 526060002, APN: 526060002  
ANITA MILLER, ETAL  
3960 S HIGUERA ST NO 158  
SAN LUIS OBISPO CA 93401

ASMT: 526035005, APN: 526035005  
MARCO FIGUEROA  
14023 PALM AVE  
CABAZON CA 92230

ASMT: 526060004, APN: 526060004  
NEAL T BAKER ENTERPRISES INC  
1875 BUSINESS CENTER DR  
SAN BERNARDINO CA 92408

ASMT: 526035006, APN: 526035006  
VERN HIGHTOWER  
C/O MARK W HIGHTOWER  
11100 SUNNYSLOPE AVE  
CHERRY VALLEY CA 92223

ASMT: 526060008, APN: 526060008  
ELENOR SANTIAGO  
6240 TOPAZ ST  
RANCHO CUCAMONGA CA 91701

ASMT: 526035007, APN: 526035007  
MARCO FIGUEROA  
14023 PALM ST  
CABAZON, CA. 92230

ASMT: 526060012, APN: 526060012  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 526035009, APN: 526035009  
BEAU TRIBBLE  
P O BOX 69  
CABAZON CA 92230

ASMT: 526080002, APN: 526080002  
MORONGO BAND OF MISSION INDIANS  
12700 PUMARRA RD  
BANNING CA 92220

ASMT: 526035011, APN: 526035011  
BEATRICE MARTINEZ  
1350 E NORTHERN AV NO 329  
PHOENIX AZ 85020

ASMT: 526035012, APN: 526035012  
JOYCE BONAIME  
P O BOX 958  
CABAZON CA 92230



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* I1602981

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: SIMONCRE LINCOLN LLC \$50.00  
paid by: CK 1001  
CFG FOR PP26096 / EA42950  
paid towards: CFG06320 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Sep 08, 2016 11:11  
JCMITCHE posting date Sep 08, 2016

\*\*\*\*\*  
\*\*\*\*\*

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

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